



Haringey Council

## NOTICE OF MEETING

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# Planning Committee

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MONDAY, 1ST OCTOBER, 2007 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Peacock (Chair), Adamou, Alexander, Bevan, Beacham, Dodds (Deputy 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 10 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 judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

**4. DEPUTATIONS/PETITIONS**

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

**5. MINUTES (PAGES 1 - 24)**

To confirm and sign the Minutes of the Planning Committee held on 3 September 2007.

**6. APPEAL DECISIONS (PAGES 25 - 30)**

Appeal decisions determined during August 2007

**7. DELEGATED DECISIONS (PAGES 31 - 52)**

Decisions made under delegated powers between 13 August 2007 and 9 September 2007.

**8. PERFORMANCE STATISTICS (PAGES 53 - 64)**

Performance Statistics for Development Control and Planning Enforcement Action since the 3 September 2007 Committee meeting.

**9. PLANNING APPLICATIONS (PAGES 65 - 66)**

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

**10. SITE ADJACENT 2 SEYMOUR ROAD N8 (PAGES 67 - 86)**

Demolition of existing garages and erection of 2 x 2 storey three bedroom houses with rooms at roof level.  
RECOMMENDATION: Grant permission subject to conditions.

**11. ALEXANDRA PARK SECONDARY SCHOOL, BIDWELL GARDENS N11 (PAGES 87 - 94)**

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: Grant permission subject to conditions.

**12. LAND REAR OF 42 - 48 NEWLAND ROAD N8 (PAGES 95 - 112)**

Erection of part 2/3 storey building comprising 3 x 3 bed flats, 2 x 2 bed flats and 2 x 1 bed flats. Erection of 5 x 3 storey 4 bedroom houses with associated car parking space, bicycle spaces, refuse and storage.

RECOMMENDATION: Grant permission subject to conditions and Section 106 Legal Agreement.

**13. FORMER MOUNTVIEW THEATRE SCHOOL, 104 CROUCH HILL N8 (PAGES 113 - 126)**

Demolition of existing building and erection of 4 x 3 bedroom dwelling houses.

RECOMMENDATION: Grant permission subject to conditions.

**14. FORMER MOUNTVIEW THEATRE SCHOOL, 104 CROUCH HILL N8 ~ CONSERVATION AREA CONSENT (PAGES 127 - 132)**

Conservation Area Consent for demolition of existing buildings in association with erection of 4 dwelling houses.

RECOMMENDATION: Grant permission subject to conditions.

**15. R/O 242 - 274 HERMITAGE ROAD N4 (PAGES 133 - 150)**

Demolition of existing garages and erection of four storey building comprising 10 x 2 bedroom flats and 3 x 1 bedroom flats. Erection of 7 x 2 storey houses comprising 3 x 4 bedroom houses, 3 x 3 bedroom houses and 1 x 2 bedroom house.

RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement.

**16. 103 CORNWALL ROAD N15 (PAGES 151 - 166)**

Demolition of existing building and erection of 3 storey building comprising of 8 x 2 bedroom flats, 330 square metres of office floorspace and refuse storage.

RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement.

**17. 12 OVERBURY ROAD N15 (PAGES 167 - 180)**

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.

RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement.

**18. 104 CROUCH HILL N8 (PAGES 181 - 188)**

Erection of 2 storey side extension and first floor side extension, hard and soft landscaping with associated tree planting.

RECOMMENDATION: Grant permission subject to conditions.

**19. UNIT 4E ARENA ESTATE, WILLIAMSON ROAD N4 (PAGES 189 - 196)**

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

RECOMMENDATION: Grant permission subject to conditions.

**20. URGENT ACTIONS TAKEN IN CONSULTATION WITH THE CHAIR (PAGES 197 - 202)**

To inform the Planning Committee of a decision taken by the Chair under Urgency procedures or delegated authority.

**21. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**22. DATE OF NEXT MEETING**

Monday 29 October 2007 at 7:00pm.

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20 September 2007

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

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

Also Councillor Williams, Bull, Butcher and Santry  
Present:

\* Members present

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PC43.</b>	<b>APOLOGIES</b>  Apologies for absence were received from Cllr Alexander for whom Cllr Williams was substituting.	
<b>PC44.</b>	<b>URGENT BUSINESS</b>  None received.	
<b>PC45.</b>	<b>DECLARATIONS OF INTEREST</b>  Cllr Bevan declared an interest in respect of agenda item 16 as he was on the Board of The Lea Valley Park Authority, had no involvement with the planning committee of The Park Authority. His position was that he genuinely believed that he had only a personal interest. However, he decided not to take any part in the consideration of this application. This was a matter of caution and to avoid any possible controversy concerning public perception on this application.	
<b>PC46.</b>	<b>DEPUTATIONS/PETITIONS</b>  None received.	
<b>PC47.</b>	<b>MINUTES</b>  PC36.  The Committee was advised that on page 9, paragraph 4, Officers had agreed to look into the cumulative effects of a number of small developments on an area as a whole and advise whether it was a reason to refuse an application. Officers responded that although they did not recollect this a response would be given to the next meeting of the Committee.  <b>RESOLVED</b>  1. That officers look into whether it was possible to refuse an application based on the cumulative effects of a number of small development on an area as a whole. 2. That the minutes of the Planning Committee meeting held	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

	on 9 July 2007 were agreed and signed as a correct record.	
<b>PC48.</b>	<p><b>APPEAL DECISIONS</b></p> <p>The Committee noted the 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. The Committee was also informed that there had been quite a variety of decisions issued by the planning inspectorate e.g. 235 Archway Road and a day nursery were both dismissed however, 540 Lordship Lane was allowed on appeal.</p> <p>The Committee noted that with respect to allowed appeals over a period of time the Inspectorate did not agree with the Committee's opinion on the effects on the character of an area or the HMO effect on living conditions. The Inspectorate had always allowed the appeals predominantly in the East to middle of the borough. The Inspectorate did not seem to see this as significant and the Committee requested that this be looked at. Officers responded by informing the Committee that living conditions were governed by the standards in the SPG3. Recommended room sizes were only recommendations and were not cast in stone. It was only in extreme cases that the Inspectorate would dismiss an appeal if the sizes were marginal the Inspectorate would allow the appeal. The Officer further advised that it was possible to approach the Inspectorate where it could be demonstrated that a number of cases the Inspectorate had been lenient and request them to comment. Unless there were errors in the Law there was not anything the Authority could do about the Inspectorate's decisions.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<b>PC49.</b>	<p><b>DELEGATED DECISIONS</b></p> <p>The Committee was asked to note the decisions taken under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee determined between 18 June and 12 August 2007.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<b>PC50.</b>	<p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee was asked to note the decision taken within set time targets by Development Control and Planning Enforcement since the 9 July Committee meeting.</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

	<p>Officers informed the Committee that the performance targets were generally met however, minor applications were below the Haringey target for July. With respect to appeals against refusal of planning permission 33% of appeals were allowed on refusal and 67% of appeals were dismissed on refusal. The Haringey target was 70% dismissals.</p> <p>It was noted that Members had agreed and requested to see a rolling 12 month period of performance statistics. Officers advised that this was being worked on and would be presented at the meeting following the next Committee.</p> <p><b>RESOLVED</b></p> <ol style="list-style-type: none"> <li>1. That a rolling 12 month period of statistics be provided at the meeting following the next Committee.</li> <li>2. That the report be noted.</li> </ol>	
<p><b>PC51.</b></p>	<p><b>DRAFT LAWRENCE ROAD PLANNING BRIEF AND SUSTAINABILITY APPRAISAL</b></p> <p>The Committee received a presentation on the Draft Lawrence Road Planning Brief (SPD) and Sustainability Appraisal. Officers informed the Committee that the report detailed the outcome of the draft planning brief as a supplementary planning document.</p> <p>Lawrence Road was adjacent to Clyde Road to the north and West Green Road to the South and surrounded by the Clyde Road Conservation Area. The original area was defined as an employment area. As part of the UDP review research into the employment use of the area decided it should be changed to a mixed use employment and residential area. The planning brief set out the framework for future development along the Road and set out a guide for developers in preparing planning applications. As part of the planning brief a sustainability appraisal was carried out on the impact of the draft brief assessed in respect of its sustainability effects indicated a mixed use scheme would result in more sustainable forms of development.</p> <p>On the 17 April 2007 the draft brief was presented to the Planning Committee. The public consultation process in respect of the Draft Planning Brief commenced on 7 May 2007 and concluded on 18 June 2007. Paragraph 11.4 detailed the main responses, 250 comments from 33 respondents were received. The key issues raised as part of the consultation; planning, housing, density, conservation area, amenity space and crime in the area. The Planning Brief was amended and took account of the public consultation exercise. The Draft Brief included the protection of existing employment in the area of 300.</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

	<p>The Committee was asked to note the amendments to the Draft Lawrence Road Planning Brief and agree the amended Draft Lawrence Road Planning Brief and Sustainability Report be adopted by Cabinet as a SPD.</p> <p><b>RESOLVED</b></p> <p>That the recommendations outlined in the report be agreed.</p>	
<p><b>PC52.</b></p>	<p><b>WOODBERRY DOWN ESTATE - PLANNING APPLICATION FOR OBSERVATIONS TO LB HACKNEY</b></p> <p>The Committee was asked to note the observations sent to the LB of Hackney on behalf of the Committee relating to a planning application lodged in their borough. The application proposed 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, retail, commercial, community floor space and new civic spaces. The LB of Hackney had not reported the matter to their own Committee.</p> <p>The Council's observations included the relationship between this Borough and the Application Site. The main issues that would affect this borough as a result of the proposed development were;</p> <ul style="list-style-type: none"> <li>• Density – would rise from 265 to 540 habitable rooms per hectare. There was concern that this increase in residential density would impact upon existing community support facilities in Haringey, particularly in terms of secondary education.</li> <li>• Education – No additional secondary provision was made within the application area.</li> <li>• Transportation – There was concern that the inevitable supplementary traffic the development would generate would have an adverse effect on the capacity of Green Lanes and Seven Sisters Road.</li> <li>• Visual impact – that tall storey buildings shown as the closest to Haringey would not adversely affect the existing amenity of the properties in this borough closest to the application site.</li> </ul> <p>The Chair advised that Cllr Kober had requested her to comment on the consultation. The LB of Hackney had not consulted on the application however, Haringey had notified local residents. Cllr Kober requested that the Committee ask the LB of Hackney to extend their consultation so that local residents could respond.</p> <p>Officers informed the Committee that any further comments could be informed in an addendum letter to the LB of Hackney.</p> <p><b>RESOLVED</b></p>	



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

	That the observations made to the LB of Hackney be noted.	
<b>PC53.</b>	<p><b>PLANNING APPLICATIONS</b></p> <p><b>RESOLVED</b></p> <p>That the decisions of the Planning Committee on the planning application and related matters be approved or refused with the following points noted.</p>	
<b>PC54.</b>	<p><b>REFERENCE FROM PLANNING COMMITTEE (09/07/2007): SITE ADJACENT 1 MOUNT PLEASANT VILLAS N4 4HH</b></p> <p>The Committee was informed that the proposal site consisted of a row of semi-derelict garages situated at the rear of number 1 Mount Pleasant Villas. The site was located within the Stroud Green Conservation Area. It was considered that the height, bulk and mass of the proposed houses would not appear over dominant and could barely be seen from the street. The positioning, scale and design was considered not harmful to neighbouring occupiers in relation to potential loss of sun and daylight or loss of privacy.</p> <p>The committee questioned officers on the hard surfaces and whether they would be permeable, the density figure of the proposed development and whether designing out crime had been considered by the developers. Officers advised that the surfaces could be made permeable and that this could be added as a condition. The density figure for the development was 250 habitable rooms per hectare which was within planning policy.</p> <p>The Committee received objections to the proposed development from residents of Holly Park Estate whom objected on the grounds that residents were not consulted on this second application. The proposed development would block out sunlight and there would be a loss of privacy. The objections made by Thames Water were in the first proposed scheme but were not included in the report for this development. There would also be a loss of nature and conservation area value.</p> <p>The applicant responded by informing the Committee that they had consulted with the residents of Holly Park Estate about the changes they would be proposing to the new application. A building survey had been carried out and there was no effect on the sunlight. The Arboricultural officer's report stated that the new proposed development could be constructed without damage to existing trees. The proposed development would enhance the visual amenity as an ecological development of good design.</p> <p>Cllr Butcher addressed the Committee and made the following comments regarding the proposed application. There was</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

confusion around the two applications, there were a number of objections received from residents, objections to the building of an inappropriate number of units on the site, concerns about access, issues around why the garages fell derelict and that residents had raised concerns about overlooking.

The Committee raised several issues they wanted conditioned. It was agreed to clarify the conditions before the decision to grant the application. Conditions to be included where as follows: That permeable surfaces be provided as part of the development, a communal satellite dish be provided and the tree cover should be retained in winter and strengthened with evergreen shrubbery.

A wooden picket fence along the railway line to be installed in place of the wall as inconspicuous as possible. Officers informed the Committee that the wall was not within the application site however, could be included as an informative and also that the gate at the entrance to the site the applicants were happy not to include again this would be an informative.

The Committee agreed to grant the application subject to conditions, a S106 Legal Agreement, the above additional conditions and informatives.

At this point in the proceedings Cllr Hare requested his objection be noted that residents were not allowed to attend site visits and felt it would be helpful to get their comments.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2007/0598  
FOR PLANNING COMMITTEE DATED 03/09/2007

Location: Site Adjacent 1 Mount Pleasant Villas N4

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.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

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

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

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.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

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.

15. That the hard surfaces in the proposed development shall be permeable to rain water details of a scheme for which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works and thereafter. Such agreed scheme to be implemented and retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that rainwater is able to run off into the ground thereby reducing the amount of surface water run off in the local drainage

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

system.

16. That the scheme shall be provided with a communal satellite dish system to service all the proposed housing units.

Reason: In order to ensure a satisfactory appearance of the proposed development.

17. That the proposed tree cover at the boundaries of the site shall be supplemented in winter by including the planting of evergreen species 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 permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to improve the degree of screening of the scheme in winter when viewed from the surrounding area.

18. That details of a scheme for the provision of a wooden picket style fence along the boundaries of the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure satisfactory boundary treatment of the proposed development.

19. That details of a scheme for the provision of 12 secured and covered bicycle parking spaces 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 permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory level of provision for cycle parking in the proposed development.

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.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

	<p>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.</p> <p>INFORMATIVE: That consideration should be given to the rebuilding of the boundary wall adjacent to the rail land and bridge in appropriate materials.</p> <p>INFORMATIVE: That the proposed entrance may be gated or not dependant upon the final decision of the applicants in the circumstances pertaining at the time.</p> <p>INFORMATIVE: That the entrance crossover area should be repaved with granite setts.</p> <p><b>REASONS FOR APPROVAL</b></p> <p>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, Extensions and Lifetime Homes' and Supplementary Planning Guidance 3b 'Privacy / Overlooking, Aspect / Outlook &amp; Daylight / Sunlight' of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p><b>PC55.</b></p>	<p><b>REFERENCE FROM PLANNING COMMITTEE (09/07/2007): SITE ADJACENT 1 MOUNT PLEASANT VILLAS N4 4HH ~ CONSERVATION AREA CONSENT</b></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 and 2 x 2 bed) and provision of 9 car parking spaces, cycle storage and associated works. The Committee</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

	<p>agreed to grant Conservation Area Consent as planning permission for the application outlined in PC54 above was granted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0599 FOR PLANNING COMMITTEE DATED 03/09/2007</p> <p>Location: Site Adjacent 1 Mount Pleasant Villas N4</p> <p>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.</p> <p>Recommendation: Grant subject to conditions and Legal Agreement</p> <p>Decision: Grant subject to conditions and Legal Agreement</p> <p>Drawing No's: PP-01 - PP-06, PP-08a ,9a, 10a, 11a, 12a, 15a, 16a, 17a, 18a, 19a, 20a, 21a, 22a, 25a, -PP-27.</p> <p>Conditions:</p> <p>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <p>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.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed demolition is not contrary to Council policies, especially UD4 'Quality Design', CSV1 'Preservation and Enhancement of Conservation Areas', UD3 'General Principles', CSV1 'Development in Conservation Areas' and Supplementary Planning Guidance 2 'Conservation and Archaeology' of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p><b>PC56.</b></p>	<p><b>HESTA ANNEXE SITE (R/O 34-52 GREAT CAMBRIDGE ROAD), WHITE HART LANE N17 7BT</b></p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

The Officer informed the Committee that this application site was a backland site located behind a shopping terrace fronting Great Cambridge Road. The site would bring about the re-use of what was currently under used land. The scale, height and bulk of the development was considered to be in keeping with the existing residential developments in the surrounding area. It was also considered that eleven car parking spaces was adequate for a development of this scale, that also included parking for twelve bicycles.

The Committee raised concern regarding the car park to the north of the site and suggested that the developer should plant trees there to improve the visual amenity. The Officer assured the Committee that Section 106 money would be spent on the area surrounding the site and that the developer paid for landscaping.

Objectors addressed the committee and advised that in their petition they -had requested small bungalows be built on this site or a doctor's surgery enclosed in a 12 – 15ft wall. This request was not reflected in the proposed application, the houses were evasive and the land too small for extensive building. The area already suffered with high noise levels from the Great Cambridge Road and White Hart Lane, there was high density in this part of the borough and the application did not consider the local infrastructure.

Cllr Santry addressed the Committee and requested a deferral of the application for the following reasons:

1. That the site location was unusual, accessed by a service road exceptionally narrow. The site already had problems with dumped rubbish. There was a lack of joint working between the local flat residents and the shop owners.
2. There was also issues around transport on the site that had not been addressed as there would be an increase of cars on the site. There was also concern regarding how close the building was to the houses in Cavell Road.

Cllr Bull stated that the site was an eyesore that could be developed. He requested the Committee to look at what was proposed. Concern had already been raised about access to the site that was currently a rat run and traffic calming would not address this. He requested the Committee to defer a decision on the application so that the developers could reconsider the proposal.

The applicant addressed the Committee and responded by stating that this was the second application presented to the Committee. The current site was derelict, had been vandalised and was a place anti social behaviour had occurred. The proposed application would be opening up the site. With respect to noise this had been



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

addressed as the scheme proposed was low rise and would make an improvement to the area. The houses would be family units with individual gardens and that this was the best proposal that had been put forward.

The Committee questioned why there was a change from the original proposal which was for houses only. The proposed application included flats. The applicant responded that they had been advised by planning to have a broad mix which would allow for key workers.

Cllr Dodds left the meeting at 9:45pm.

At this point the Committee viewed the site plans for this application.

Cllr Dodds re-entered the meeting at 9:50pm.

The Committee requested further conditions for a communal satellite dish, permeable surfaces and strengthening of conditions/informatives on fencing and landscaping.

The Chair moved a motion to grant the application. On a vote the Committee agreed to grant the application subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2007/1341  
FOR PLANNING COMMITTEE DATED 03/09/2007

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

Proposal: Demolition of existing building 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.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: MBE/K07/2 01, 02 rev C, 03 rev A, 04 rev A, 05 rev A, 06 Rev B, 07, 08 Rev A, 09 & MBE/K07/1 10.

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

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, in accord with amended plans 06B and 08A submitted 3 September 2007.

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. The hard surfacing for the hardstanding and paths shall be carried out using permeable surface materials.

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

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. All parts of the proposed development, including the five dwelling houses as well as 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.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

15. Parking for cars and cycle storage facilities for not less than 12 cycles shall be provided in accord with the details submitted on Drawing No; K07/2/04 Revision A.

Reason: In order that satisfactory provision for car parking and cycle parking is made within the curtilage of the site, so as not to prejudice the safety and free flow of traffic on the neighbouring highways.

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.

INFORMATIVE: Further to condition 4 above, the Council will be looking to see a planting scheme to include substantial screen planting on the northern and eastern boundaries of the site, including in the rear gardens of the new houses, in order to screen the site from existing properties in Cavell Road and White Hart Lane. The Council will also wish to see some planting of individual trees in the car parking area to the south of the application site, subject to the agreement of the site owners.

INFORMATIVE: Further to Condition 6 above regarding boundary treatment, a substantial screen fence shall be provided on the northern boundary of the site with the rear gardens of properties in White Hart Lane; you are advised to consult with the owners of these adjoining properties to reach an agreed solution to the provision of fencing here.

**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'.

Section 106: Yes

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

<p><b>PC57.</b></p>	<p><b>GARAGES AT HAROLD ROAD/NEWTON ROAD, NEWTON ROAD N15</b></p> <p>The Committee was informed that this application had been considered in detail at the last meeting of the Committee held on 9 July 2007. The details of the proposed application had not changed.</p> <p>The Chair moved a motion to grant the application. The application was granted subject to conditions and a Section 106 Legal Agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/1502 FOR PLANNING APPLICATIONS SUB COMMITTEE DATED 03/09/2007</p> <p>Location: Garages at Harold Road / Newton Road N15</p> <p>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.</p> <p>Recommendation: Grant subject to conditions and Legal Agreement</p> <p>Decision: Grant subject to conditions and Legal Agreement</p> <p>Drawing No's: 345/HR1 rev A, 2 rev C, 3 rev C &amp; 4 rev C.</p> <p>Conditions:</p> <ol style="list-style-type: none"> <li>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</li> <li>2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</li> <li>3. 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</li> </ol>	
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**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

	<p>development in the interest of the visual amenity of the area.</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. Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>9. Notwithstanding the provisions of Schedule 2, Part 1 of the Town &amp; 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>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</p>	
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**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

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',

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

	<p>HSG10 'Dwelling Mix' and M10 'Parking for Development' of the Unitary Development Plan 2006.</p> <p>Section 106: Yes</p>	
<p><b>PC58.</b></p>	<p><b>BRIDGE OVER RIVER LEE NAVIGATION AND PYMMES BROOK, HALE WHARF, FERRY LANE N17</b></p> <p>The Committee was informed that the proposed footbridge spans the River Lee navigation channels and links Hale Wharf on the east side with Millmead Road on the west. The western side of the bridge comprised a narrow strip of the Lee Valley Regional Park, the Pymmes Brook and the towpath to the River Lee navigation. The application site fell within the Tottenham International Master Plan area and the proposal was to create a bridge over the River Lee navigation channel. The bridge would be fully accessible to pedestrians, limited mobility pedestrian and cyclists.</p> <p>The Committee requested further conditions be added:</p> <ul style="list-style-type: none"> <li>• That the Pymmes Brook Channel should be subject to naturalisation.</li> <li>• That the bridge is high enough across the River Lee navigation.</li> <li>• That anti graffiti materials were used.</li> <li>• That a plan of how the bridge would be maintained across its length be submitted by the various parties</li> </ul> <p>The Chair moved a motion to grant the application subject to referral to the GLA and subject to conditions. The application was agreed unanimously.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/1400 FOR PLANNING COMMITTEE DATED 03/09/2007</p> <p>Location: Bridge over River Lee Navigation and Pymmes Brook, Hale Wharf, Ferry Lane N17</p> <p>Proposal: Construction of a new footbridge across the River Lee Navigation and a 'green' bridge across Pymmes Brook and associated landscaping.</p> <p>Recommendation: Grant subject to conditions and subject to GLA</p> <p>Decision: Grant subject to conditions and subject to GLA</p> <p>Drawing No's: 1144-GAR1-099, 100</p> <p>Conditions:</p>	



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 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.

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.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

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.

10. That anti graffiti paint and materials shall be used on relevant surfaces and structures of the proposed bridge and surrounding structures.

Reason: In order to ensure the satisfactory appearance of the bridge and its surrounding structures.

11. That details of a scheme for the integration, landscaping and maintenance of the bridge and its surroundings in conjunction with the adjoining land owing authorities shall be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure the satisfactory appearance of the bridge and its surrounding structures.

12. That the bridge shall be constructed to a sufficient height above the Lee navigation to allow for normal water traffic to pass under it without hindrance.

Reason: In order to ensure that the River Lee navigation is fully navigable by normal watercraft.

13. That the Bridge and its subsidiary bridge over the Pymmes Brook shall not prevent the future naturalisation of the Pymmes Brook channel.

Reason: In order to ensure that the proposed Bridge and its subsidiary do not prevent naturalisation of the Pymmes Brook channel in the future.

**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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 3 SEPTEMBER 2007**

	strategy for London.  Section 106: No	
<b>PC59.</b>	<b>NEW ITEMS OF URGENT BUSINESS</b>  There were no new items of urgent business submitted.	
<b>PC60.</b>	<b>SITE VISITS</b>  The next site visits will take place on Friday 28 September 2007 at 9:30am.	
<b>PC61.</b>	<b>DATE OF NEXT MEETING</b>  Monday 1 October 2007.  The meeting ended at 10:00pm.	

COUNCILLOR SHEILA PEACOCK  
Chair

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Haringey Council

Agenda item:

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<b>Planning Committee</b>	<b>On 1<sup>st</sup> October 2007</b>
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Report Title: <b>Appeal decisions determined during August 2007</b>	
Report of: <b>Niall Bolger Director of Urban Environment</b>	
Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
<p><b>1. Purpose</b> To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during August 2007.</p> <p><b>2. Summary</b> Reports outcome of 5 appeal decisions determined by the Department for Communities and Local Government during August 2007 of which 2 (40%) were allowed and 3 (60%) were dismissed.</p> <p><b>3. Recommendations</b> That the report be noted.</p> <p>Report Authorised by: ..... <b>Shifa Mustafa</b> <b>Assistant Director Planning Policy &amp; Development</b></p> <p>Contact Officer: <b>Ahmet Altinsoy</b> <b>Senior Administrative Officer</b>                      <b>Tel: 020 8489 5114</b></p> <p><b>4. Local Government (Access to Information) Act 1985</b> 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: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. 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 AUGUST 2007**

<b>Ward:</b>	<b>Northumberland Park</b>
<b>Reference Number:</b>	<b>HGY/2006/0123</b>
<b>Decision Level:</b>	<b>Delegated</b>

**1-5 Paxton Road N17 0BD****Proposal:**

Demolition of existing building and erection of a three storey mixed use development with commercial units on the ground floor and ancillary office space at first and second floor levels

**Type of Appeal:**

Informal Hearing

**Issues:**

The effect of the proposal would have on the objective of securing the satisfactory comprehensive redevelopment of the area, as provided for in the statutory development plan

**Result:**

Appeal **Dismissed** 28 August 2007

<b>Ward:</b>	<b>Northumberland Park</b>
<b>Reference Number:</b>	<b>HGY/2006/1261 &amp; 1772</b>
<b>Decision Level:</b>	<b>Delegated</b>

**84 White Hart Lane N17 8HP****Proposal:**

HGY/2006/1261 – Conversion of a three story single dwelling to three self contained flats comprising of one two bedroom flat and two 1 bedroom flats

HGY/2006/1772 – conversion of a three storey dwelling to three self contained one bedroom flats

**Type of Appeal:**

Informal Hearing

**Issues:**

**Appeal A & B**

The effect of the proposal on the mix of housing in the area

Appeal A (only ) – The effect of the proposal on the living conditions of future occupants of the proposed flats with particular regards to matters of space, ventilation, sunlight and daylight

**Result:**

Appeal HGY/2006/1261 **Dismissed** 28 August 2007

Appeal HGY/2006/1772 **Allowed** 28 August 2007

Award for costs **Fails** 28 August 2007

<b>Ward:</b>	<b>Seven Sisters</b>
<b>Reference Number:</b>	<b>HGY/2007/0482</b>
<b>Decision Level:</b>	<b>Delegated</b>

**68 Fairview Road N15 6LJ**

**Proposal:**

Extension at first floor level

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the living conditions of the occupier(s) of no. 66 Fairview Road

**Result:**

Appeal **Dismissed** 16 August 2007



<b>Ward:</b>	<b>White Hart Lane</b>
<b>Reference Number:</b>	<b>HGY/2006/1645</b>
<b>Decision Level:</b>	<b>Delegated</b>

**113 Norfolk Avenue N13 6AL**

**Proposal:**

Use of a single story detached building in the rear garden as a “granny house”

**Type of Appeal:**

Written Representation

**Issues:**

Whether or not the use of the building can readily be limited to purposes ancillary to the use of the main dwelling on the site

**Result:**

Appeal **Allowed** 17 August 2007

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Haringey Council

Agenda item:

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<b>Planning Committee</b>	<b>On 1<sup>st</sup> October 2007</b>
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Report Title: <b>Decisions made under delegated powers between 13 August 2007 and 9 September 2007</b>
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Report of: <b>Niall Bolger Director of Urban Environment</b>
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Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
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**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 13 August 2007 and 9 September 2007.

**3. Recommendations**

See following reports.

Report Authorised by: *Shifa Mustafa* .....

**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](http://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 13/08/2007 AND 09/09/2007**

#### 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](http://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:	<b>HGY/2007/1417</b>	Officer:	Ruma Nowaz	Decision Date:	04/09/2007
Decision:	PERM REQ				
Location:	32 Dukes Avenue N10 2PU				
Proposal:	Erection of single storey rear extension.				
Application No:	<b>HGY/2007/1408</b>	Officer:	Luke McSoriley	Decision Date:	29/08/2007
Decision:	GTD				
Location:	137 Albert Road N22 7AG				
Proposal:	Rear bay extension 1200 x 3000mm area and internal refurbishments.				
Application No:	<b>HGY/2007/1376</b>	Officer:	David Paton	Decision Date:	28/08/2007
Decision:	GTD				
Location:	50 Rhodes Avenue N22 7UU				
Proposal:	Erection of single storey extension.				
Application No:	<b>HGY/2007/1363</b>	Officer:	Matthew Gunning	Decision Date:	28/08/2007
Decision:	GTD				
Location:	First Floor Flat, 55 Dagmar Road N22 7RT				
Proposal:	Retrospective planning application for the removal of chimney stack along the rear roof slope.				
Application No:	<b>HGY/2007/1192</b>	Officer:	David Paton	Decision Date:	28/08/2007
Decision:	GTD				
Location:	30 Grove Avenue N10 2AR				
Proposal:	Approval Of Details pursuant to Condition 3 attached to appeal reference APP/Y5420/A/06/2029737 which states that full details of all fenestration shall be submitted and approved by the Local Planning Authority prior to works commencing.				
Application No:	<b>HGY/2007/1365</b>	Officer:	Luke McSoriley	Decision Date:	23/08/2007
Decision:	GTD				
Location:	8 Grosvenor Road N10 2DS				
Proposal:	Demolition of existing garage and erection of single storey side and rear extension (amended).				
Application No:	<b>HGY/2007/1326</b>	Officer:	Luke McSoriley	Decision Date:	21/08/2007
Decision:	GTD				
Location:	58 Muswell Avenue N10 2EL				
Proposal:	Demolition of existing rear extension and erection of single storey rear extension at ground floor level.				
Application No:	<b>HGY/2007/1318</b>	Officer:	Luke McSoriley	Decision Date:	21/08/2007
Decision:	PERM DEV				
Location:	24 Lansdowne Road N10 2AU				
Proposal:	Certificate of Lawfulness for the erection of one rear dormer window and one side dormer window (amended description)				

Application No: **HGY/2007/1312** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 21/08/2007  
 Location: First Floor Flat 9 Albert Road N22 7AA  
 Proposal: Formation of room in roofspace and erection of rear dormer window.

Application No: **HGY/2007/1330** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 21/08/2007  
 Location: 123 Durnsford Road N11 2EL  
 Proposal: Extension of an existing vehicle crossover on a classified road.

Application No: **HGY/2007/1299** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 15/08/2007  
 Location: 18 Methuen Park N10 2JS  
 Proposal: Erection of single storey side extension, replacement of existing rear two storey extension and erection of rear dormer window.

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WARD: **Bounds Green**

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Application No: **HGY/2007/1381** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 29/08/2007  
 Location: 53 Woodfield Way N11 2NR  
 Proposal: Erection of a dormer window and insertion of 2 velux windows to front elevation.

Application No: **HGY/2007/1389** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 24/08/2007  
 Location: Second Floor Flat, 80 Finsbury Road N22 8PF  
 Proposal: Insertion of velux window.

Application No: **HGY/2007/1306** Officer: Luke McSoriley  
 Decision: GTD Decision Date: 20/08/2007  
 Location: Unit 1 Gateway Mews N11  
 Proposal: Conversion of existing B1 employment unit into two separate self contained B1 units.

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WARD: **Bruce Grove**

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Application No: **HGY/2007/1373** Officer: Matthew Gunning  
 Decision: REF Decision Date: 28/08/2007  
 Location: 60 Ranelagh Road N17 6XU  
 Proposal: Conversion of property into two flats.

Application No: **HGY/2007/1346** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 22/08/2007  
 Location: 12 Forster Road N17 6QD  
 Proposal: Erection of a rear dormer window.

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WARD: **Crouch End**

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Application No:	<b>HGY/2007/1456</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	07/09/2007
Location:	9 Cecile Park N8 9AX		
Proposal:	Enlargement of existing basement and creation of lightwell to front elevation, alteration to steps to front elevation.		
Application No:	<b>HGY/2007/1469</b>	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	06/09/2007
Location:	17 Clifton Road N8 8JA		
Proposal:	Enlargement of existing basement storey and insertion of lightwells to front, rear, and side alley.		
Application No:	<b>HGY/2007/1657</b>	Officer:	Genevieve Lee
Decision:	PERM DEV	Decision Date:	05/09/2007
Location:	45 Claremont Road N6 5DA		
Proposal:	Replacement of two existing small windows with a sash window, insertion of French doors to east elevation and removal of chimney stack.		
Application No:	<b>HGY/2007/1388</b>	Officer:	Oliver Christian
Decision:	REF	Decision Date:	30/08/2007
Location:	40 Crouch Hall Road N8 8HJ		
Proposal:	Conservation Area Consent for partial demolition of front garden wall to allow for crossover to a Borough road.		
Application No:	<b>HGY/2007/1406</b>	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	29/08/2007
Location:	9 Weston Park N8 9SY		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2007/1382</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/08/2007
Location:	77 Priory Gardens N6 5QU		
Proposal:	Retrospective application for the retention of side dormer window.		
Application No:	<b>HGY/2007/1348</b>	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	24/08/2007
Location:	Ground Floor Flat, 38 Weston Park N8 9TJ		
Proposal:	Demolition of existing conservatory brick lean-to with slated roof and erection of single storey rear extension at ground floor level.		
Application No:	<b>HGY/2007/1603</b>	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	23/08/2007
Location:	Broadway Court, Crouch End Hill N8 8AD		
Proposal:	Approval Of Details pursuant to Condition 2 (materials) attached to planning permission reference HGY/2002/1003 (front elevation) and Condition 2 (materials) attached to planning permission reference HGY/2005/1200 (front elevation).		
Application No:	<b>HGY/2007/1457</b>	Officer:	Brenda Loiusy-Johnson
Decision:	PERM DEV	Decision Date:	23/08/2007
Location:	18 Glasslyn Road N8 8RH		
Proposal:	Erection of single storey rear extension.		



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Application No: **HGY/2007/1339** Officer: Oliver Christian  
Decision: PERM DEV Decision Date: 23/08/2007  
Location: 7 Bryanstone Road N8 8TN  
Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2007/1345** Officer: Oliver Christian  
Decision: REF Decision Date: 22/08/2007  
Location: 3 Dashwood Road N8 9AD  
Proposal: Erection of side and rear dormer windows.

Application No: **HGY/2007/1313** Officer: Genevieve Lee  
Decision: REF Decision Date: 21/08/2007  
Location: 2- 4 The Broadway N8 9SN  
Proposal: Replacement of existing entrance door with stainless steel framed glazed entrance door and surround

Application No: **HGY/2007/1293** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 17/08/2007  
Location: 124 Crouch Hill N8 9DY  
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1071** Officer: Stuart Cooke  
Decision: GTD Decision Date: 17/08/2007  
Location: 10 Cecile Park N8 9AS  
Proposal: Tree works to include crown reduction by 30% to 1 x Willow tree.

Application No: **HGY/2007/1286** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 16/08/2007  
Location: 18a Coolhurst Road N8 8EL  
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1256** Officer: Brenda Loiusy-Johnson  
Decision: GTD Decision Date: 14/08/2007  
Location: 28 Bourne Road N8 9HJ  
Proposal: Erection of single storey shed in rear garden.

Application No: **HGY/2007/1255** Officer: Genevieve Lee  
Decision: GTD Decision Date: 14/08/2007  
Location: 41 Coolhurst Road N8 8ET  
Proposal: Erection of front garage and driveway.

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Application No:	<b>HGY/2007/1454</b>	Officer:	Luke McSoriley	Decision Date:	07/09/2007
Decision:	GTD				
Location:	12A Tetherdown N10 1NB				
Proposal:	Erection of single storey rear extension to ground floor flat.				
Application No:	<b>HGY/2007/1232</b>	Officer:	David Paton	Decision Date:	05/09/2007
Decision:	GTD				
Location:	26 Lynmouth Road N2 9LS				
Proposal:	Erection of single storey rear extension with roof lantern.				
Application No:	<b>HGY/2007/1440</b>	Officer:	Luke McSoriley	Decision Date:	30/08/2007
Decision:	GTD				
Location:	28 Beech Drive N2 9NY				
Proposal:	Creation of new front porch.				
Application No:	<b>HGY/2007/1410</b>	Officer:	Valerie Okeiyi	Decision Date:	29/08/2007
Decision:	PERM DEV				
Location:	4 Collingwood Avenue N10 3ED				
Proposal:	Erection of single storey rear extension.				
Application No:	<b>HGY/2007/1134</b>	Officer:	David Paton	Decision Date:	23/08/2007
Decision:	GTD				
Location:	87 Woodside Avenue N10 3HF				
Proposal:	Demolition of existing house and erection of two storey, four bedroom dwelling house with swimming pool, cinema room, jacuzzi and gym at basement level.				
Application No:	<b>HGY/2007/1374</b>	Officer:	Valerie Okeiyi	Decision Date:	22/08/2007
Decision:	PERM REQ				
Location:	8 Firemans Cottages, Fortis Green N10 3PB				
Proposal:	Retention of existing single storey rear extension.				
Application No:	<b>HGY/2007/1295</b>	Officer:	Luke McSoriley	Decision Date:	17/08/2007
Decision:	PERM DEV				
Location:	11 Eastwood Road N10 1NL				
Proposal:	Insertion of french doors to the rear of the property.				
Application No:	<b>HGY/2007/1321</b>	Officer:	Luke McSoriley	Decision Date:	17/08/2007
Decision:	GTD				
Location:	56 Twyford Avenue N2 9NL				
Proposal:	Erection of single storey rear extension at ground floor and conversion of garage to habitable room.				

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Application No:	<b>HGY/2007/1512</b>	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	06/09/2007
Location:	483 Green Lanes N4 1AJ		
Proposal:	Erection of a single storey rear extension.		
Application No:	<b>HGY/2007/1507</b>	Officer:	Brenda Loiusy-Johnson
Decision:	REF	Decision Date:	06/09/2007
Location:	33 Umfreville Road N4 1RY		
Proposal:	Demolition of existing ground floor rear extension and erection of new ground floor rear extension.		
Application No:	<b>HGY/2007/1432</b>	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	30/08/2007
Location:	Ground Floor Front Studio & Rear Flat, 30 Wightman Road N4 1RU		
Proposal:	Use of property as two flats.		
Application No:	<b>HGY/2007/1422</b>	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	29/08/2007
Location:	Ground Floor Flat, 28 Wightman Road N4 1RU		
Proposal:	Use of property as two flats.		
Application No:	<b>HGY/2007/1350</b>	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	24/08/2007
Location:	2 Hampden Road N8 0HT		
Proposal:	Change of use of former off-licence and basement storage area to self contained flat (ground floor) and carer's flat (basement).		
Application No:	<b>HGY/2007/1078</b>	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	23/08/2007
Location:	83 Wightman Road N4 1RJ		
Proposal:	Use of property as 2 flats.		
Application No:	<b>HGY/2007/1354</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	22/08/2007
Location:	48 Grand Parade N4 1AG		
Proposal:	Change of use from council offices (A2) to adult gaming centre, and installation of new shopfront.		
Application No:	<b>HGY/2007/1353</b>	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	22/08/2007
Location:	82 Warham Road N4 1AU		
Proposal:	Use of property as two flats.		
Application No:	<b>HGY/2007/1303</b>	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	17/08/2007
Location:	96 Mattison Road N4 1BE		
Proposal:	Use of property as residential care home for 6 persons with learning difficulties.		

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Application No: **HGY/2007/1294** Officer: Brenda Loiusy-Johnson  
Decision: REF Decision Date: 17/08/2007  
Location: 361 Green Lanes N4 1DY  
Proposal: Change of use from a Sauna bath (D2) to mini cab office (B1).

Application No: **HGY/2007/1490** Officer: Oliver Christian  
Decision: REF Decision Date: 16/08/2007  
Location: 11 Burgoyne Road N4 1AA  
Proposal: Use of property as eleven self contained flats.

Application No: **HGY/2007/1328** Officer: Genevieve Lee  
Decision: GTD Decision Date: 14/08/2007  
Location: 89 Seymour Road N8 0BH  
Proposal: Use of property as two self contained flats.

Application No: **HGY/2007/1265** Officer: Brenda Loiusy-Johnson  
Decision: REF Decision Date: 14/08/2007  
Location: Flat C, 2 Duckett Road N4 1BN  
Proposal: Erection of privacy barrier to roof terrace on third floor and retention of existing decking on same roof terrace.

Application No: **HGY/2007/1251** Officer: Genevieve Lee  
Decision: REF Decision Date: 14/08/2007  
Location: 48 Sydney Road N8 0EX  
Proposal: Erection of rear dormer window and insertion of 3 rooflights to front elevation.

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WARD: **Highgate**

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Application No: **HGY/2007/1498** Officer: Luke McSoriley  
Decision: GTD Decision Date: 05/09/2007  
Location: 4 Kingsley Place N6 5EA  
Proposal: Tree works to include reduction by 20% to 25%, thin out, dead wood, prune and re-shape to 1 x Sycamore tree at rear of property.

Application No: **HGY/2007/1058** Officer: David Paton  
Decision: REF Decision Date: 05/09/2007  
Location: 2 North Grove N6 4SL  
Proposal: Erection of single storey rear extension, alterations to rear garden and roof extension to create additional bedroom and terrace to front.

Application No: **HGY/2007/1425** Officer: Ruma Nowaz  
Decision: GTD Decision Date: 04/09/2007  
Location: 18 Bishopswood Road N6 4NY  
Proposal: Tree works to include felling and grinding to 1 x Horse Chestnut tree at rear of property.

Application No:	<b>HGY/2007/1438</b>	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	04/09/2007
Location:	312 Archway Road N6 5AT		
Proposal:	Erection of new awning, box and new windbreak to Archway Road facade.		
Application No:	<b>HGY/2007/1433</b>	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	04/09/2007
Location:	421b Archway Road N6 4HT		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2007/1414</b>	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	30/08/2007
Location:	92 Talbot Road N6 4RA		
Proposal:	Erection of single storey rear extension and erection of rear dormer window with balcony and balustrade railing.		
Application No:	<b>HGY/2007/1467</b>	Officer:	Valerie Okeiyi
Decision:	PERM REQ	Decision Date:	29/08/2007
Location:	10 Maybury Mews N6 5YT		
Proposal:	Conversion of existing garage into a habitable living area.		
Application No:	<b>HGY/2007/1396</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	29/08/2007
Location:	8 Highgate Close N6 4SD		
Proposal:	Tree works to include crown reduction by 30% to 1 x Holm Oak tree and 1 x Ribenia tree at rear of property.		
Application No:	<b>HGY/2007/1384</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	29/08/2007
Location:	18 North Hill N6 4QA		
Proposal:	Erection of side and rear extension.		
Application No:	<b>HGY/2007/1395</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	29/08/2007
Location:	7 Highgate Close N6 4SD		
Proposal:	Tree works to include felling and grinding out roots to 1 x Leylandi hedge at front of property.		
Application No:	<b>HGY/2007/1162</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	29/08/2007
Location:	14 North Grove N6 4SL		
Proposal:	Retrospective planning application for the retention of existing trellis.		
Application No:	<b>HGY/2007/1361</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/08/2007
Location:	12 North Grove N6 4SL		
Proposal:	Tree works to include re-reduction by 30% to 1 x Lombardy Poplar at front of property.		

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Application No:	<b>HGY/2007/0886</b>	Officer:	David Paton
Decision:	GTD	Decision Date:	23/08/2007
Location:	20 Sheldon Avenue N6 4JT		
Proposal:	Part single / part two storey extensions to side and rear, alterations to roof, formation of basement and rear lightwell.		
Application No:	<b>HGY/2007/0891</b>	Officer:	David Paton
Decision:	GTD	Decision Date:	23/08/2007
Location:	10 Sheldon Avenue N6 4JT		
Proposal:	Erection of part single / part two storey extension to side and rear, front and rear dormer windows, and alteration to roof.		
Application No:	<b>HGY/2007/1343</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	22/08/2007
Location:	76 Cromwell Avenue N6 5HQ		
Proposal:	Certificate of Lawfulness for the erection of single storey rear extension		
Application No:	<b>HGY/2007/1338</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/08/2007
Location:	11 Stormont Road N6 4NS		
Proposal:	Erection of single storey rear extension, excavation of basement with front and rear lightwells, and erection of front and rear dormer windows.		
Application No:	<b>HGY/2007/1333</b>	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	22/08/2007
Location:	16 Oldfield Mews N6 5XA		
Proposal:	Erection of single storey rear extension and canopy structure.		
Application No:	<b>HGY/2007/1316</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	21/08/2007
Location:	2 Hampstead Lane N6 4SB		
Proposal:	Formation of vehicle crossover on a classified Road		
Application No:	<b>HGY/2007/1310</b>	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	20/08/2007
Location:	Land Adjacent to 13 North Hill N6 4AB		
Proposal:	Erection of 3 bedroom dwellinghouse.		
Application No:	<b>HGY/2007/1309</b>	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	17/08/2007
Location:	92 Highgate Hill N6 5HE		
Proposal:	Erection of PVCu conservatory to the rear of the property.		
Application No:	<b>HGY/2007/1465</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	16/08/2007
Location:	The Beeches, 2 Bishopswood Road N6 4PR		
Proposal:	Enlargement of roof space accommodation within new mansard roof.		

Application No: **HGY/2007/1292** Officer: Luke McSoriley  
 Decision: GTD Decision Date: 15/08/2007  
 Location: 45 Langdon Park Road N6 5PT  
 Proposal: Erection of garden room to the rear of the property

Application No: **HGY/2007/1297** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 15/08/2007  
 Location: 10 Cromwell Avenue N6 5HL  
 Proposal: Lowering of existing basement floor by 40cm and creation of front lightwell.

Application No: **HGY/2007/1267** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 14/08/2007  
 Location: 46 Cholmeley Park N6 5ER  
 Proposal: Erection of two storey side extension and new staircase to rear facade with second floor roof extension.

Application No: **HGY/2007/1264** Officer: Luke McSoriley  
 Decision: REF Decision Date: 14/08/2007  
 Location: 50 Highgate High Street N6 5HX  
 Proposal: Change of use from A1 (Shop) to A3 (Cafe / Restaurant).

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WARD: **Hornsey**

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Application No: **HGY/2007/1551** Officer: Genevieve Lee  
 Decision: GTD Decision Date: 06/09/2007  
 Location: Stowell House, Pembroke Road N8 7PH  
 Proposal: Replacement of windows from timber single glazed windows to double glazed UPVC windows.

Application No: **HGY/2007/1360** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 24/08/2007  
 Location: Council Depot, High Street N8 7QB  
 Proposal: Use of former council depot as recycling centre (civic amenity site or public use) for temporary period up to 3 years.

Application No: **HGY/2007/1404** Officer: Stuart Cooke  
 Decision: REF Decision Date: 24/08/2007  
 Location: 19 Hawthorn Road N8 7LY  
 Proposal: Erection of rear dormer window and insertion of 2 x velux window to front elevation.

Application No: **HGY/2007/1398** Officer: Genevieve Lee  
 Decision: REF Decision Date: 24/08/2007  
 Location: 32 Church Lane N8 7BT  
 Proposal: Creation of vehicle crossover to a classified road.

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Application No: **HGY/2007/1347** Officer: Brenda Loiusy-Johnson  
Decision: REF Decision Date: 24/08/2007  
Location: 31 Linzee Road N8 7RG  
Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2007/1386** Officer: Stuart Cooke  
Decision: GTD Decision Date: 17/08/2007  
Location: Albert Works, Spencer Road N8 9PF  
Proposal: Approval Of Details pursuant to Condition 10 (vehicle / pedestrian / cycle access) attached to planning permission reference HGY/2006/0922.

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WARD: **Muswell Hill**

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Application No: **HGY/2007/1405** Officer: Matthew Gunning  
Decision: GTD Decision Date: 30/08/2007  
Location: 33 Danvers Road N8 7HH  
Proposal: Erection of a two storey side extension.

Application No: **HGY/2007/1437** Officer: Matthew Gunning  
Decision: GTD Decision Date: 30/08/2007  
Location: 25 Veryan Court Park Road N8 8JR  
Proposal: Installation of new shopfront.

Application No: **HGY/2007/1420** Officer: Luke McSoriley  
Decision: GTD Decision Date: 30/08/2007  
Location: 17 The Chine N10 3PX  
Proposal: Insertion of two rooflights to rear roofslope.

Application No: **HGY/2007/1349** Officer: Tara Jane Fisher  
Decision: PERM REQ Decision Date: 24/08/2007  
Location: 50 Onslow Gardens N10 3JX  
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1356** Officer: Ruma Nowaz  
Decision: GTD Decision Date: 24/08/2007  
Location: 10 Firs Avenue N10 3LY  
Proposal: Loft conversion comprising erection of dormer window to rear roof elevation.

Application No: **HGY/2007/1327** Officer: Luke McSoriley  
Decision: PERM DEV Decision Date: 22/08/2007  
Location: 206 Muswell Hill Road N10 3NH  
Proposal: Demolition of existing kitchen and lean to, and erection of single storey rear extension with rooflights.



Application No: **HGY/2007/1301** Officer: Luke McSoriley  
 Decision: GTD Decision Date: 20/08/2007  
 Location: Oakforest House, 1-5 Summerland Gardens N10 3QN  
 Proposal: Installation of 3 air conditioning condensers onto external wall.

Application No: **HGY/2007/1362** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 16/08/2007  
 Location: 250 Park Road N8 8JX  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1287** Officer: Matthew Gunning  
 Decision: PERM DEV Decision Date: 15/08/2007  
 Location: 71 Connaught Gardens N10 3LG  
 Proposal: Erection of single storey side and rear extension and loft conversion comprising rear and side extensions to roofslope.

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WARD: **Noel Park**

Application No: **HGY/2007/1416** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 30/08/2007  
 Location: Wood Green Shopping City, High Road N22 6YD  
 Proposal: Erection of new signage to replace existing to High Road, Mayes Road entrances, East and West car park entrances.

Application No: **HGY/2007/1166** Officer: David Paton  
 Decision: GTD Decision Date: 28/08/2007  
 Location: Western Road N22, Clarendon Road N8, Gas Holder Station Hornsey Park Road N22  
 Proposal: Approval Of Details concerning remediation of contaminated land, pursuant to Condition 3 of planning permission reference HGY/2006/2062.

Application No: **HGY/2007/1281** Officer: Luke McSoriley  
 Decision: GTD Decision Date: 15/08/2007  
 Location: 65 Burghley Road N8 0QG  
 Proposal: Conversion of property into two self contained flats.

Application No: **HGY/2007/1263** Officer: Matthew Gunning  
 Decision: NOT DEV Decision Date: 14/08/2007  
 Location: Mecca Bingo, 707-725 Lordship Lane N22 5JY  
 Proposal: Use of premises until midnight each day since July 1996.

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WARD: **Northumberland Park**

Application No: **HGY/2007/1357** Officer: Matthew Gunning  
 Decision: PERM DEV Decision Date: 23/08/2007  
 Location: 40 Argyle Road N17 0BE  
 Proposal: Use of property as two self contained flats (Certificate of Lawfulness for an existing use).

Application No: **HGY/2007/1358** Officer: Stuart Cooke  
 Decision: GTD Decision Date: 23/08/2007  
 Location: Haringey 6th Form Centre, White Hart Lane N17 8HR  
 Proposal: Display of 2 x non-illuminated projecting letter signs and 1 x non-illuminated pedestal sign.

Application No: **HGY/2007/1372** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 16/08/2007  
 Location: 24 Foyle Road N17 0NL  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1289** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 15/08/2007  
 Location: St Pauls and All Hallows C of E School, Worcester Avenue N17 0TU  
 Proposal: Erection of extension to provide new staff room facility, small store extension and link walkway.

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WARD: **St. Ann's**

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Application No: **HGY/2007/1379** Officer: Oliver Christian  
 Decision: GTD Decision Date: 29/08/2007  
 Location: 41 Kimberley Gardens N4 1LB  
 Proposal: Use of the first and second floors of the property as two flats.

Application No: **HGY/2007/1279** Officer: Brenda Loiusy-Johnson  
 Decision: GTD Decision Date: 15/08/2007  
 Location: Barclays Bank, 67 Grand Parade, N4 1EB  
 Proposal: Display of 2 x internally illuminated fascia signs and 1 x fascia projecting sign.

Application No: **HGY/2007/1273** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 15/08/2007  
 Location: St Ann's Library, Cissbury Road N15 5PU  
 Proposal: Demolition of existing library hall to rear and erection of new building comprising of multi-purpose hall, meeting rooms and ancillary accommodation.

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WARD: **Seven Sisters**

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Application No: **HGY/2007/1460** Officer: Oliver Christian  
 Decision: GTD Decision Date: 07/09/2007  
 Location: 30 Fairview Road N15 6LL  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1461** Officer: Oliver Christian  
 Decision: GTD Decision Date: 05/09/2007  
 Location: 86 Vartry Road N15 6PU  
 Proposal: Use of property as 4 self contained flats.

Application No:	<b>HGY/2007/1452</b>	Officer:	Genevieve Lee
Decision:	REF	Decision Date:	05/09/2007
Location:	122 Wargrave Avenue N15 6UA		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2007/1435</b>	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	05/09/2007
Location:	18 Elm Park Avenue N15 6AT		
Proposal:	Loft conversion.		
Application No:	<b>HGY/2007/1385</b>	Officer:	Genevieve Lee
Decision:	REF	Decision Date:	29/08/2007
Location:	51 Craven Park Road N15 6AH		
Proposal:	Conversion of property into two flats.		
Application No:	<b>HGY/2007/1371</b>	Officer:	Oliver Christian
Decision:	REF	Decision Date:	28/08/2007
Location:	66A Gladesmore Road N15 6TD		
Proposal:	Erection of 2 storey side extension and single storey rear extension, erection of rear dormer window and excavation of basement.		
Application No:	<b>HGY/2007/1434</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	24/08/2007
Location:	Site rear of 1-21 Daleview Road N15 6PL		
Proposal:	Retrospective planning application to create rooms in roof of approved scheme HGY/2004/1280.		
Application No:	<b>HGY/2007/1399</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	23/08/2007
Location:	Garage Adjacent To 1 Vartry Road N15 6PR		
Proposal:	Demolition of existing garage and erection of 3 storey building, plus basement floor comprising 1 x studio flat, 1 x one bedroom flat and 1 x two bedroom maisonette.		
Application No:	<b>HGY/2007/1368</b>	Officer:	Genevieve Lee
Decision:	REF	Decision Date:	23/08/2007
Location:	72 Leadale Road N15 6BH		
Proposal:	Erection of single story rear extension and erection of a front and rear dormer window.		
Application No:	<b>HGY/2007/1542</b>	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	22/08/2007
Location:	45 Vartry Road N15 6PR		
Proposal:	Use of the property as 5 self-contained flats.		
Application No:	<b>HGY/2007/1367</b>	Officer:	Oliver Christian
Decision:	REF	Decision Date:	21/08/2007
Location:	29 Rostrevor Avenue N15 6LA		
Proposal:	Erection of single storey rear extension and erection of front and rear dormer windows.		

Application No: **HGY/2007/1268** Officer: Oliver Christian  
 Decision: GTD Decision Date: 14/08/2007  
 Location: 107 Vale Road N4 1PR  
 Proposal: Change of use from workshop (B1) to single dwelling house (C3).

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**WARD: Stroud Green**


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Application No: **HGY/2007/1246** Officer: Oliver Christian  
 Decision: GTD Decision Date: 05/09/2007  
 Location: 133 Stapleton Hall Road N4 4RB  
 Proposal: Conversion of property into self contained flats comprising 2 x two bed flats, 1 x three bed flat and 1 x one bed flat. Excavation of basement floor to create front and rear lightwells and create ground floor rear side extension.

Application No: **HGY/2007/1436** Officer: Brenda Loiusy-Johnson  
 Decision: GTD Decision Date: 31/08/2007  
 Location: 16A Uplands Road N8 9NL  
 Proposal: Erection of rear dormer window, stairs to rear garden and insertion of 3 x rooflights to front and side elevations.

Application No: **HGY/2007/1429** Officer: Oliver Christian  
 Decision: GTD Decision Date: 31/08/2007  
 Location: 105 Upper Tollington Park N4 4ND  
 Proposal: Conversion of existing five bedsits into 2 x two bed and 2 x one bed flats. Erection of staircase from upper ground floor flat to enable access to rear garden.

Application No: **HGY/2007/1431** Officer: Oliver Christian  
 Decision: GTD Decision Date: 30/08/2007  
 Location: 20 Mount Pleasant Villas N4 4HD  
 Proposal: Conservation Area Consent for demolition of existing two storey building and erection of 2 storey three bedroom dwellinghouse.

Application No: **HGY/2007/1430** Officer: Oliver Christian  
 Decision: GTD Decision Date: 30/08/2007  
 Location: 20 Mount Pleasant Villas N4 4HD  
 Proposal: Demolition of existing two storey building and erection of 2 storey three bedroom dwellinghouse.

Application No: **HGY/2007/1377** Officer: Genevieve Lee  
 Decision: GTD Decision Date: 29/08/2007  
 Location: 32 Inderwick Road N8 9LD  
 Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front elevation.

Application No: **HGY/2007/1351** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 22/08/2007  
 Location: 95 Weston Park N8 9PR  
 Proposal: Erection of rear dormer window.

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Application No: **HGY/2007/1342** Officer: Genevieve Lee  
Decision: GTD Decision Date: 22/08/2007  
Location: 220A Stapleton Hall Road N4 4QR  
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1331** Officer: Oliver Christian  
Decision: GTD Decision Date: 22/08/2007  
Location: 27 Stapleton Hall Road N4 3QE  
Proposal: Erection of single storey rear extension

Application No: **HGY/2007/1065** Officer: Brenda Loiusy-Johnson  
Decision: REF Decision Date: 20/08/2007  
Location: 68 Uplands Road N8 9NJ  
Proposal: Tree works to include reduction of London Plane tree by 35% to 40% thin out deadwood and prune.  
Reduction of 2 x Ash trees by 25% to 30% thin out, deadwood and prune.

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WARD: **Tottenham Green**

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Application No: **HGY/2007/1450** Officer: Brenda Loiusy-Johnson  
Decision: GTD Decision Date: 05/09/2007  
Location: 52 West Green Road N15 5NR  
Proposal: Display of 1 x internally illuminated fascia sign above cash point machine.

Application No: **HGY/2007/1449** Officer: Brenda Loiusy-Johnson  
Decision: GTD Decision Date: 05/09/2007  
Location: 52 West Green Road N15 5NR  
Proposal: Installation of a cash point machine.

Application No: **HGY/2007/1403** Officer: Oliver Christian  
Decision: GTD Decision Date: 30/08/2007  
Location: 30 Pembroke Road N15 4NW  
Proposal: Conversion of property into 1 x one bed and 1 x three bed self contained flats.

Application No: **HGY/2007/1393** Officer: Stuart Cooke  
Decision: GTD Decision Date: 30/08/2007  
Location: Unit A, Tottenham Hale Retail Park, Broad Lane N15 4QD  
Proposal: Amendments to approved planning application, reference HGY/2007/0527, for external alterations to south elevation of Unit A.

Application No: **HGY/2007/1391** Officer: Stuart Cooke  
Decision: REF Decision Date: 30/08/2007  
Location: 260 - 262 High Road N15 4AJ  
Proposal: Erection of first floor, second floor rear extension and conversion of property into six self contained flats.

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Application No: **HGY/2007/1378** Officer: Brenda Loiusy-Johnson  
Decision: GTD Decision Date: 24/08/2007  
Location: 108 West Green Road N15 5AA  
Proposal: Installation of cash point machine.

Application No: **HGY/2007/1413** Officer: Elizabeth Ennin-Gyasi  
Decision: PERM DEV Decision Date: 17/08/2007  
Location: 71 Greenfield Road N15 5ER  
Proposal: Loft conversion.

Application No: **HGY/2007/1253** Officer: Elizabeth Ennin-Gyasi  
Decision: REF Decision Date: 13/08/2007  
Location: 7A Tynemouth Terrace, Tynemouth Road N15 4AP  
Proposal: Demolition of existing structure and erection of 5 x 2/3 storey houses and 4 x 2/3 storey flats.

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WARD: **Tottenham Hale**

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Application No: **HGY/2007/1462** Officer: Genevieve Lee  
Decision: GTD Decision Date: 07/09/2007  
Location: 48 Park View Road N17 9AU  
Proposal: Use of property as a care home for 6 people.

Application No: **HGY/2007/1322** Officer: Oliver Christian  
Decision: GTD Decision Date: 21/08/2007  
Location: 42 Park View Road N17 9AT  
Proposal: Erection of rear dormer window.

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WARD: **West Green**

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Application No: **HGY/2007/1428** Officer: Luke McSoriley  
Decision: PERM DEV Decision Date: 04/09/2007  
Location: 139 Downhills Way N17 6AH  
Proposal: Erection of side and rear dormer window.

Application No: **HGY/2007/1415** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 29/08/2007  
Location: 42- 44 Westbury Avenue N22 6RS  
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1324** Officer: Valerie Okeiyi  
Decision: REF Decision Date: 21/08/2007  
Location: Westbury Court, Lordship Lane N22 5DG  
Proposal: Erection of additional storey comprising 5 x two bedroom flats with amenity space and refuse area.

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WARD: **White Hart Lane**

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Application No: **HGY/2007/1471** Officer: Matthew Gunning  
Decision: GTD Decision Date: 05/09/2007  
Location: Verge to north-west of junction with Henningham Road & The Roundway N17  
Proposal: Installation of 8 metre freestanding pole and associated telecommunications development (Part 24).

Application No: **HGY/2007/1308** Officer: Luke McSoriley  
Decision: GTD Decision Date: 20/08/2007  
Location: The Lodge, Church Lane N17 7AA  
Proposal: Approval Of Details pursuant to Condition 13 (archaeological evaluation) attached to planning permission reference HGY/2007/0109.

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WARD: **Woodside**

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Application No: **HGY/2007/0951** Officer: David Paton  
Decision: GTD Decision Date: 05/09/2007  
Location: 21 Ewart Grove N22 5NY  
Proposal: Erection of a two storey three bedroom end of terrace house.

Application No: **HGY/2007/1419** Officer: Luke McSoriley  
Decision: PERM DEV Decision Date: 30/08/2007  
Location: 30 Ringslade Road N22 7TE  
Proposal: Erection of rear dormer window.

Application No: **HGY/2007/1418** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 30/08/2007  
Location: 41 Selborne Road N22 7TH  
Proposal: Use of property as two self contained flats.

Application No: **HGY/2007/1412** Officer: Matthew Gunning  
Decision: GTD Decision Date: 30/08/2007  
Location: St Pauls RC Primary School, Bradley Road N22 7SZ  
Proposal: Erection of a canopy, external door and window along western elevation of school building.

Application No: **HGY/2007/1402** Officer: Matthew Gunning  
Decision: GTD Decision Date: 29/08/2007  
Location: 262 High Road N22 8JX  
Proposal: Ground and first floor rear extension and conversion of property to 1 x three bed, 1 x two bed and 2 x one bed flats.

Application No: **HGY/2007/1387** Officer: Matthew Gunning  
Decision: PERM DEV Decision Date: 29/08/2007  
Location: 27 Sylvan Avenue N22 5HX  
Proposal: Erection of rear dormer window to facilitate a loft conversion.

Application No: **HGY/2007/1380** Officer: Matthew Gunning  
Decision: PERM DEV Decision Date: 29/08/2007  
Location: 110 Perth Road N22 5QP  
Proposal: Hip to gable and rear dormer extension to facilitate a loft conversion.

Application No: **HGY/2007/1369** Officer: Tara Jane Fisher  
Decision: REF Decision Date: 29/08/2007  
Location: 21 Woodside Road N22 5HP  
Proposal: Erection of rear dormer window and insertion of velux window to front roofslope and second floor window in gable to front elevation.

Application No: **HGY/2007/1366** Officer: Luke McSoriley  
Decision: GTD Decision Date: 23/08/2007  
Location: St Michaels C of E Primary School, Bounds Green Road N22 8HE  
Proposal: Erection of front lobby infill to improve security

Application No: **HGY/2007/1270** Officer: Luke McSoriley  
Decision: GTD Decision Date: 14/08/2007  
Location: Lordship Lane Primary School, Ellenborough Road N22 5PS  
Proposal: Erection of temporary Portakabin.

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Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 1<sup>st</sup> October 2007</b>
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Report Title: <b>Development Control and Planning Enforcement work report</b>
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Report of: <b>Niall Bolger Director of Urban Environment</b>
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Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
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**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 3<sup>rd</sup> September Committee meeting.

**3. Recommendations**

That the report be noted.

Report Authorised by: *Shifa Mustafa* .....

**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](http://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 1 October 2007

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

**August 2007 Performance**

In August 2007 there were 202 planning applications determined, with performance in each category as follows -

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

93% of minor applications were determined within 8 weeks (41 out of 44 cases)

89% of other applications were determined within 8 weeks (140 out of 157 cases)

For an explanation of the categories see Appendix I

**Year Performance – 2007/08**

In 2007/08 up to the end of August there were 887 planning applications determined, with performance in each category as follows -

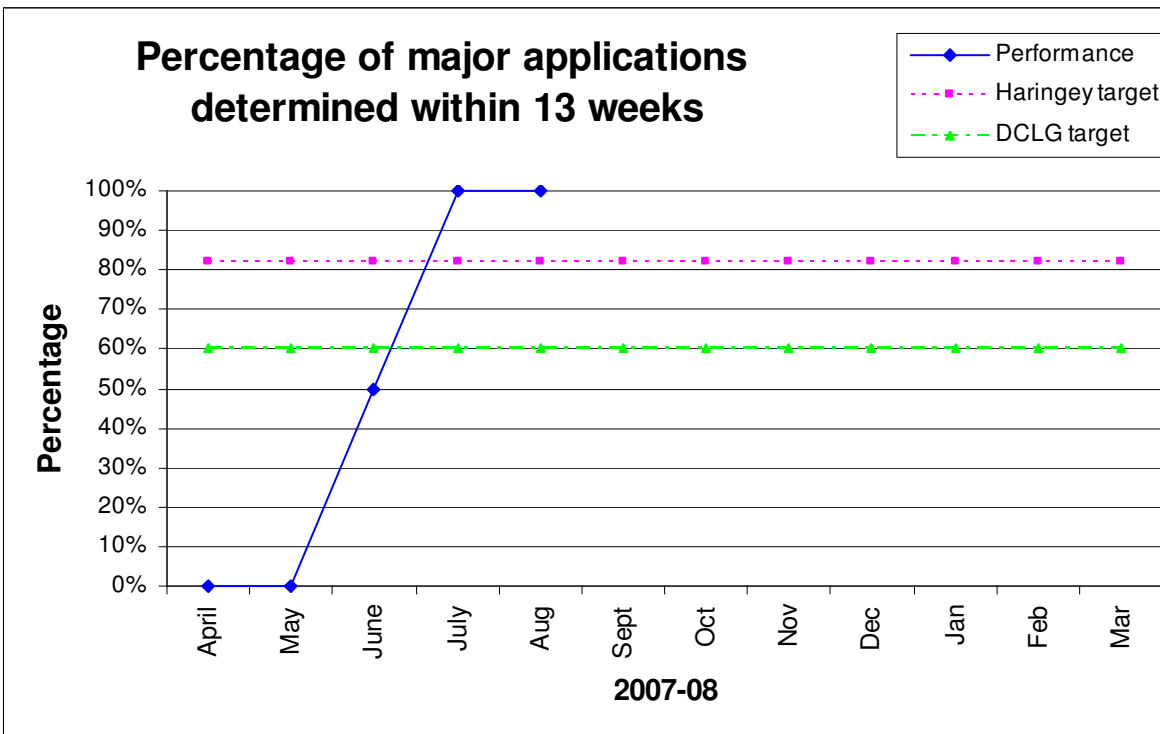
43% of major applications were determined within 13 weeks (3 out of 7 cases)

80% of minor applications were determined within 8 weeks (186 out of 233 cases)

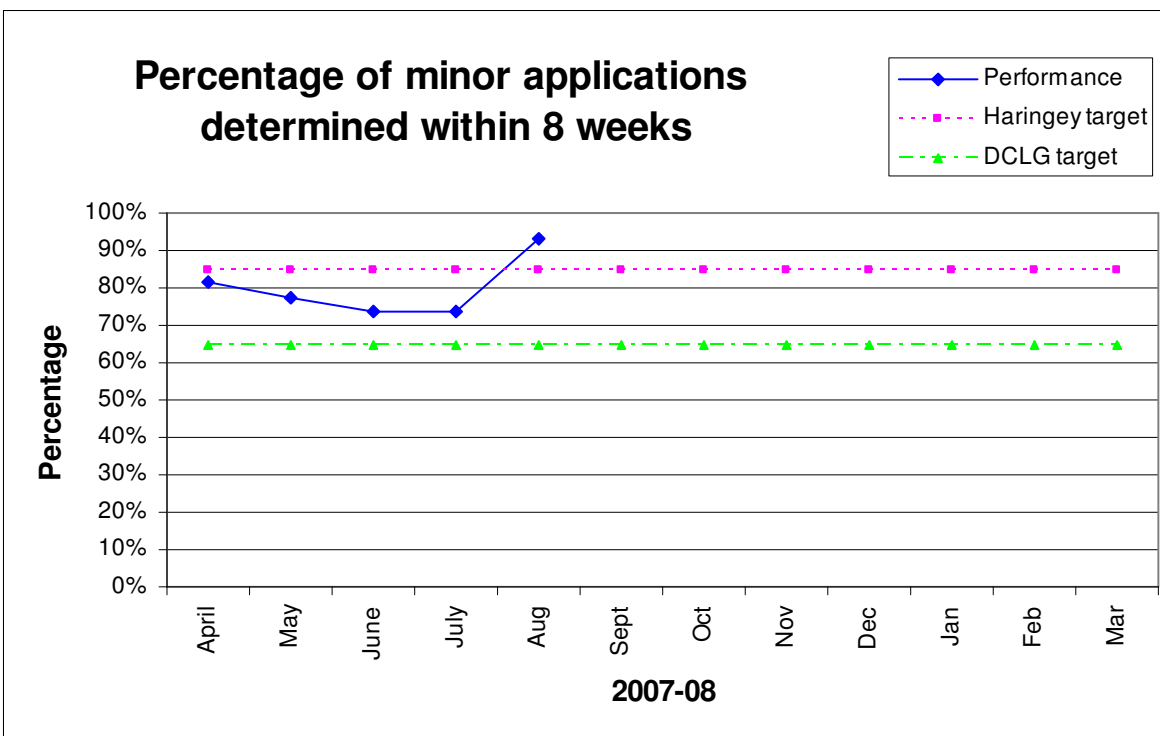
89% of other applications were determined within 8 weeks (577 out of 647 cases)

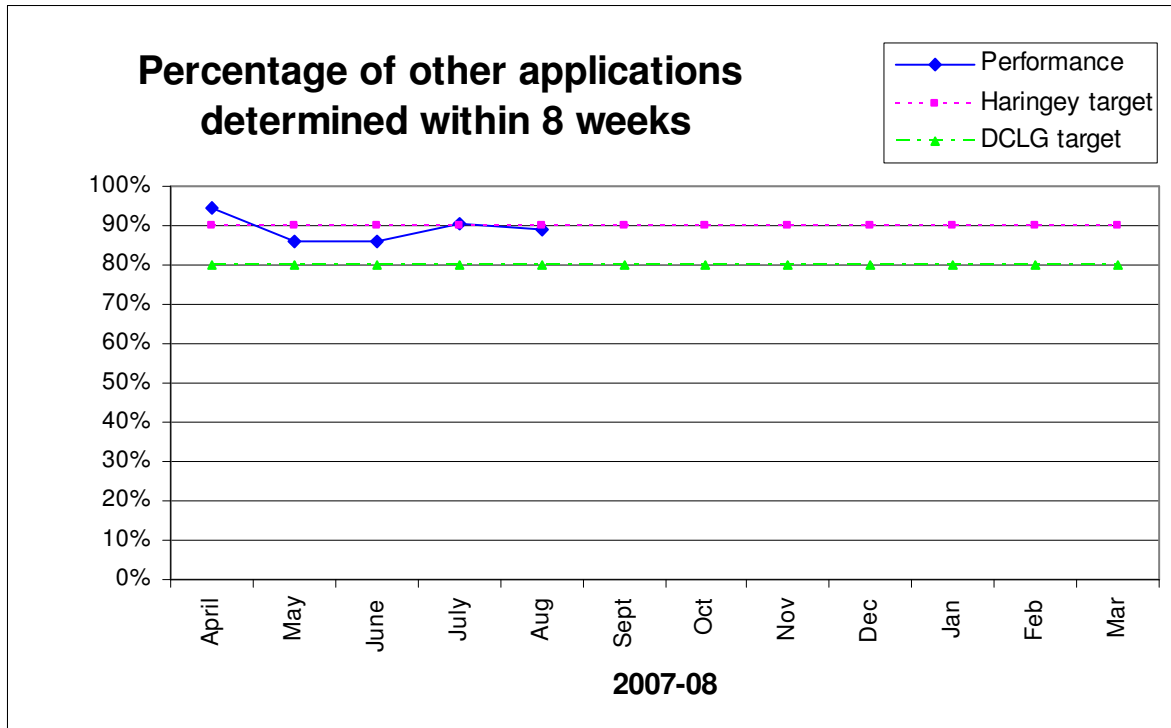
The monthly performance for each of the categories is shown in the following graphs:

**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**

**August 2007 Performance**

In August 2007, excluding Certificate of Lawfulness applications, there were 152 applications determined of which:

62.5% were granted (95 out of 152)

37.5% were refused (57 out of 152)

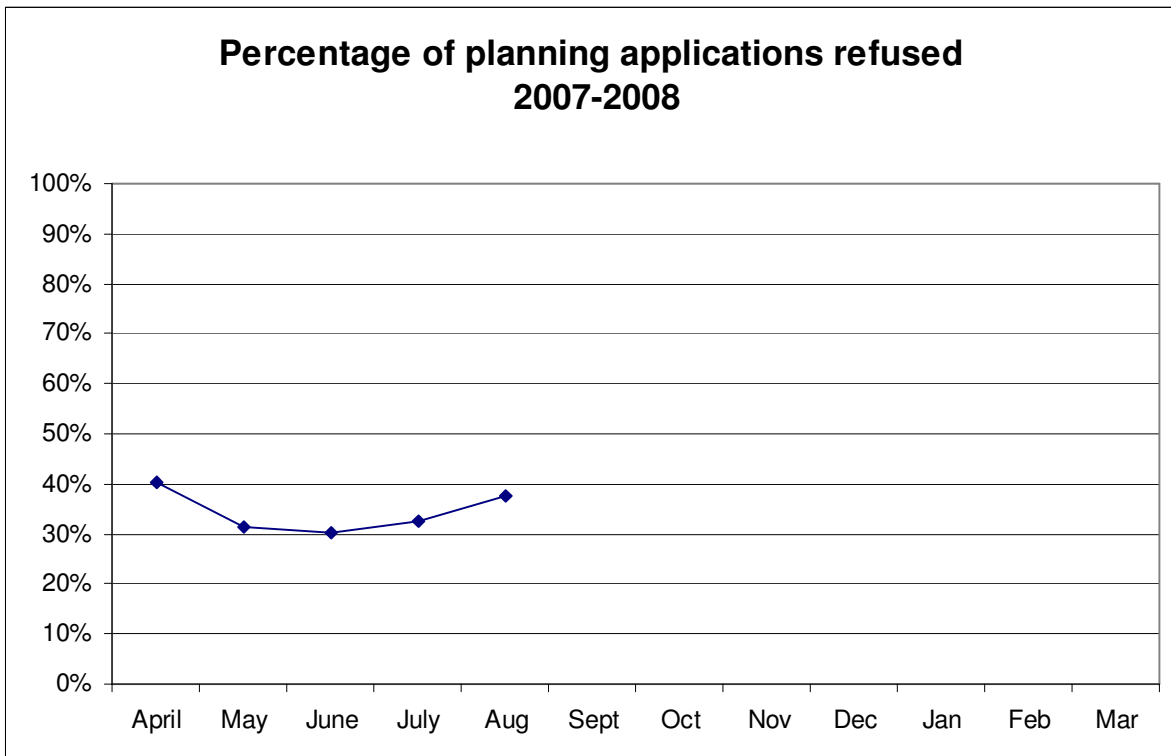
**Year Performance – 2007/08**

In 2007/08 up to the end of August, excluding Certificate of Lawfulness applications, there were 716 applications determined of which:

65.6% were granted (470 out of 716)

34.4% were refused (246 out of 716)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

**August 2007 Performance**

In August 2007 there were 5 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

40.0% of appeals allowed on refusals (2 out of 5 cases)

60.0% of appeals dismissed on refusals (3 out of 5 cases)

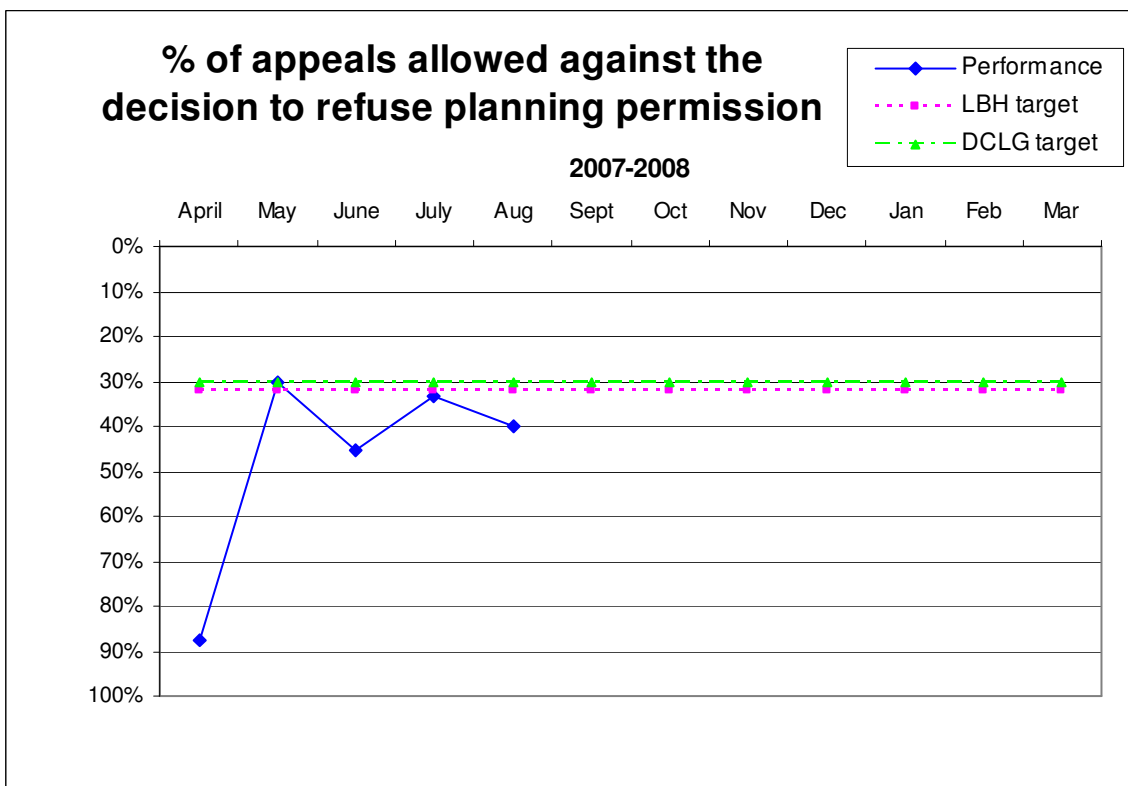
**Year Performance – 2007/08**

In 2006/07 up to the end of August there were 46 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

45.7% of appeals allowed on refusals (21 out of 46 cases)

54.3% of appeals dismissed on refusals (25 out of 46 cases)

The monthly performance is shown in the following graph:





**Background/Targets**

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

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

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

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

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

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

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**ENFORCEMENT REPORT FOR 1<sup>st</sup> TO 31<sup>st</sup> AUGUST 2007**

	<b>PROPERTY</b>	<b>DATE</b>
<b>ENFORCEMENT INSTRUCTIONS COMPLETED</b>	9 Daleview Road, N15 – Unauthorised Residential Conversion 679 High Road, N17 – Unauthorised Erection of Structure 23 Malvern Road, N8 - Unauthorised Residential Conversion 22 Falkland Road, N8 - Unauthorised Extension 69 Raleigh Road, N8 - Unauthorised Residential Conversion 400 Lordship Lane, N17 – Unauthorised Change of Use Unit 4, Gaunson House, Markfield Road, N17 - Unauthorised Change of Use 24 Hanover Road, N15 - Unauthorised Extension 9 Tynemouth Road, N15 - Unauthorised Residential Conversion 8a Park View Road, N17 - Unauthorised Change of Use	01/08/07 07/08/07 15/08/07 15/08/07 15/08/07 30/08/07 06/09/07 07/09/07 10/09/07 10/09/07
<b>S.330 - REQUESTS FOR INFORMATION SERVED</b>	20 Concord House, Park Lane, N17 - Unauthorised Residential Conversion 5 Fountayne Road, N15 - Unauthorised Residential Conversion 71 Westbury Avenue, N22 - Change of Use from Post Office to Sui-Generis	08/08/07 10/08/07 04/09/07
<b>ENFORCEMENT NOTICES SERVED</b>		
<b>STOP NOTICES SERVED</b>		
<b>BREACH OF CONDITION / PLANNING CONTRAVENTION NOTICES SERVED</b>	Marsh Lane Pumping Station, N17 - Unauthorised Erection of Structure	29/08/07
<b>PROSECUTIONS SENT TO LEGAL</b>		
<b>APPEALS/ATTENDANCE</b>		
<b>SUCCESSFUL PROSECUTIONS</b>	845 High Road, N17 - Unauthorised Residential Conversion – won case resulting in £5000.00 fine and £671.05 in costs.	28/08/07
<b>COMPLIANCES</b>		
<b>ENFORCEMENT NOTICES WITHDRAWN</b>		

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Haringey Council

Agenda item:

[ ]

**Planning Committee****On 1<sup>st</sup> October 2007**Report Title: **Planning applications reports for determination**Report of: **Niall Bolger Director of Urban Environment**Wards(s) affected: **All**Report for: **Planning Committee****1. Purpose**


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

**2. Summary**

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

**3. Recommendations**

See following reports.

Report Authorised by: .....**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](http://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 1 October 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

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

**Ward:** Harringay

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

**Last amended date:** N/A

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

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

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

**Existing Use:** Vacant

**Proposed Use:** Residential

**Applicant:** Myth Ltd

**Ownership:** Private

**THIS APPLICATION WAS DEFERRED FROM THE 11 JUNE 2007 PLANNING APPLICATIONS SUB COMMITTEE FOR A DAYLIGHT AND SUNLIGHT ASSESSMENT TO BE CARRIED OUT. A DAYLIGHT AND SUNLIGHT ASSESSMENT HAS BEEN CARRIED OUT BY THE APPLICANTS AND SHOWS THAT THE PROPOSED DEVELOPMENT WOULD NOT CAUSE ANY SIGNIFICANT LOSS OF DAYLIGHT OR SUNLIGHT TO EXISTING PROPERTIES.**

**LOCAL RESIDENTS WERE SENT THE DAYLIGHT REPORT AS REQUESTED BUT SO FAR NO RESPONSE HAS BEEN RECEIVED. THIS MATTER IS THEREFORE RETURNED TO THE PLANNING COMMITTEE FOR FURTHER CONSIDERATION AND DECISION.**

**DAYLIGHT & SUNLIGHT REPORT ATTACHED AS APPENDIX.**

**PLANNING DESIGNATIONS**

Borough Road

**Officer contact:** Oliver Christian

**RECOMMENDATION**

GRANT PERMISSION subject to conditions

## **SITE AND SURROUNDINGS**

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

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

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

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

The site is not within a designated conservation area.

## **PLANNING HISTORY**

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

## **CHRONOLOGICALLY**

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

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

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

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



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

19/01/1973 – Refused – OLD/1973/1392 – Erection of two storey block comprising two bedroom flats. One of the Reasons for Refusal was as follows  
*“The proposed development would prevent the provision of adequate car parking spaces and amenity area for the occupants of the existing property, No. 150, Wightman Road, as stipulated in condition 3 of the permission dated 24<sup>th</sup> May 1972...”*

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

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

05/08/1974 – Conditional Consent – HGY/2244/148-150/1 – Erection of five garages. One of the conditions (Condition 2) is as follows  
*“That the garages shall be used only for the garaging of private vehicles or purposes incidental to the enjoyment of a dwelling house or flats only, and shall not be used for any other purpose without the prior permission of the local planning authority”*

This condition was not fully complied with.

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

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

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

## **DETAILS OF PROPOSAL**

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

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

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

## **CONSULTATION**

Local residents – 1 -10 (c) Seymour Road,  
1 Warham Road,  
144 – 152 (e) Wightman Road.  
Transportation  
Ladder safety community partnership  
Conservation Team  
Ward Councillors

## **RESPONSES**

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

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

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

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

Informative:

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

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

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

I object to the application on the following grounds:

1. The development would affect the privacy of the surrounding properties (breaching standards set out in Supplementary Planning Guidance 3b in terms of distance and field of vision). It would result in loss of light and amenity for those properties.
2. The proposal would breach existing planning approval (OLD/1972/1681) for the provision of parking places for the converted flats at 148 and 150 Wightman Road. Many properties at the top of Seymour Rd and in Wightman Rd are already converted into flats, which, means that there are often too few parking places for existing residents.
3. The area at the top of Seymour Road and Wightman Road is densely populated as a result of the conversion of houses into flats, and is arguably already overdeveloped. Some flats are let out to multiple tenants. Additional housing will put additional pressure on utilities in the area.

Objection 2 –

- The proposed development would cause a considerable loss of privacy to my property. The windows to the rear of the development, on all floors, would overlook the windows in the rear of my flat. This includes overlooking my bathroom. This would breach the standards set out in Supplementary Planning Guidance 3b both in terms of the distance from my windows (i.e. less than 20 metres) and also in terms of the field of vision arc set out in the document. The same problem will occur with the first floor flat above me.

- The impact of the development in terms of overlooking existing windows at 2 Seymour Road is not reflected in the planning drawings available on the Council's website. In particular, the drawing of the existing and proposed flank elevations do not show the rear extension at 2 Seymour Road, and therefore the position of the windows. Inaccurate drawings will not allow the planning committee to make a properly informed decision.
- The development also fails to meet this planning standard for the flats on adjoining properties on Wightman Road. They would suffer a considerable loss of privacy, as well as light and amenity if the development were to go ahead. It would lead to an increased sense of enclosure for all existing properties in the area.
- The proposal would breach existing planning approval (OLD/1972/1681) for the provision of parking places for the converted flats at 148 and 150 Wightman Road. Parking is a particularly important issue at the top of Seymour Road as there are several houses converted into flats, and the area is also used for parking by residents of Wightman Road. For the record, the developer has already gated off the space covered by this application, and is blocking residents of 148 and 150 Wightman Road from using it for parking. He is instead using it for storage and parking of a skip lorry and storage of skips. I would argue that this is already in breach of the existing planning approval and should be addressed.
- The area at the top of Seymour Road and Wightman Road is already densely populated as a result of the conversion of a number of houses to flats, and is arguably already overdeveloped. Additional housing will therefore put additional pressure on utilities in the area.
- In terms of the actual design of the proposed developments:
  - The design shows that the back door of the left hand property as literally next door to my bedroom, and bedroom window. This will potentially cause noise and disruption. In addition, siting the kitchen/diner next to my bedroom will potentially again cause disturbance from use
  - The drawings available on the Council's website wrongly identify the existing walls between the development and my flat at 2 Seymour Road. The walls are in fact on my property, and any reduction in their height would have to be agreed by me
  - The design does not meet many of the criteria set out in Supplementary Planning Guidance 3a, for example on minimum garden space, the provision of recycling and storage space, or the features set out in the Lifetime Homes standards (e.g. the parking space cannot be widened to 3.6 metres)
  - There is no provision for the use of renewable energy technologies or any attempt beyond those required by Building Regulations to provide a sustainable living environment

## **RELEVANT PLANNING POLICY**

### Haringey Unitary Development Plan

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

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

### **Principle of Residential Use**

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

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

### **Design**

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

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

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

## **Amenity**

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

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

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

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

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

## **Layout and Space Standard**

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

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

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

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

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

## **Waste Management**

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

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

## **Car Parking**

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

## **Sustainability**

The applicant has submitted a completed sustainability checklist.

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

## **SUMMARY AND CONCLUSION**

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

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

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

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No: HGY/2006/2434

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

Subject to the following condition(s)

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

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

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

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

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

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

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

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

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

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

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

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

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

Reason: To avoid overdevelopment of the site.

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



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

#### REASONS FOR APPROVAL

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

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## APPENDIX

**Mike Sindic**  
**Chartered Surveyor**

The Chine, Chorleywood Road  
 Rickmansworth, Herts. WD3 4EN  
 Telephone: 01923 773728  
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 Email: mike.sindic@googlemail.com

my ref: 07/sr/1

16 July 2007

Myth Limited  
 162 High Road  
 London N22 6EB

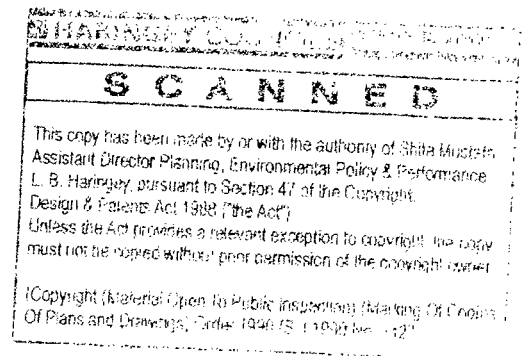
**Proposed development of the land adjacent to 2 Seymour Road, London N8**

In accordance with your instructions and on the basis of the drawings supplied, I have now visited the site and would report as follows.

**Drawings**

CG Architects

359/01	Site Location Plan
359/02	Site Plan as Existing
359/03	Site Plan as Proposed
359/04	Proposed Floor Plans
359/05	Seymour Road Elevation as Existing & Proposed
359/06	Rear Elevations as Existing and Proposed
359/07	Flank Elevations as Existing & Proposed & Section



**Town and Country Planning**

The latest guidance note on the subject of sunlight, daylight and other associated matters is the Building Research Establishment report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". The report sets out tests that can be applied to assess the impact of redevelopment or extensions on neighbouring properties.

**Methodology**

The properties which may be affected by the proposed development are the side elevation of the back addition of 2 Seymour Road, and the rear elevations of 148 and 150 Wightman Road.

2 Seymour Road

At the present time the windows in the side elevation of the back addition face the existing garage block which is some 2m away. It is proposed to demolish the garage block and to construct 2 No houses the rear elevations of which will align with the rear elevation of 2 Seymour Road. The windows in the side elevation of the back addition of 2 Seymour Road will than look out over the rear gardens of the new properties, with a substantial improvement in daylighting.

150 Wightman Road

The assessment has been carried out to the windows at ground floor level to the main rear elevation and the rear elevation of the back addition opposite the proposed development. If the results are compliant with the BRE Report, as the distance height ratio will increase to windows at higher levels or further from the proposed development, the values will also increase.

148 Wightman Road

The windows to the rear elevation of the back addition are not directly opposite the proposed development and are further away than the windows to 150 Wightman Road which have been assessed. The distance height ration will therefore be greater with a consequential increase in the daylighting and sunlight values. The window in the main rear elevation adjacent to window number 6 to 150 Wightman Road will have a very similar value due to the "tunnel" effect of the two back additions.

Light from the Sky

Building Research Establishment Report "Site layout planning for daylight and sunlight" deals with light from the sky in Section 2, and states in relation to existing buildings that:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, than the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;

and

- the area of the working plane in a room which can receive direct skylight reduced to less than 0.8 times its former value."

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## Report

The vertical sky component to the ground floor windows to the rear elevation and the rear elevation of the back addition has been measured in accordance with Appendix A of the Report by plotting the obstruction created by existing buildings compared with the proposed development. The resulting plots are placed over the skylight indicator which has 80 crosses marked on it, each of which corresponds to 0.5% vertical sky component. The vertical sky component at the reference point (in %) is found by counting the unobstructed crosses and dividing by two. The windows assessed are indicated on the plan marked Appendix 1 and attached to this report, the results being as follows:

Window	Existing Sky Factor	Proposed Sky Factor	Loss	Percentage Loss
<b>150 Wightman Road</b>				
Ground Floor 1	31.25%	30.25%	N/A	N/A
Ground Floor 2	24.00%	24.00%	N/A	N/A
Ground Floor 3	39.00%	29.50%	N/A	N/A
Ground Floor 4 (Door)	38.00%	27.50%	N/A	N/A
Ground Floor 5	37.50%	27.00%	N/A	N/A
Ground Floor 6	12.00%	10.25%	1.75%	14.6%

## Conclusion

Insofar as light from the sky is concerned, the scheme is BRE compliant in that the retained sky component will be at least 27%, unchanged or more than 0.8 times its former value to all windows.

## Sunlighting

Building Research Establishment Report "Site layout planning for daylight and sunlight" deals with sunlight in section 3, and states in relation to existing buildings that:

"Obstruction to sunlight may become an issue if:

- some part of a new development is situated within 90 degrees of due south of a main window wall of an existing building;

and

- in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25 degrees to the horizontal measured from a point 2m above the ground."

150 WIGHTMAN ROAD  
 BARNET LOCAL AUTHORITY COUNCIL  
 Planning Department

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## Report

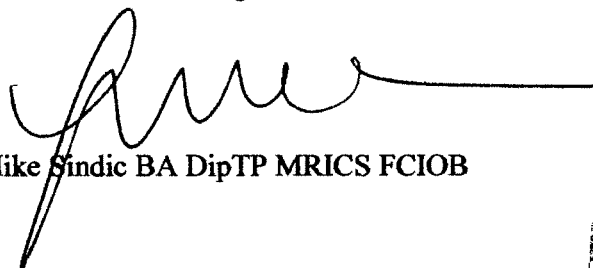
The British Standard referred to in the Report recommends that at least 25% of annual probable sunlight hours be available at the reference point, including at least 5% of annual probable sunlight hours in the winter months between 21st September and 21st March. The sunlight availability indicator has 100 spots on it representing 1% of sunlight availability for each spot which remains unobstructed, and the calculation for probable sunlight hours in the winter months is carried out by only taking into account those spots below the Equinox line. The results calculated for the same windows as the vertical sky component are as follows:

Window	Existing Annual	Winter	Proposed Annual	Winter
150 Wightman Road				
Ground Floor 1	50.0%	16.0%	48.5%	16.0%
Ground Floor 2	45.0%	16.0%	45.0%	16.0%
Ground Floor 3	48.5%	16.0%	42.0%	16.0%
Ground Floor 4 (Door)	49.0%	16.0%	37.0%	14.0%
Ground Floor 5	50.0%	16.0%	34.5%	13.0%
Ground Floor 6	9.0%	8.5%	Nil	Nil

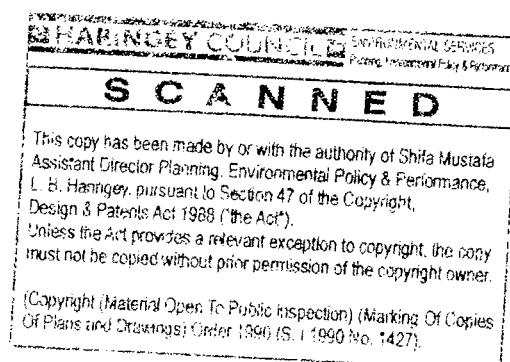
## Conclusion

Insofar as sulighting is concerned, the scheme is BRE compliant in respect of windows nos 1-5 inclusive in that at least 25% of annual probable sunlight hours will be available, including at least 5% of annual probable sunlight hours in the winter months between 21st September and 21st March.

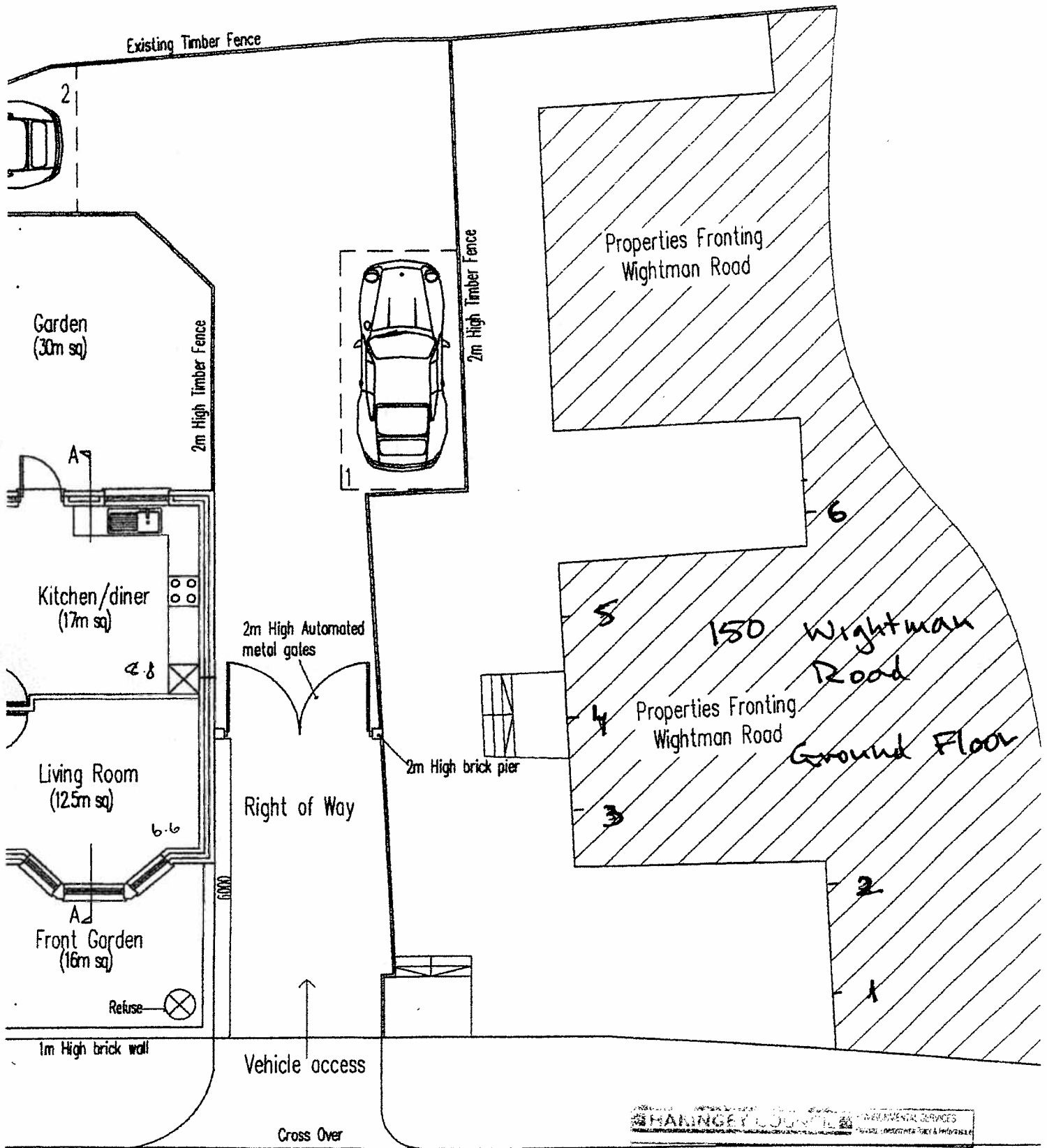
Window no 6 receives very little sunlight due to the "tunnel" effect created by the more recently constructed back additions to 148 and 150 Wightmen Road, and the loss of 0.5% is not significant.



Mike Sindic BA DipTP MRICS FCIQB



APPENDIX 1



eymour Road

HANINGEY COUNCIL ENVIRONMENTAL SERVICES  
PLANNING, ENVIRONMENTAL POLICY & PERFORMANCE

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## Site plan

### Site Adjacent 2 Seymour Road N8



**Directorate of  
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	Drawn by	Ahmet Altinsoy
	Scale	1:1250
	Date	01/10/2007

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Planning Committee 1 October 2007

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2007/1085

**Ward:** Alexandra

**Date received:** 29/05/2007

**Last amended date:** N/A

**Drawing number of plans:** 967/PL201 A, 201 B, 203 A, 204 A, 205 A & 206

**Address:** 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.

**Existing Use:** School grounds (grassed)

**Proposed Use:** Sports pitch

**Applicant:** The Governors Of Alexandra Park Secondary School

**Ownership:** Public

## **PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer Contact:** David Paton

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

## **SITE AND SURROUNDINGS**

The application site is part of the school grounds attached to Alexandra Park School, and forms a grassed area between the northern boundary of Albert Road Recreation Ground and the school sports hall. The Recreation Ground extends along the eastern boundary of the site to Bidwell Gardens, and contains a raised embankment adjacent to the school boundary. The nearest houses, in Bidwell Gardens are approximately 105m. away, and are protected from the site by the raised area and existing trees in the Recreation Ground. Entrances to the school are at the end of Bidwell Gardens (emergency vehicle access) and off Rhodes Avenue (main vehicle access, & pedestrian access). Pedestrian and cycle access is also across the Recreation Ground. Houses

in Rhodes Avenue are about 140m. away and are shielded from the site by existing school buildings.

The site is part of an area of Metropolitan Open Land that includes the recreation Ground, and the allotments and Muswell Hill Golf Course to the north of the school. The Recreation Ground is also designated as an Ecologically Valuable Site of local importance.

### **PLANNING HISTORY**

August 2000 permission granted for demolition of existing accommodation and reconstruction of ground/first floor extension (changing rooms at ground and drama studio above) and external fire escape; erection of glazed roof over open courtyard to facilitate extension to existing dining room; erection of 2 open sided glazed canopies to facilitate informal link to science/main teaching block and performing arts/dance and hall; associated alterations to include 1st floor link to science centre.

June 2003 permission granted for demolition of caretakers house and store, art & design block and play centre; provision of temporary accommodation on car parking area; temporary construction access through park and provision of cycle path; alterations to parking areas; erection of single storey drama and music centre, erection of 2 storey science block and erection of a 4 storey sixth form centre to expand the school from a six form entry to an eight form entry to provide for education for children to 18 years old and to increase pupil numbers to 1380.

### **DETAILS OF PROPOSAL**

The current proposal is to create an all-weather pitch on an existing area of grass between the school sports hall (to the north) and the boundary with the Recreation Ground (to the south). The proposed pitch would measure 69m. long x 42m. wide, and would not be suitable for adult competitive matches. The facility would be for shared use between the school during the day (including after school activities) and community use in the evenings (as is the sports hall), mainly training and five- or seven-a-side football. The pitch would be floodlit by six 10m. high floodlights, which would allow, if appropriate, one of the two 5-a-side pitches that would be accommodated to be lit and the other to be unlit. The pitches would be available for use up to 21:30, and the floodlights would be programmed to automatically turn off at 21:40.

There would be a 3m. high green Weldmesh fence surrounding the new pitch, with the existing perimeter fence between the school and the Recreation Ground retained.

The scheme involves the removal of 4 small trees, but it is intended to replace them with a row of new trees on the eastern boundary, together with new shrubs on the southern boundary.

A new single storey equipment store, 5m. deep x 12 long, would be built as an extension to the existing sports hall, with materials (brick cladding and colour

coated steel sheeting for the roof), to match finishing materials on the sports hall.

## **CONSULTATION**

Adjoining occupiers - 4-14 (even) Rhodes Avenue,  
201 to 265 (odd), 265a, Albert Road N22  
28- 80 (even) Bidwell Gardens N11  
Rhodes Avenue Primary School; Blanche Neville School, Rhodes Avenue

[Note; the School has also carried out some pre-application consultation with local residents]

## **RESPONSES**

21 letters in support have been received, presumably from parents of students at the school.

One objection on the grounds of heavy vehicles using Bidwell Gardens or Rhodes Avenue during construction; possible access to the new pitch from Bidwell Gardens; and increased traffic, parking and noise levels.

## **RELEVANT PLANNING POLICY**

CW1 Community Well-Being”  
OS2 “Metropolitan Open Land”  
UD3 “General Principles”

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

The main issues in this case are (1) how the proposal fits in with the MOL designation, (2) the benefits to the school, (3) possible effects on the amenities of nearby residential areas from the floodlighting, actual use and from traffic generated (4) trees and other issues.

### **1. Metropolitan Open Land.**

The site is grassed but is fenced off and within the ownership of the school. There is thus no issue of loss of public access. The proposal is for facilities essential for outdoor sport and does not include any buildings, and therefore comprises development normally allowed in MOL. There is a degree of screening by existing trees and by the gradient of the land which rises to the north, and the floodlight columns should therefore not be unduly intrusive in views from adjacent open land. No objection under Policy OS2.

### **2. Benefit to school.**

Policy CW1 seeks to ensure that good quality facilities are available provided they are appropriate to the location and meet a local need etc. The proposed playing pitch will assist the school in providing a wider range of sports facilities and will clearly be of benefit to the health and well-being of the pupils and young people in the area. Complies with Policy CW1.

### **3. Effect on residential amenity.**

The nearest houses are well over 100m. away from the site and both Bidwell Gardens and Rhodes Avenue are shielded from it either by buildings (the existing school sports hall) or by raised open land. Floodlights would be “ultra low glare” and would be controlled by an automatic time clock. The height at 10 metres is reasonable; lower columns have been investigated but would mean that more light would be displaced sideways giving a greater area of glow and light spillage outside the pitch area. Nearby residential areas are therefore unlikely to be adversely affected by the use of the pitch, which would finish daily at 21:30 hours or the floodlighting, which would be switched off by 21:40.

The sports hall at the school is already used for community use out of school hours, and the additional use of the new pitch should not produce significant increases in traffic. Parking is available in the school grounds after school hours, and vehicle access is via Rhodes Avenue only, with pedestrian and cycle access also across the recreation ground.

### **4. Trees.**

The laying out of the sports pitch would entail some minor levelling of the site (currently there is about a 1-metre drop from the north to the south of the site; the level would be set at a halfway point), and the loss of three or four modest hawthorn trees. Existing larger trees on the southern edge of the site on the Recreation Ground would be largely untouched, apart from some pruning of branches of an oak.

New replacement trees on the eastern boundary of the site are proposed, an additional tree within the park, and some hedging on the southern boundary. It would be beneficial to have a further two trees planted on the northern side to fill any gaps in tree cover.

## **SUMMARY AND CONCLUSION**

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; due to its siting it does not have undue adverse effects on residential amenity, but it is appropriate that hours of floodlighting are controlled by condition.

## **RECOMMENDATION**

GRANT PERMISSION

Registered No. HGY/2007/1085

Applicant's drawing No(s): 967/PL201 A, 201 B, 203 A, 204 A, 205 A & 206

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. 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.

Reason: In order to ensure the proposed development does not impinge on the amenities of adjacent occupiers.

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. 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.

Reason: To protect the amenities of nearby residents.

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

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

7. 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

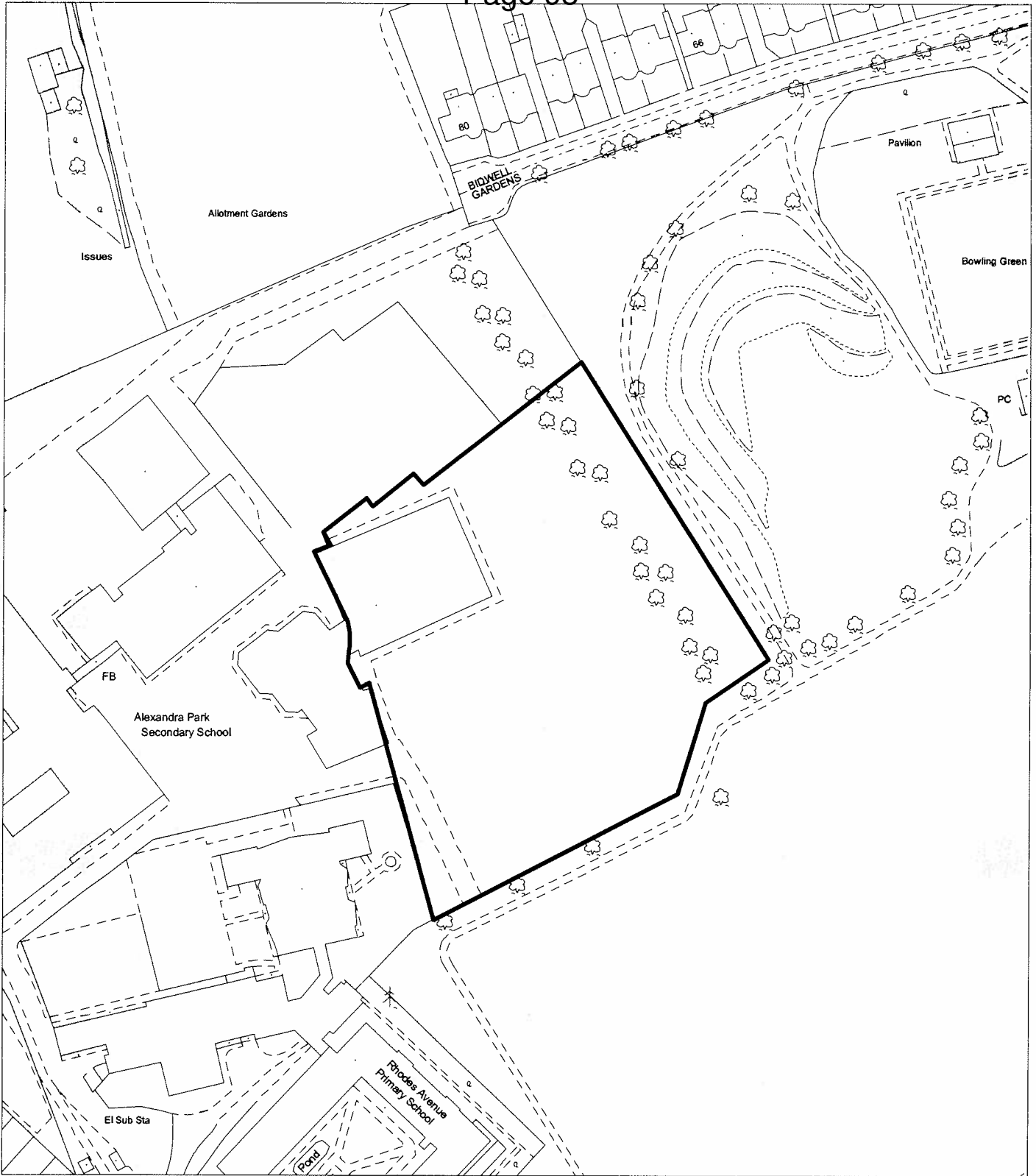
are not present or are otherwise incapable of use.

Reason: To ensure that the construction of the approved sports pitch does not prejudice the conditions of safety and cleanliness along the neighbouring highway.

#### REASONS FOR APPROVAL

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.





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## Site plan

# Alexandra Park Secondary School, Bidwell Gardens N11



**Directorate of  
Urban  
Environment**

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Planning Policy & Development  
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	Drawn by	Ahmet Altinsoy
	Scale	1:1250
	Date	01/10/2007

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Planning Committee 1 October 2007

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2007/1518

**Ward:** Hornsey

**Date received:** 23/07/2007

**Last amended date:** N/A

**Drawing number of plans:** 0465(PL)01, 02B, 03F, 04F, 05F, 08C, 09D

**Address:** 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.

**Existing Use:** Open Area

**Proposed Use:** Residential

**Applicant:** Circle Anglia

**Ownership:** Private

## **PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer Contact:** Stuart Cooke

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement

## **SITE AND SURROUNDINGS**

The application site comprises the piece of open land between the western end of Penstock footpath, Newland Road and the new Hornsey Village development. The site is fenced off and is currently an uncultivated grassed area. It lies directly south of Alexandra Palace and Park which is designated metropolitan open land.

The application site is not identified as any particular policy area in the Unitary Development Plan 2006.

## **PLANNING HISTORY**

None

## **DETAILS OF PROPOSAL**

This application proposes the development of the land for residential use comprising a part 2 / 3 storey building of 3 x three bed flats, 2 x two bed flats and 2 x one bed flats and 5 x three storey four bedroom houses with associated car parking space, bicycle spaces, refuse and storage.

## **CONSULTATION**

Ward Councillors

Transportation  
Cleaving

Thames Water  
London Fire Brigade

1-24 Koblenz House  
1-16 Rhein House  
1-75 Wat Tyler House  
Pembroke House  
1-6 Tennyson House  
1-14 Campsfield House  
1-6 Fleming House  
1-20 Elgar House  
1-6 Hillary  
1-28 Harvey House  
1-20 Moore House  
1-17 Myddleton House  
1-14 Grillet House  
1-19 Goodwin Court  
1-33 Newland House  
1-8 Honeymead  
1-50 Judd Apartments  
1-19 Boyton Close  
1-21 Campsfield Road  
42-86 Newland Road  
1-24 Miles Road  
1-35, 25 Miles Road

The applicant, Circle 33 Housing Trust held a public exhibition on Thursday 23 June 2007 to show local residents and key stakeholders the plans. One thousand flyers were distributed to local residents inviting them to attend. 15

people attended and completed questionnaires. This feedback indicated that local people supported the idea of improving the site but did not consider that residential development was appropriate.

In addition, a DC Forum was held on 10 September 2007. The minutes of the meeting are attached to this report.

## **RESPONSES**

Transportation – no objections

Building Control – fire engine turning circle required within car park.

London Fire Brigade – consider development does not comply with B5 Building Regulations. In order to address this issue, the applicant is investigating alternative solutions such as sprinkler systems installed to each property.

Thames Water – no objections subject to informatives.

Local residents – 4 objections on grounds of loss of open space, enough development already, poor construction traffic access, site should be a playground, loss of daylight, need more rented units

2 letters of support, derelict area subject to dumping, will make recently improved Penstock footpath more secure, brownfield site to provide much needed housing.

## **RELEVANT PLANNING POLICY**

The Council's 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 ENV9: MITIGATING CLIMATE CHANGE: ENERGY EFFICIENCY**

The Council will encourage energy efficiency and a reduction in carbon dioxide (CO<sub>2</sub>) emissions.

Energy efficient designs can be achieved through careful layout, design and landscaping to maximise the use of natural sunlight and ventilation. This may include south facing aspects and small windows on north facing walls. More detail on design and layout is contained in SPG9 Sustainability Statement – Including Checklist.

**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.

**UD7: WASTE STORAGE**

In new developments the provision of enough space to store waste until it can be collected is important to avoid the storage of waste on street/pavements. The Council requires schemes to include adequate waste storage details on initial submission of a scheme.

SPG8a Waste and Recycling provides more guidance on space and location for waste storage and also on the form and content of waste management plans for large developments.

## **UD8: PLANNING OBLIGATIONS**

The Council will enter into planning agreements with developers in accordance with ODPM Circular 05/2005 “Planning Obligations”. Planning obligations are used to lessen any adverse impact a development may cause, enhance the local environment or contribute towards local facilities. All obligations are intended to benefit the local community and ensure that any potential adverse impact of a development is minimised.

General and specific guidance on planning obligations is contained in supplementary guidance, including Planning Obligations SPG10a.

## **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
6. Waste storage/recycling

### **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 a “windfall site” as identified in 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 265 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 5 x 4-bed houses, (42%), 3 x 3-bed flats, (24%), 2 x 2-bed flats, (17%) and 2 x 1-bed flats, (17%). 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 residential areas surrounding the application site to the south are varied in age, storey heights, appearance and finishes. The houses directly to the south in Newland Road are 2 and 3-storey brick built with pitched tiled roofs built in the 1980's. The new Hornsey Village development to the east is a modern 6-storey development in modern materials and finishes. This development is between 2 and three storeys similar to the houses to the south but in a more modern style to blend with the Hornsey Village development to the east. As such, the bulk of the development is considered appropriate to the site and the surrounding area and the general design approach fits well with the mix of existing styles of building surrounding the site.

The exterior of the houses are to be finished in white render with defined areas of brickwork. The exterior of the flats are to be finished in a timber style cladding with defined areas of brickwork. Windows will be powder coated aluminium. These materials and finishes are considered to blend well with the surrounding developments.

### 3. Sustainability

Policies ENV9 Energy Efficiency and ENV10 'Mitigating Climate Change: Renewable Energy' of the adopted Unitary Development Plan 2006 seek 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'. These policies encourage major schemes such as this to provide an energy assessment and make provision, where feasible, for 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:

- Provision of affordable housing
- utilising the southerly aspect of the site to maximise solar access to the main habitable rooms
- bicycle parking
- locally sourced materials
- natural ventilation where possible
- low power ventilation fans where necessary
- high efficiency hot water cylinders.

To ensure the satisfactory implementation of these sustainable features, a specific condition is attached requiring these features to be specifically implemented.

The applicant has also produced an energy assessment options appraisal for this scheme by Pryce and Myers, energy consultants. This report estimates the total energy consumption of the proposed development, and

recommends options to reduce carbon emissions. These include primarily:

- super insulation and airtightness
- drain pipe heat recovery
- low energy lighting
- eco-labelled white goods

In addition, a feasibility analysis has been carried out to determine the viability of different on site energy generation options, including solar water heating, solar energy (PV), and ground source heat pumps. CHP has been discounted due to management and fuel storage difficulties.

#### 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:*

1. *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 scheme has been designed to create a new terrace overlooking Penstock footpath and largely parallel to the existing terrace in Newland Road to the south. The proposed buildings are between 19 – 27 metres from the facing principal windows of the existing houses and so meet the requirement for facing principal windows in SPG3a. As such, no overlooking should occur. In addition, as the proposed building are to the north of the existing houses, no loss of sunlight or daylight will occur.

Objections have been received from a number of flats in Judd Apartments, part of the recently completed New River Village development on the opposite side of Penstock footpath on the grounds that the proposed development will block their light and view. The new buildings will be at least 16 metres away from the closest flats in Judd House. The flats facing the development are west facing and so will receive daylight directly from midday onwards. Given the distance between the proposed buildings and Judd House, it is not considered that this development will significantly adversely affect the amount of direct daylight these flats will receive.

#### 5. Parking Provision

Policy M10 'Parking for Development' sets out the Councils 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, 9 car spaces are provided, including 2 disabled car spaces. Transportation Group has responded not objecting to the application. The car park area is located to the rear of the proposed buildings to allow the area to be overlooked for security reasons.

#### 6. Waste storage/recycling

The scheme incorporates provision for 4 x no. 1280 litre Eurobins and 4 x no. micro recycling stations located within a small compound close to the access point from Newland Road. Refuse collection will be from Newland Road.

### **S106 AGREEMENT**

Policy UD8 requires development, where appropriate, to be subject to a S106 agreement in order to secure appropriate benefits in line with guidance set out in SPG10a and SPG10c. On this basis, the applicant has agreed to enter into an agreement under S106 of the Town and Country Planning Act 1990 (as amended), to provide

- affordable housing, based on 50% shared ownership and 50% rented,
- an education contribution of £95,000 based on the formula set out in SPG10c,
- an environmental contribution of £5,000 toward upgrading the western end of Penstock footpath
- an administrative charge of £5,000 as required by SPG10a.

### **SUMMARY AND CONCLUSION**

The proposal comprises the erection of 2 and 3 storey buildings to provide affordable residential development. The accommodation proposed comprises five, four-bed houses and seven flats.

The scheme will result in an appropriate new use for the site. The proposal will provide a small but valuable contribution to meeting the boroughs strategic housing target. The development will provide 12 new residential units, 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, Circle 33 Housing Trust 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) That planning permission be granted in accordance with planning application reference number HGY2007/1518, subject to a pre-condition that the applicant shall first have entered into an agreement with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure the provision of :
  - the affordable housing on the basis of 50% shared ownership and 50% renting,
  - an education contribution of £95,000, and
  - an environmental contribution of £5,000,
- (2) That the agreement referred to in resolution (1) above is to be completed no later than 21 October 2007 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and
- (3) That, 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 HGY2007/1518 for the following reason:

*"The proposal meets the appropriate standards for new residential development as set out in the relevant policies and SPG's. The applicant, Circle 33 Housing Trust 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."*

Subject to the planning conditions and informative listed below:

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 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.

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 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.

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.

#### 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', ENV9 'Energy Efficiency', ENV10 'Renewable Energy' and M10 'Parking for Development' of the Unitary Development Plan 2006.

Or,

- (4) That, in the absence of the agreement referred to in resolution (1) above being completed within the time period provided for in resolution (2) above, the planning application reference HGY2007/1518 be refused for the following reason:

*“The proposal fails to provide the affordable housing provision in accordance with the requirements set out in Supplementary Planning Guidance 11 Affordable Housing attached to the adopted Unitary Development Plan.”*



# PLANNING & ENVIRONMENTAL CONTROL SERVICE DEVELOPMENT CONTROL DIVISION

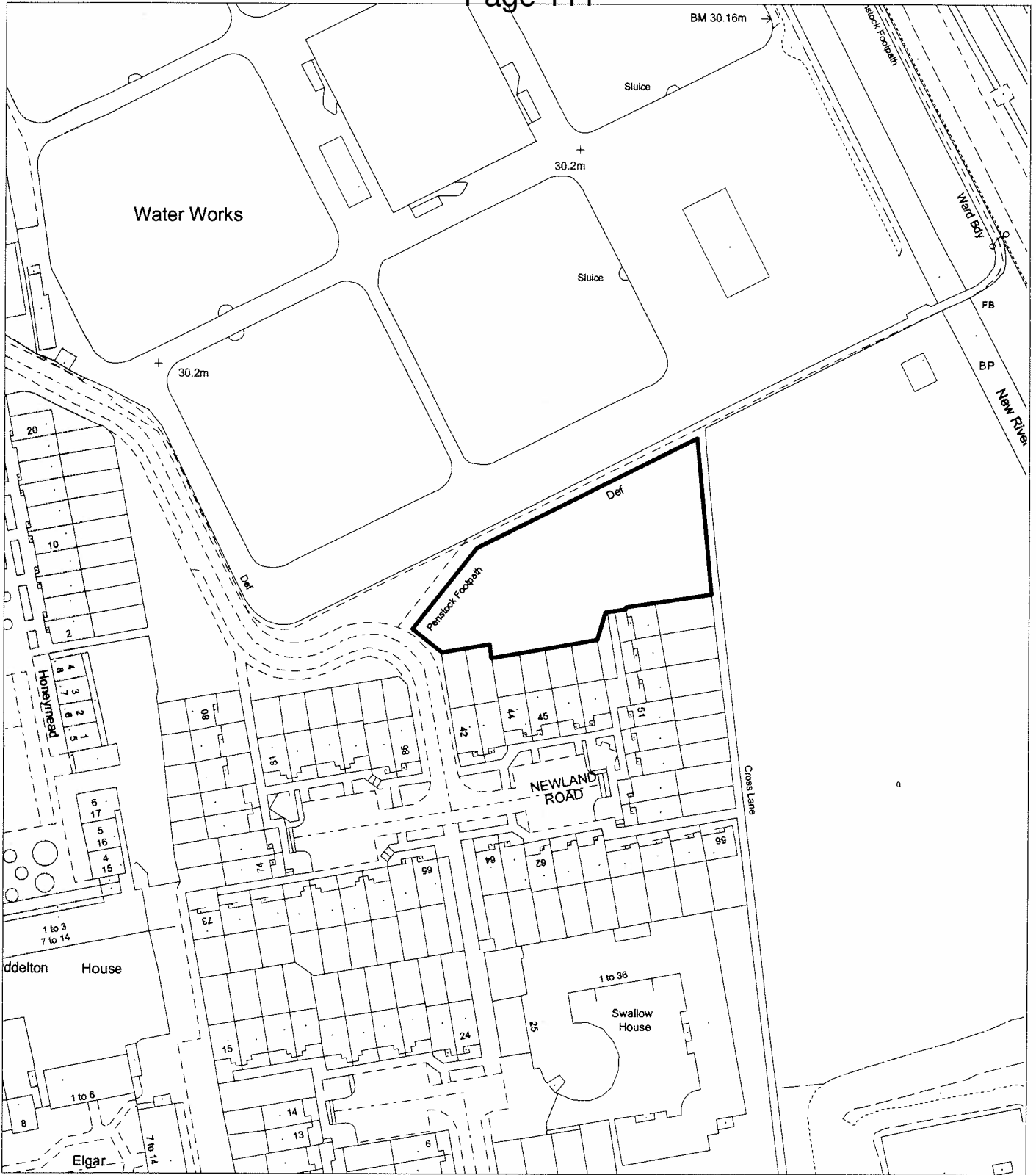
## MINUTES

Meeting : **DEVELOPMENT CONTROL FORUM - Land rear of 42 – 48 Newland Road, N8**  
 Date : **10<sup>th</sup> September 2007**  
 Place : **St Mary's C.E. Junior School, Hornsey N8**  
 Present : **Paul Smith (Chair), Cllr Bevan, Cllr Whyte, Cllr Hare, Local Residents, (1) Architects, Circle 33 representative**  
 Minutes by : **Tay Makoon**

Distribution :

Item		Action
1.	<p>Paul Smith introduced the meeting by welcoming everyone to the meeting. The purpose of the meeting, is not a decision making meeting. house keeping rules and explained the agenda.</p> <p><b>Presentation by Architects</b></p> <p><b>Proposal</b>            New four-storey block of flats at 16-52 High Road N15 (HGY/2007/1660). The details are as follows:            Description: Demolition of existing garages and erection of four storey building comprising 1 x four bed, 3 x three bed, 6 x two bed and 8 x one bed self contained flats with two commercial units at ground floor level and parking at basement level.</p> <p>The architects introduced the scheme by using illustrative maps of the site, floor layout, first floor, ground floor to show the scheme. The presentation covered the number of units,(2, 3 bed flats) the disabled units, materials. Great detail information public footpath</p> <p><b>Questions from the floor</b>  <b>Question:</b> Will the building be of the same height as buildings close by?  <b>Answer:</b> We have taken sketches of the properties in Newland Road and we have looked at the masses and the two storey building and flatter roofs approach rather than pitched roofs.</p> <p><b>Question :</b> Cllr Hare – The shiplap what material is that?  <b>Answer:</b> It is a fibrous panel with a wide range of colours.</p> <p><b>Question: What sort of colour are you thinking of using?</b>  <b>Answer:</b> We are interested in muted toned down colours. In this</p>	

Item		Action
	<p>location we are thinking of using muted warmer softer colours to blend in with the New River Village and the surrounding properties in Newland road.</p> <p><b>Question:</b> Cllr Hare: How will you address the Penstock Path as it is an important route and what sort of frontage will your development produce.</p> <p><b>Answer:</b> We are putting up a fence to secure our property and sympathetic with the surrounding.</p> <p><b>Question: Cllr Hare:</b> Do you know what kind of materials will be used for the fencing? Also concerned about landscaping, lighting.</p> <p><b>Answer:</b> We have not looked at the finer details as yet and will take on board the suggestions made. Such as looking at the Highgate Wood fencing as an example of good use of materials and secure by design.</p> <p><b>Other concerns raised:</b></p> <ul style="list-style-type: none"> <li>• Security for the gardens – Visual screening to be as natural as possible</li> <li>• Flytipping</li> </ul> <p><b>Question Cllr Hare:</b> Sustainability – what are you proposing?</p> <p><b>Answer:</b> We are proposing to have green roofs, permeable parking surfaces, Solar heating on roof. We have also commissioned a sustainability report.</p> <p><b>Question:</b> Cllr Bevan – What is the tenure mix?</p> <p><b>Answer:</b> Mixture of shared ownership and affordable housing.</p> <p><b>Question:</b> Cllr Hare – Re the affordable housing buy to let or sold. What controls do you have in place?</p> <p><b>Answer:</b> In the lease it will say you cannot sub-let. More information will be made available by Circle 33.</p> <p>Paul Smith ended the meeting by reminding everyone to submit comments to the Planning Service and representation can be made at the Planning Committee. He thanked everyone for attending and contributing to the meeting.</p> <p>End of meeting</p>	



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## Site plan Land rear of 42 - 48 Newland Road N8



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Urban  
Environment**

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	Drawn by	Ahmet Altinsoy
	Scale	1:1250
	Date	01/10/2007

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Planning Committee 1 October 2007

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2007/0920

**Ward:** Crouch End

**Date received:** 02/05/2007

**Last amended date:** N/A

**Drawing number of plans:** 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

**Address:** Former Mountview Theatre School, 104 Crouch Hill N8

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

**Existing Use:** Theatre School

**Proposed Use:** Residential

**Applicant:** City & Suburban Homes Ltd

**Ownership:** Private

## **PLANNING DESIGNATIONS**

Retrieved from GIS on 14/05/2007

Tree Preservation Order

Conservation Area

Road Network: Classified Road

**Officer Contact:** Oliver Christian

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

## **SITE AND SURROUNDINGS**

The site, part of the former rear garden of 104 Crouch Hill – There are currently extension buildings on the site at the rear of 104 Crouch Hill with a frontage onto Cecile Park.

The land slope down toward Cecile Park. - The rear of the site back onto the communal garden of a residential block of flats.

The site is within the Crouch End Conservation Area. The adjoining site contains a number of mature trees some that are the subject of Tree Preservation Orders (TPO's).

## **PLANNING HISTORY**

2000/0201                      GTD    01-07-00    104 Crouch Hill  
Erection of pre fabricated building to provide toilets, washing facilities and changing room.

## **DETAILS OF PROPOSAL**

The current proposal seeks the demolition of rear extension of existing theatre school buildings and erection of 4 x three bedroom dwelling houses.

## **CONSULTATION**

Local Residents – 1 -11 (o) flats 1 -7, 2, 4, 6 -18 Cecile Park, 1 – 12 Ivor Court  
Crouch Hill, 106 – 116 Crouch Hill, 115 – 137 Crouch Hill  
Transportation Group  
Arboriculturist  
Conservation/ Design Officer  
Building Control  
Hornsey CAAC  
Waste Management  
Conservation Advert 25/05/2007  
Ward Councillors

## **RESPONSES**

An objection has been received from (Cecile Park Residents Ltd) and is summarised as follows:  
Increased parking pressure, over intensity of use of site, reduction in green areas, loss of cultural, arts and education use.

**Transportation Group** – There is the concern that this site falls within Crouch End Restricted Conversion Area (Adopted 2006 UDP Policy HSG 11), in view of the existing on-street parking pressure at this location. Hence, the creation of additional residential units without off-street car parking provisions would exacerbate this parking pressure. The Council's adopted UDP 2006 Policy HSG11 lists this section of Crouch Hill as one of the areas where "majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity". We will subsequently apply Policy I.3 of Appendix 1 UDP 2006 which requires that the applicant provides 6 car parking spaces (1.5 spaces per unit) for a development of this magnitude.

Consequently, in view of the lack of car parking provision by the applicant, in an area with severe parking pressure, compounded by the unavailability of adequate parking control mechanisms in this location with low public transport accessibility level, the highway and transportation authority object to this

application

**Hornsey CAAC** - Does not object to the proposal in principle but requested some alteration to the proposal – these have been addressed in the revised proposal.

**Arboriculturist** – No objection to the proposal.

**Conservation/Design Officer** – Comments as follows: Overall, the principle of terraced residential development of high design quality at this site is welcome. However, the following are points of concern.

Relationship with street – The first floor window of these houses opens into a double height space over the kitchen. This means that there is no scope for active uses overlooking the street. The kitchen itself does not have any direct relationship with the street. Ideally we should encourage design that provides active uses that look out onto the street thereby increasing passive surveillance and security. It is also not clear how the first floor windows provide ventilation to the kitchen.

Depth of building – The group of buildings proposed is very deep in section at around 15 metres. The pattern of development locally is of typical building depths of 9.5 – 10metres. Typically accommodation that extends to the rear drops down in height to prevent overshadowing. In addition to concerns about overshadowing, the combination of increased depth in section plus the apparent increase in height presented by the flat roof results in a fairly bulky development.

Materials – I would encourage the designer to provide a more consistent approach in terms of material qualities. I am not convinced by the design strategy of employing a variety of brick types to define each house. Given that other local examples of terraced groupings tend to employ the same materials within the group and use vertical and projecting features to differentiate between dwellings I would recommend considering a similar approach.

Rainwater goods – There is no indication given on the drawings of how rainwater is handled; these minor elements could help provide vertical definition and should be employed with care.

Cllr Winskill objects to the proposal on the safety grounds, over development – loss of feeling of openness and therefore loss of amenity for local residents.

## **RELEVANT PLANNING POLICY**

### **National Policy Background**

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

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

PPS3 states that Local Planning authorities should:

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

#### **Planning Policy Statement 13 Transport**

Planning Policy Statement 13 Transport aims to:

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

#### **The London Plan**

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

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

### **Local Policy Background**

G2 Development and Urban Design

G3 Housing Supply

G10 Conservation

UD3 General Principles



UD4 Quality Design  
HSG9 Density Standards  
ENV9 Energy Efficiency  
ENV10 Renewable Energy  
CSV1 Development in Conservation Areas  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas  
OS17 Tree Protection, Tree Masses and Spines  
M10 Parking for Development

### **Supplementary Planning Guidance**

SPG 1a Design Guidance  
SPG3a Density et al  
SPG3b Privacy/outlook

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

The main issues here are considered to be:-

1. Principle of residential development
2. Density
3. Layout
4. Design
5. Parking, Re-cycling
6. Sustainability
7. Impact on privacy and amenity of neighbouring residents
8. Objector's comments

#### **Principle of residential development**

PPS3 and the London Plan encourage residential development of previously used sites.

The pressure for housing in London means that site such as these are increasingly considered for housing development.

The site is currently covered by dilapidated out buildings of no architectural or conservation merit.

The redevelopment/reuse of the site for residential dwellings is in line with advice In PPS3, The London Plan and UDP Policy G3 'Housing Supply'.

#### **Density**

There is no in principle presumption against development of this sites either in UDP Policy HSG9 or in SPG 3C providing certain criteria are met.

In this case there would be 24 habitable rooms on a site area of approximately 0.0758 hectares. This would give a density of 317 habitable rooms per hectare.

The SPG3c attached to Policy HSG 9 of the Unitary Development Plan, states that the Council densities should normally be within the range 200 – 700 hrh. The density on the site is within the range recommended in the Unitary Development Plan and is not in itself considered to be a sufficient reason to withhold planning permission.

## **Design and Layout**

The overall height of the development is 3 storeys with a basement area that utilises the natural slope of the land.

The individual dwelling houses are approximately 5.1m in width and 14.5m in depth; the development follows the existing front building line and is well away from the boundary which backs onto the communal rear gardens of residential block on Crouch Hill.

The proposal, due to its set back from the boundary, retains a gap between the proposed development and the existing property on the adjoining site. The proposed development does not result in the loss of open space in that it replaces existing buildings covering most of the site and does not have an adverse impact upon important trees on the neighbouring site, as such is not contrary to policies

The materials proposed are traditional brick and slate common to the locality. The proposal is therefore not in conflict with Policy UD4 Design Guidance, or Policy CSV1 Development in Conservation Areas which seeks the utilisation of material that are common to the locality and that will preserve and enhance the conservation area.

External amenity space has been provided for the dwelling houses meeting the requirement for family units of 50sqm, on balance, the proposal is in keeping with the overall provisions of SPG 3a.

The layout is considered acceptable in that the room sizes meet the required space standard as set out in the Council's supplementary guidance. There is adequate ventilation to all rooms.

## **Parking / Recycling**

Transportation is not satisfied with the proposal in that no off-street car parking is proposed. Stating, the proposal would not be in keeping with the provisions of Policy M10.

It is considered that the proposed development result in a lower level of car parking need than the lawful use as a Theatre.

As such it is considered that a small scheme such as this would not lead to severe on street car parking pressure.

Additionally off street car parking in front gardens is not encouraged within conservation area in that it leads to a loss of green space/garden area. If off street car parking was introduced to each property, it is considered that it would lead to a loss of front garden area and have an adverse visual impact on the conservation area

Easily accessible refuse and recycling facility is proposed for each of the dwellings.

### **Sustainability**

The reuse of under utilised land and reclaimed materials are important features of the development that comply with the thrust of National and London wide guidance.

In addition the scheme provides for good natural ventilation and day lighting. In terms of assessment of this type of development, the BRE Echomes Assessment procedure is regarded as most appropriate.

This approach is used to benchmark the overall sustainability of developments. Using this approach based on an assessment of seven key areas: (including energy, transport, pollution, materials, health/wellbeing, water/land use and ecology).

The scheme incorporates features for recycling and separation of household waste, sustainable building material and suppliers, energy efficiency and increased green space.

### **Impact on the living conditions of adjoining properties**

Policy UD3 recognises the sensitive nature of Conservation Areas and the importance of safeguarding architectural integrity also visual and residential amenity.

This proposal introduces gable fronts and flat roof elements. These elements would be provided on each of the four houses – in keeping with the design principles of the adjoining properties. It is considered the proposals would not have an unacceptable relationship on the streetscape.

The rear gardens of the adjoining properties vary in depth. Taking into account the level change between Crouch Hill and Cecile Park also the distance from the rear of the dwellings to the existing block of flats; the relationship is again considered to be acceptable regarding issues of loss of light overshadowing, outlook and visual intrusion.

It is accepted that visual outlook would be altered by the introduction of these properties, however taking into account their overall massing and positioning;

it is considered that the outlook proposed would not be harmful. In this respect the proposal would comply with criteria in policies UD3 and HSG9 and SPG3c

In relation to privacy and overlooking the proposals have been designed with no windows in the side elevations of the new houses at upper levels. The windows that face toward to the rear gardens of adjoining properties are at reasonable distances.

Some oblique overlooking maybe possible from the upper windows, taking into account that this minimal overlooking would be of rear gardens and from bedrooms this is not considered sufficient in itself to cause severe harm. In this respect the proposal would comply with criteria in policies UD3 and HSG9 and SPG3c.

It must be recognised that oblique overlooking of gardens is already widespread from upper floor rear windows of old established terraced houses in the area; first and second floor back bedrooms will overlook the gardens of next door neighbours.

### **Objector's comments**

The main issues raised the primary objector (Cecile Park Residents Ltd) who manage the adjacent block of flats are the impact of the development of the site on the amenity of the existing residents. Consultation response has raised a number of issues of which the following are the main issues of concern.

They are concerned that the proposal would be an overdevelopment of the site resulting in the loss of the open nature of the rear garden also resulting in a loss of view by neighbouring residents.

Concerns were expressed that the resultant residential development would result in a loss of privacy and amenity for neighbouring residents.

It was expressed that the proposal would result in a loss of visual amenity as a result of the introduction of the inappropriate residential development that will look out of place.

It is recognised that any new development, especially within a conservation area is likely to have some impact on amenity of the existing residents. It is considered that this development has no detrimental impact on the amenity currently being enjoyed; additionally the proposal has proposed a design and scale of development that is appropriate for the location.

Objection also raised on traffic generation and lack of off street parking by (Cecile Park Residents Ltd).

The site is located in the Crouch End Conservation Area but not within the designated controlled parking zone – within the locality off-street car parking in front gardens is not an option both in terms of the visual harm and also that many front gardens are too shallow to allow parking. Off street car parking in

front gardens is not encouraged within conservation area in that it leads to a loss of green space/garden area and introduces unsightly dropped kerbs/crossover. Additionally the lawful use is a more intensive use than the proposal in terms of traffic generation.

There is also the contradictory situation in that by providing crossovers they lead to loss of on-street car parking spaces.

The houses do not cover the whole site due to the introduction of rear gardens and retaining a reasonable degree of space between the existing buildings and the proposed development.

It is considered that the proposal would introduce houses of an appropriate design and scale with the surrounding properties.

The conservation officer considers that improved detailing and consistency of material would improve the scheme and would not be harmful to the character and appearance of the conservation area – the revised proposal has addressed these comments.

## **SUMMARY AND CONCLUSION**

The proposed three-storey development, which fronts onto Cecile Park, proposes a design that is within keeping with this location and the Conservation Area.

It is considered that the proposal meets the aims and the provisions of Policies UD3, UD4, CSV1, and CSV7 also Policy ENV9. It is therefore an appropriate development without detrimental amenity impact and approval is recommended.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2007/0920

Applicant's 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

Subject to the following condition(s)

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

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

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

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

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

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

4. The 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. 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'.

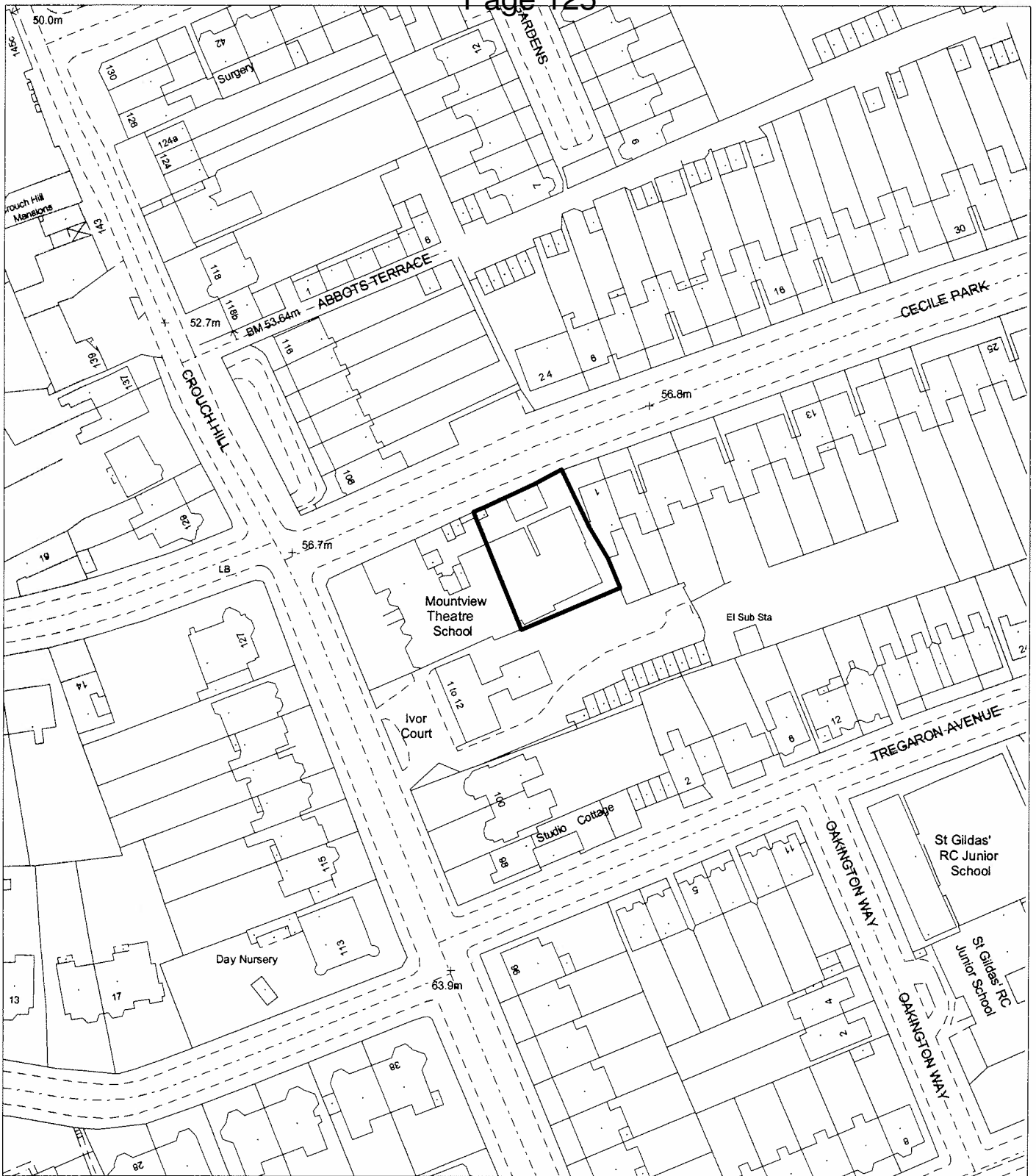
INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.

#### 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 'Demolition in Conservation Areas' and Policy M10 'Parking for Development' of the Haringey Unitary Development Plan.

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**Site plan**  
**Former Mountview Theatre School,**  
**104 Crouch Hill N8**

**HARINGEY COUNCIL**  
**Directorate of**  
**Urban**  
**Environment**

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	Scale	1:1250
	Date	01/10/2007

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Planning Committee 1 October 2007

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2007/0921

**Ward:** Crouch End

**Date received:** 02/05/2007

**Last amended date:** N/A

**Drawing number of plans:** 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

**Address:** Former Mountview Theatre School, 104 Crouch Hill N8

**Proposal:** Conservation Area Consent for demolition of existing buildings in association with erection of 4 dwelling houses.

**Existing Use:** Theatre

**Proposed Use:** Residential

**Applicant:** City & Suburban Homes Ltd

**Ownership:** Private

## **PLANNING DESIGNATIONS**

Retrieved from GIS on 14/05/2007

Tree Preservation Order

Conservation Area

Road Network: Classified Road

**Officer Contact:** Oliver Christian

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

## **SITE AND SURROUNDINGS**

The site, part of the former rear garden of 104 Crouch Hill – There are currently extension buildings of no architectural merit or value. There is a frontage onto Cecile Park.

The land slope down toward Cecile Park - The rear of the site backs onto the communal garden of a residential block of flats.

The site is within the Crouch End Conservation Area. The adjoining site contains a number of mature trees some that are the subject of Tree Preservation Orders (TPO's).

### **PLANNING HISTORY**

1947/0091 GTD 31-07-47 Mountview Theatre 104 Crouch Hill  
Use for purposes for theatre club of large hall (excluding basement).

### **DETAILS OF PROPOSAL**

The current proposal seeks the demolition of rear extension of existing theatre school buildings and erection of 4 x three bedroom dwelling houses.

This application should be assessed in conjunction with HGY2007/0920, a full application for the erection of 4 dwelling houses.

### **CONSULTATION**

Local Residents – 1 -11 (o) flats 1 -7, 2, 4, 6 -18 Cecile Park  
1 – 12 Ivor Court Crouch Hill  
106 – 116 Crouch Hill  
115 – 137 Crouch Hill  
Transportation Group  
Arboriculturist  
Conservation / Design Officer  
Building Control  
Hornsey CAAC  
Waste Management  
Conservation Advert 25/05/2007  
Ward Councillors

### **RESPONSES**

**Hornsey CAAC** - Does not object to the proposal in principle but requested some alteration to the proposal – these have been addressed in the revised proposal.

**Conservation/Design Officer** – Comments as follows: Overall, the principle of terraced residential development of high design quality at this site is welcome.

**English Heritage** – Happy in principle of development on this site and the broad approach of the proposal.

## **RELEVANT PLANNING POLICY**

CSV1 Development in Conservation Areas  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas

### **Supplementary Planning Guidance**

SPG 1a Design Guidance  
SPG3a Density et al  
SPG3b Privacy / Outlook

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

The main issue is considered to be:-

1. Principle of demolition of the out buildings.

### **Principle of demolition of the out buildings**

The existing out buildings at the rear of the main building is poor in quality and of no architectural merit and as such there is no planning or conservation objection to their removal/demolition.

## **SUMMARY**

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.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2007/0921

Applicant's 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

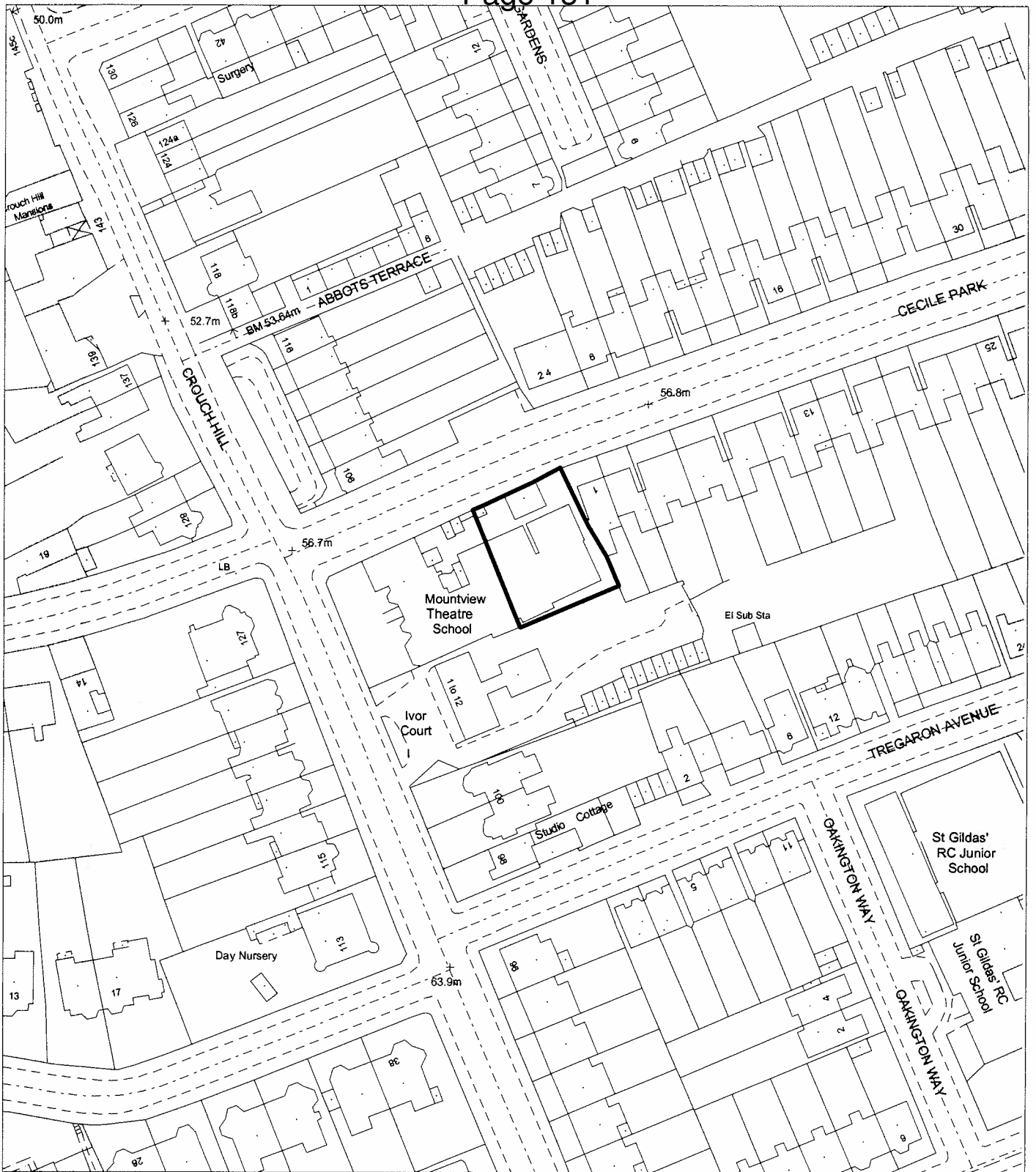
Subject to the following condition(s)

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

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

REASONS FOR APPROVAL

The 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.



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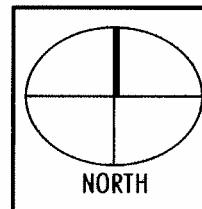
## Site plan

# Former Mountview Theatre School, 104 Crouch Hill N8



**Directorate of  
Urban  
Environment**

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Planning, Environmental Policy & Performance  
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Drawn by	Ahmet Altinsoy
Scale	1:1250
Date	01/10/2007

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Planning Committee 1 October 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2007/1442**Ward:** Seven Sisters**Date received:** 13/07/2007**Last amended date:** N/A

**Drawing number of plans** 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

**Address:** R/O 242 - 274 Hermitage Road N4

**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.

**Existing Use:** Garages / Vacant land**Proposed Use:** Residential**Applicant:** Howey Estates Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Classified Road

**Officer Contact:** Elizabeth Ennin-Gyasi**RECOMMENDATION**

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

**SITE AND SURROUNDINGS**

The site comprises of a triangular shaped land located to the rear of 242-278 Hermitage Road and the rear of 21-67 Tiverton Road flats. It also includes disused garages located on Tiverton Road. The area directly surrounding the application site is generally mixed residential and industrial, with the properties on Hermitage Road comprising of two- storey Victorian terrace houses and the existing block of flats on Tiverton Road being four - storey. To the south of the site lies an established industrial area.

The site is currently vacant with overgrown vegetation around the boundaries areas; there are no existing mature trees.

Existing access is between Nos.262 and 264 Hermitage Road and on Tiverton Road. The site is located within a triangle with Seven Sisters underground station in close proximity and several bus links on St Ann's Road, Green Lanes and Seven Sisters Road.

### **PLANNING HISTORY**

HGY/1994/0117 - Erection of 2 X single storey houses and 3 X 2 storey houses, parking for 9 cars, private gardens and associated landscaping – refused 18 /10 /94

HGY/2002/1784 - Demolition of existing buildings and erection of 1 X 2bed houses and 1 X 2storey block comprising 8 X 2bed flats, plus 12 car spaces and associated landscaping – withdrawn 12/2/03.

HGY/2004/0443 – Construction of 2 storey apartment block comprising 8 X 2bed self-contained flats and 2 storey 2bed single storey house – withdrawn 12/11/04.

### **DETAILS OF PROPOSAL**

The scheme proposes the 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.

The scheme provides 10 car parking spaces, private gardens for the houses and storage areas for bicycles, refuse and recycling.

### **CONSULTATION**

Ward Councillors  
Tiverton Community Centre  
21-115 Tiverton Road  
268-306 Tiverton Road  
2-240 Tiverton Road  
2-52 & 52a Templeton Road  
31 -61 Templeton Road  
214-320 Hermitage Road  
296A, B, 236A, B, 288A, B, 292A, B, 230A, B, 246A, B Hermitage Road  
226A, 228A, 240A; Flats 1-4 Green Court, 298-302  
Units 1-4, 112, Vale Road, Units 1-30 Florentia Clothing Village, 107  
Vale Road, Units 1-5 Tavistock Road.  
1-5, units 1-8, 1A, 2A, 3A, 3B, & 2 Overbury Road,  
5-47 Fladbury Road  
68-79 Remington Road

Transportation  
Cleansing  
London Fire Brigade  
Design Team  
Building Control  
Scientific Officer

## **RESPONSES**

No 264 Hermitage Road – supports  
No.270 Hermitage Road - objects

London Fire Brigade – access for fire fighting - satisfactory

Scientific Officer – ‘to supply a site investigation report, risk assessment & details of any remediation required’ – in relation to potentially contaminated land.

Transportation – ‘This development proposal is located within a walking distance of Seven Sisters Road bus route, which provides some 22 buses per hour (two-way), for frequent bus connections to Seven Sisters and Manor House tube stations. We have subsequently considered that some of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site. Also, this site is within Seven Sisters Controlled Parking Zone operating from Monday to Saturday, between 0800hrs and 1830hrs, which controls parking at this location. In addition, this area has not been identified within the Council’s adopted 2006 UDP Policy HSG11 as that renowned to have car parking pressure. Moreover, the applicant has proposed 10 car parking spaces and cycle storage as detailed on Plan No.041/A300 Rev.06 but we will require that the disabled / visitors parking bay is changed to ‘disabled only’. Also, our interrogation with the TRAVL trip prediction database suggests that based on comparative developments (Ossier Crescent- N10, Tysoe Avenue-EN3, Longfield Avenue-NW7, Porter Square-N19 and Yeats Close- NW10), this development proposal would generate a combined traffic inflow and outflow of 6 vehicles during in the morning or evening peak hours. It is therefore deemed that this level of vehicular trips would not have any significant adverse impact on the adjoining roads.

Furthermore, the characteristics of this site fulfil the criteria set out in the Council’s adopted 2006 UDP Policy M9, for dedication as a car-free development. The applicant has created However, there is the concern that the applicant has retained the existing vehicular access off Hermitage Road, which at some 2.29 metres wide, is narrow and would not offer the required visibility for drivers exiting it. We would therefore ask the applicant to dedicate this access to pedestrians and cyclist with the appropriate physical mechanisms in place, to safeguard its usage for this purpose. It is also felt that this location would benefit with improvement to cyclists’ condition, footway improvement and lighting. Hence, we will be seeking some financial

contribution towards this cause.

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

1. Enters into a S.106 agreement that: "The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development." The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the TMO for this purpose.
2. Contributes £25,000 (twenty five thousand pounds), towards the implementation of cycle route, footway and lighting improvement, in the vicinity of this development.
3. Submits a scheme for dedicating the existing vehicular access off Hermitage Road to pedestrians and cyclists, earmarking 1 car parking bay for the sole use of the mobility impaired persons (i.e 'visitors' bay marking removed) and, the provision of twenty (20) cycle racks which shall be enclosed in a secure shelter, to the transportation planning team for approval.

#### Informative

1. The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's 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.
2. 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 1380) to arrange for the allocation of a suitable address.'

### **RELEVANT PLANNING POLICY**

#### PPS1 Delivering Sustainable Development

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

#### PPS3 Housing

PPS3 2006 sets out central Government guidance on a range of issues relating to the provision of housing. It states that the Government is committed to maximising the re-use of previously developed land -brownfield

land in order to promote regeneration. PPS3 also sets out the Governments commitment to concentrating additional housing developments in urban areas, new emphasis on providing family housing with consideration given to the needs of children to include gardens & play areas. Also, the importance of ensuring housing schemes are well-designed and creates sustainable communities. The need for development to include affordable housing is also set out in PPS3.

### The London Plan

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

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

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

Whilst a site, where terraced houses & flats are proposed with PTAL rating of 4, the density range suggested is 200 – 450 habitable rooms per hectare. The car parking provision for such locations should be 1.5 - 1 space per unit.

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

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

HSG10 Dwelling Mix

SPG1a Design Guidance

SPG 3a Density, Dwelling Mix, Floor space Minima & Lifetime Homes

SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight

SPG3c Backlands Development

SPG8a Waste and Recycling

SPG10a The Negotiation, Management and Monitoring of Planning Obligations

SPG10b Affordable Housing

SPG10c Education needs generated by new housing

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

The site is part backland and part on Tiverton Road frontage; the northern part was previously gardens which were linked to the original houses in Tiverton Road. When the Tiverton Road Estate was built, the land was retained and sold off. It is currently vacant, overgrown with vegetation, which is considered to have little amenity value. The site also includes disused garages, originally in Council ownership which has now been sold off.

The proposal involves the erection of a four storey block of flats on the garage site and two storey dwellings on the land to rear of Hermitage Road properties. The main issues that need addressing on this proposal are:

- Principle of the use and housing need
- Density
- Design, bulk and massing
- Impact on residential amenity of existing residents
- Dwelling mix and amenity of future occupiers
- Access to the proposed development
- Sustainability
- Car parking, waste disposal and recycling

### **Principle of the 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 lock up garages and overgrown land to the rear of Hermitage Road. The garages are vacant and are no longer required by Housing 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.

### **Density**

The site area given is: 2663m<sup>2</sup>, and the scheme would create 10 x 2 bedroom flats, 3 x 1 bedroom flats, 3 x 4 bedroom houses, 3 x 3 bedroom houses and 1 x 2 bed house giving 66 habitable rooms. The density created would be 248 hrh, which is well within the Council's recommended density between 200 - 700hrh. Therefore the scheme conforms to the Council's density requirement and it is appropriate for this part back land site.

### **Design, bulk and massing**

Policy UD3 ‘General Principles’ & UD4 ‘Quality Design’ require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the

overall quality of the built environment and the amenity of residents. These policies reflect the advice in PPS1 and PPS3.

The underlying design principal of the scheme is to enhance the architectural setting of the area which includes contemporary buildings and Victorian dwellings. So that the proposed four storey block of flats, located on the garage site, is design to improve the existing street scene and match the height of the adjoining Tiverton Road block of flats. This proposed block of flats fronting Tiverton Road is of the same height as the 1960's block with a set back at the roof level. From the street perspective, the full height of the building would not be perceived, as the top floor is set back from the building line. Furthermore, the external material of this building would be a mass of brick punctuated by continuous openings and cantilevered terraces, which will create a well-designed point of interest on the street scene.

The two storey terraced dwellings have been designed to fit into the irregular form of the site; by tapering both the height and the layout to respond to the constraints of site. Consequently the height and mass of the houses are of a scale that would be subordinate to the existing buildings On Hermitage Road and Tiverton Road. The slope within the site from north-west to north-east is utilised with the house towards the narrowest point of the site being 1m lower than the other proposed houses. All terraced houses have been designed to incorporate habitable space within the eaves of the roof space. This not only achieves 100% useable space but acts to ensure that loft extensions are not possible. Therefore the proposed height of the terraced houses would be retained and the subordination to existing properties maintained.

It is considered that the scale, bulk and overall design of the scheme is acceptable and would bring an exciting point of interest to this part of Tiverton Road and the immediate surrounding area.

### **Impact on residential amenity of existing residents**

Policy UD3 'General Principles' and SPG3b 'Privacy/Overlooking aspect/outlook, daylight/sunlight' seek to protect existing residential amenity and avoid loss of light and overlooking issues.

The scale, positioning and layout of the proposed two storey houses are considered to minimise any adverse impact on existing properties. Given the nature of the site, it is considered that the proposed dwellings have been located at an acceptable distance from the rear gardens of the properties on Hermitage Road and the existing adjacent Tiverton Road block of flats. Moreover, to further reduce adverse amenity impact, the rear of the proposed houses at first floor level has been designed with obscure and directional windows towards the properties at Tiverton Road. The orientation of the openings, have been designed to ensure that overlooking is not less than 20 meters away to nearby properties. This is illustrated on drawing No. 041/A-330 Rev 6.



The four storey block of flats does not present any problems of overlooking or loss of privacy on the south, east and west elevations as the neighbouring windows are more than 20 meters away. The northern elevation faces the back wall of the existing Tiverton Road block of flats and would not create any problems of overlooking and privacy.

Therefore the proposed development is considered not to present significant problems of overlooking or pose any adverse amenity impact in line guidelines set out in policy UD3 'General Principles' and SPG3b 'Privacy/Overlooking aspect/outlook, daylight/sunlight'.

### **Dwelling mix and amenity of future occupiers**

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

This scheme would provide 3 X 1 bedroom flats, 10 X 2 bedroom flats, 3 X 3 bedroom houses, 3 X 4 bedroom houses and 1 X 2 bedroom house, which accords with policy guidelines. All the units/rooms are considered to have adequate light and ventilation. In addition, the units have been designed to conform to 'Lifetime Homes Standards' by incorporating provision to meet circulation requirements; living room and convenient potential bed space at entrance level; wheel chair accessible entrance level and toilet facilities with provision made for future incorporation of a shower. All living rooms incorporate glazing at 800mm or lower, affording seated persons' views out.

The block of flat has been designed with good outlook prospects and amenity space in the form of a balcony for each flat. The balconies to the north east corner of the block of flats has been re-design and a 2m high obscure glazing proposed to prevent overlooking into proposed house No.1.

The scheme also includes amenity in the form of landscaped areas and private front & rear garden space for the houses. The landscaping would incorporate new planting to include trees and shrubs.

Therefore the proposed units are considered to provide satisfactory standard of accommodation, layout and amenity space provision consistent with policy HSG10 and SPG3a.

### **Access to the proposed development**

A new access to the development is proposed from Tiverton Road, which would be the main entrance for vehicles and pedestrians. However, the existing access between 262 & 264 Hermitage Road would be retained for pedestrian use and for the purpose of refuse collection.

To improve the quality of lighting to the under passage to the development, the original proposed first floor building has been removed. Furthermore the entrance height has been increased from 2.3m to 4.6m to improve accessibility for van/trucks and emergency vehicles. The LFEPA has sent comments confirming that the access is satisfactory for fire fighting purposes.

### **Sustainability**

The re-use of under utilised land and the provision of 50% affordable housing are regarded as important sustainable features of the development in themselves which comply with the thrust of both national and London wide guidance. The configuration of the proposed buildings, for example all the units are design to have good natural ventilation and daylighting. In addition, the scheme would be restricted in terms of access to parking permits to control car parking in the area to reduce congestion and carbon footprint. The scheme would also provide a secured storage space for 20 bicycles to encourage sustainable mode of travel.

In terms of assessment of this type of development, the BRE Ecohomes Assessment procedure is regarded as most appropriate. This approach is used to benchmark the overall sustainability of developments. Using this approach based on an assessment of seven key areas; (including energy, transport, pollution, materials, health and wellbeing, water & land use and ecology) the scheme would achieve a very good rating. The scheme includes particular features to improve its energy efficiency/sustainability including solar water heating panels, recycling facilities, the reduction of water consumption/ recycle of rainwater etc.

### **Car parking, waste disposal and recycling**

The scheme provides 10 off-street parking spaces, which are overlooked by the units to create an acceptable security for the area. However, access to parking permits would be restricted to control car parking in the area. The scheme would also provide a secured storage space for 20 bicycles to encourage sustainable mode of travel. In addition the refuse area has been located nearer to the Hermitage Road entrance to enable easier refuse collection.

Transportation Group has indicated that, the scheme should provide secured undercover cycle storage; this is dealt with by a proposed condition to ensure, this requirement is implemented should the scheme be approved.

### **Comments received from consultation and the Council's response**

Two letters have been received from local residents, one to support and the other to object. The grounds for support includes:- the high quality design of the scheme, that the houses are subordinate to houses in Hermitage Road and the retention of Hermitage Road access for pedestrian use only.

The grounds of objection includes: - security concerns, boundary fence, hostile environment due to people being hemmed in from all sides, objection to re-development of the land.

Response: This concern is dealt by a proposed condition to ensure the scheme to comply with BS for 'security of residential buildings.'

Response: A condition has been attached to this report for submission of boundary fence for approval, which should deal with this concern.

Response: The proposed development is not considered to create a hostile environment, the site has a frontage on Tiverton Road and the intensity of the proposed development conforms to the Council's guidelines relating to density, design etc.

Response: The redevelopment of this site will contribute to meeting the Council's housing needs and bring about the re-use of what is currently under used land in line with advice in PPS3, The London Plan and G3 Housing Supply of the Unitary Development Plan.

## **SUMMARY AND CONCLUSION**

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 G3 Housing Supply of the Unitary Development Plan.

The scheme proposes a total of 20 residential units which results in a density of 248 habitable rooms per hectare.

The underlying design principal of the scheme is to enhance the architectural setting of the area which includes contemporary buildings and Victorian dwellings. The height and mass of the houses are of a scale that would be subordinate to the existing houses on Hermitage Road and the proposed block of flats fronting Tiverton Road is of the same height as the existing 1960's block. The treatment of the external material would bring an exciting and well-designed point of interest on the street scene. The development would be restricted in terms of parking permit to control car parking in the area.

The proposed development is design to ensure overlooking and loss of privacy is minimise with 20 metre distance required by policy achieved for principal windows facing, reducing potential overlooking of the existing properties.

The applicant will enter into a S106 Agreement of the Town and Country Planning Act 1990 covering in particular affordable housing, education, highway improvements and lighting.

Therefore it is considered that overall 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'.

### **RECOMMENDATION 1**

- (1) That planning permission be granted in accordance with planning application reference number HGY2007/1442, subject to a pre-condition that the applicant shall first have entered into an agreement or agreements with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure:
- The provision of affordable housing at 50% of the total units = 33 habitable rooms; to achieve: 17 habitable rooms for shared ownership units and 16 habitable rooms for renting.
  - An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £130,000 .00
  - A contribution of £1000.00 towards the amendment of TMO for a car free scheme to prevent current or future occupiers being eligible for residents parking permits for existing or future restricted parking areas in the area.
  - A contribution of £25,000 towards implementation of cycle route, footway and lighting improvement in the vicinity of the site.
  - A cost recovery charge of £4,680 - 3% of the total value of the S106.

and

- (2) That the agreement referred to in resolution (1) above is to be completed no later than 11 October 2007 or within such extended time as the Council's Assistant Director (PEPP) shall in his/her sole discretion allow; and

### **RECOMMENDATION 2**

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

The proposal fails to provide the affordable housing provision in accordance with the requirements set out in Policy HSG4 'Affordable

Housing' and Supplementary Planning Guidance 10b 'Affordable Housing' of Unitary Development Plan

- (4) In the event that the Planning Application is refused for the reasons set out in resolution (3) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
  - (ii) The further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
  - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

Subject to the following condition(s)

Registered No. HGY/2007/1442

Applicant's 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.

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 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 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'.

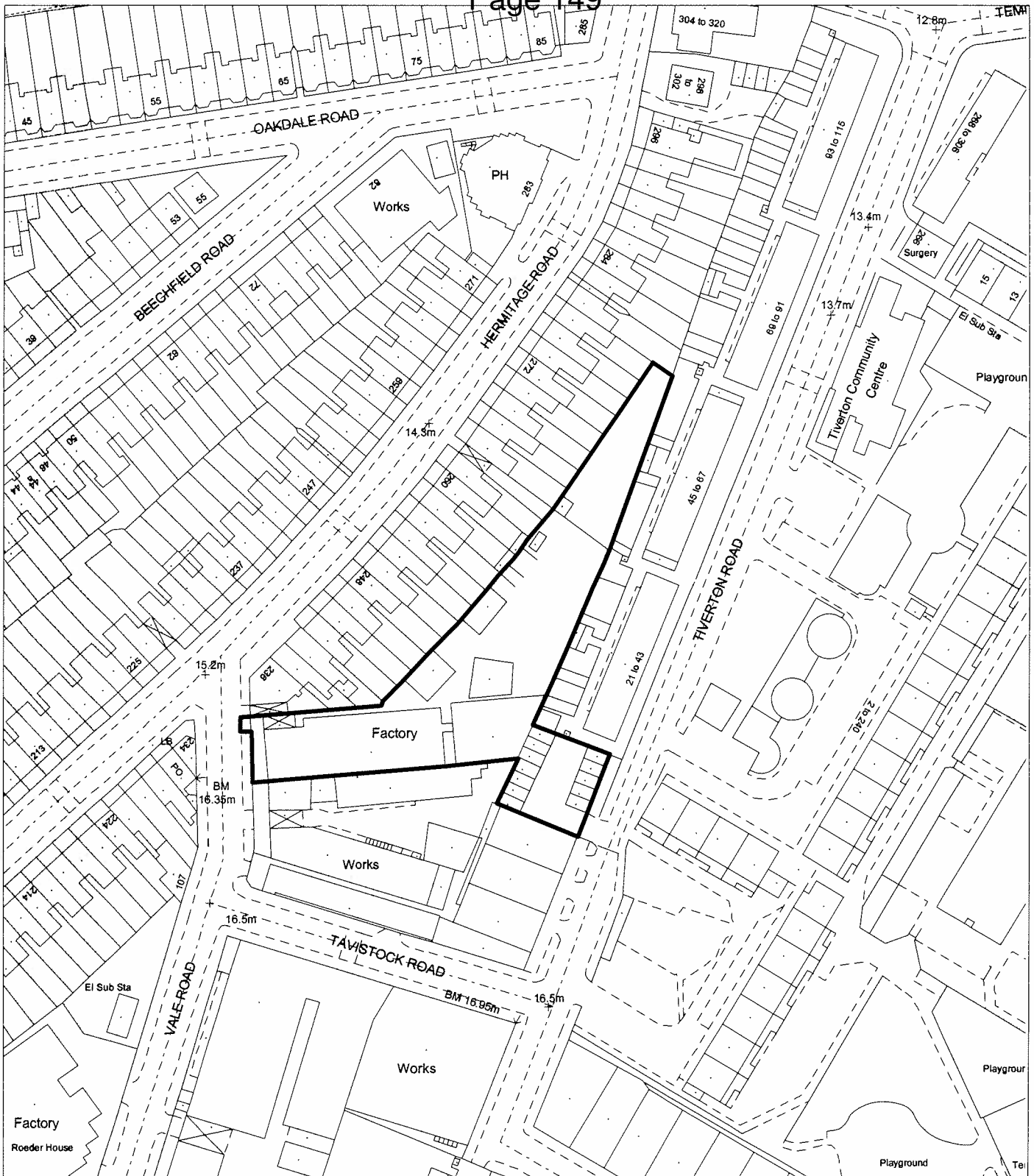
INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

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

#### REASONS FOR APPROVAL

The 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.





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## Site plan Rear of 242 - 274 Hermitage Road N4



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	Drawn by	Ahmet Altinsoy
	Scale	1:1250
	Date	01/10/2007

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Planning Committee 1 October 2007

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2007/1575

**Ward:** St. Ann's

**Date received:** 30/07/2007

**Last amended date:** N/A

**Drawing number of plans:** 001-04-COR-G to 009-04-COR-G

**Address:** 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.

**Existing Use:** Light Industrial

**Proposed Use:** Mixed Use

**Applicant:** Platinum Properties

**Ownership:** Private

## **PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer Contact:** Oliver Christian

## **RECOMMENDATION**

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

## **SITE AND SURROUNDINGS**

The site is located on Cornwall Road – a link road between West Green Road and St Ann's Road.

The proposal site consist of buildings 2/3 storeys in height mainly used for industrial purposes mainly storage.

This section of Cornwall Road consist primarily of 2 and 3 storey terraced houses many of which contain purpose built flats and maisonettes.

The property is part vacant and has been so for some time.

The property is not located within any designated conservation area but adjoins Chestnut's Public Park.

## **PLANNING HISTORY**

Planning permission was recently refused on appeal for the demolition of existing building and erection of 3 storey building comprising of 8 x two bedroom flats, 324 square metres of office space and cycle storage: The main reason being the absence of a unilateral agreement for the provision of open space access.

## **DETAILS OF PROPOSAL**

The current proposal seeks the demolition of existing building and erection of 3 storey building comprising of 8 x two bedroom flats, 330 square metres of office space and cycle storage.

The scheme has been amended from that originally submitted – the overall bulk of the roof has been reduced by replacing the pitch.

The basement parking area has been removed and security gates have been proposed.

Details have been provided of the proposed boundary wall.

The ground floor has been set back to provide a 30m x 2.4m sight line.

The refuse and re-cycling storage has relocated to the flanks on the North and South elevations of the building.

## **CONSULTATION**

69 Local residents  
Council's Arboriculturist  
Building Control  
Recreation Service  
Transportation Group  
Waste Management  
Major/minor  
Ward Councillors

## **RESPONSES**

No local objections have been received.

**Recreation Service** – would like to make the following comments and have them considered to be conditions of planning -  
We support the 2m strip of land to be given over to create a new entrance to Chestnuts Park in conjunction with the 2m from the neighbouring property. We also support the empty strip of land on the other side of the fence so the flats are not situated immediately on the other side of the wall providing a sheer drop into the entrance avenue as this will look intimidating.

It is important that the flats on the side of the building that overlook the entrance avenue have windows as that increases safety through surveillance. The entrance needs to have two gates 2m high x 1.2m wide at each end. As the park is situated in a conservation area, the gates will need to be of a suitable appearance.

The entrance needs to have lighting in order to ensure that it is safe. The developer will need to install a 50mm duct along the new pathway when installing the pathway. The lights should be down lighters as not to disturb wildlife or the people living in the flats and should be energy efficient. They should also have the control panel situated as high up the lighting column as possible to reduce vandalism.

The surface treatment should be a 2m conservation style block paving path with planted beds on either side, with a depth of 1m. The wall should be made from brick and have openings in it to increase visibility.

**Crime Prevention Officer** - With reference to the above planning application, I make the following comments:

1. My main concern is with the proposed newly created access along the north side of the site into Chestnuts Park. The proposed width of two metres from this site is not wide enough to support a sustainable path, although I understand that a separate application from the property next door would increase the width to four metres which is more acceptable. My view is that Chestnuts Park has sufficient entrances and exits at the present time without creating another one from Cornwall Road. This new route does not benefit from much natural surveillance and guardianship from the proposed flats, as there are only two balcony doors at one end that overlook it. I also question who will have control over the path, and who will be responsible for locking the gates into the park when the park is closed. The path would need proper lighting and a secure boundary treatment to prevent anti-social behaviour and to protect the proposed homes and offices on either side.
2. I approve of the fenestration to the west elevation, as this would improve natural surveillance of the park. However there would need to be a good boundary treatment to balance the security of the site with clear demarcation between site and park. Without this clear boundary the site will encounter regular intrusion from the park. The application does not detail the proposed boundary treatments. We can give advice as necessary.

3. The dwellings would benefit from the enhanced security standards detailed in the “Secured by Design Scheme”.

The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community. The Crime Prevention Department can meet with the developer to discuss the scheme as required.

**Transportation Group** – No objection to the proposal -

Cllr Haley objects to the planning application on the grounds of overdevelopment in the area and a lack of green spaces.

## **RELEVANT PLANNING POLICY**

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

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

PPS3 states that Local Planning authorities should:

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

### **Planning Policy Statement 13 Transport**

Planning Policy Statement 13 Transport aims to:

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

## **The London Plan**

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

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

## **Local Policy Background**

### **Unitary Development Plan**

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

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

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

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

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

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

#### **UD6: Mixed Use Developments**

Where appropriate developments should include a mix o f uses in order to ensure sustainable development – aiming to make the optimal use of land whilst still maintaining a decent environment.

#### **UD7: Waste Storage**

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

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

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

### **HSG9: Density Standards**

Reflects the advice in the London Plan also increased densities.

### **HSG10: Dwelling Mix**

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

### **M10: Car Parking for Development**

Assess the appropriateness of proposed off street car parking for developments

### **Supplementary Guidance**

SPG1a - Design Guidance

SPG3a – Density / Dwelling mix

SPG 4 - Access for all

SPG5 - Safety by Design

SPG8a - Waste and recycling

SPG9 - Sustainability Statement (checklist)

SPG10c - Education needs generated by new housing development

SPG7a – Parking Standards

SPG10a - The negotiation, management and monitoring of planning obligations

### **ASSESSMENT**

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with reasonably good public transport links that accord with many of the development principles being espoused by central government. However, the redevelopment of the site does raise a number of issues and these can be considered under the following headings:

- i) Principle of residential use on the site.
- ii) Design
- iii) Density
- iv) Amenity
- v) Sustainability
- vi) Parking, Waste Management and Re-cycling
- vii) Affordable housing
- viii) Section106 obligations

#### **i) Principle of residential use**

It is proposed that the ground floor of the development to be retained in potential employment creating use in the form of office space.

The proposed use of the building for commercial use of the ground floor will help to re-animate this part of Cornwall Road. The proposed ground floor will



help reinforce the streetscape and allow for the commercial space to be independent and legible. It is proposed that the commercial frontage has integrated signage and lighting, whilst the entrance to the residential element is well defined.

It is considered that residential development of the site is therefore acceptable in principle.

## **ii) Design, Bulk, Massing & Height**

The design of the development will be assessed against the criteria included in Policy UD4 Quality Design. The existing building is poor in quality.

The height of the proposed building is considered to relate well to the site's setting, the streetscape, scale and architecture of the existing buildings.

It is considered that the proposed elevation treatment enhances the street scene replacing the rather bland industrial buildings.

The proposed frontage will provide considerable improvement to the existing situation thereby improving the positive impression of the surrounding area.

The design is modern with strong vertical and horizontal emphasis, using a mix of traditional and contemporary materials.

The proposed development takes its theme from the recent developments on Cornwall Road, designed to respect the surrounding built form: Meeting the aims of policy UD4 Quality Design.

It is considered that the proposed three storey development provides an appropriate frontage enhancing the streetscape whilst having regard to the immediate locality.

## **iii) Density.**

The site is on Cornwall Road, there is reasonably good accessibility to local shopping facilities: Council policy HSG9 and SPG3a (Density Standards) also the London Plan states higher densities are acceptable on these sites. In addition, the proposal incorporates commercial and residential uses; the scheme is of high quality design and will enhance the street scene and the immediate locality.

The site covers an area of 0.181 hectares, the proposed scheme is a mix of commercial on the ground floor and residential on the upper floors and proposes a mixed use density of 320 habitable rooms to the hectare (hrh). The density is within the UDP recommended density of 400hrh also within the London Plan guidance for sites with good design and public transport accessibility. The density for this mixed use scheme is considered appropriate for the location.

PPS3 suggests that good design and layout of new development can help to achieve the Government's objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas. In seeking to achieve these objectives, local planning authorities and developers should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment.

It is considered that the scheme be acceptable in that the proposed development fits well onto the site.

Policy HSG9 Density Standards states that in considering the density of all schemes the Council will have particular regard to the overall design and layout of the development, availability and capacity of Statutory Undertaker Services, the amenities of adjacent proposal and the area as a whole.

It is considered that the proposed density of the development has no adverse impact upon the amenity of adjacent occupiers and the locality.

The proposal is considered to be in accordance with PPS3 that states - "planning for increased intensity of development for housing and other uses at locations which are highly accessible by public transport, walking and cycling".

The proposed density promotes sustainable patterns of development and makes the best use of previously developed urban land. It is maintained that the proposed scheme is wholly appropriate in terms of height and density. It also accords with Unitary Development Plan and London Plan policies, which promote higher densities for developments that are attractive and well designed.

#### **iv) Amenity**

It is considered that the proposed scheme has no detrimental impact on the existing privacy enjoyed by the adjoining residents of Cornwall Road, the neighbouring and surrounding properties, as such is not contrary to policy regarding - Privacy and amenity in that the windows at the rear of the proposal that have the potential for overlooking are primarily bedroom windows with balconies overlooking the park.

It is considered that although the potential for overlooking exists it is predominantly over the existing public park and is unlikely to cause harm but improves on the existing situation in that there is now increased surveillance over an area of the park that has a history of anti-social behaviour.

In terms of individual amenity of the occupiers of the proposed flats, the units provided are spacious well above the required space standard; additional external amenity is provided in the form of secure balconies and communal garden area at the rear adjacent to the public park.

The site is well serviced by local amenities shops, religious facilities, buses; a local park abuts the rear of the site providing additional amenity facility for residents.

**v) Sustainability**

The scheme proposes using sustainable principles such as using local materials and workforces.

The proposal incorporates efficient heating, noise attenuation and insulation systems.

**vi) Parking Waste Management and Re-cycling**

There is dedicated and accessible waste storage and re-cycling facilities proposed at ground floor level for both the residential and commercial occupiers.

It is considered that the site is appropriately designed, well placed, being a previously used site that accord with many of the development principles being espoused by central government.

The Council's Transportation Group supports redevelopment in this location especially as the scheme is proposed car free.

It is considered that the proposal would not lead to adverse on street car parking pressure.

**vii) Affordable housing**

HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing. The proposed development is below the threshold and as such does not have to contribute toward the provision of affordable units. This is in line with Council policy and supplementary planning guidance<sup>11</sup>.

**viii) Section 106 obligations - Education – Open space -Transport – Administrative Charges.**

Under the terms of Circular 1/97 Planning Obligations, and in line with Supplementary Planning Guidance Note 10, The Negotiation, Management and Monitoring of Planning Obligations, it is appropriate for Local Planning Authorities to seek benefits for the surrounding area appropriate to the size and scale of the development. The Council therefore proposes to enter into an agreement under S106 of the Town and Country Planning Act 1990 to provide the following benefits as part of the proposal.

These are principally - The proposed development is made up of 8 x 2 bedroom units a total of 8 residential units - above 5 family units and as such generating and education contribution.

- An education contribution of £14,457 in accordance with the formula in SPG10c

The applicant has agreed to enter into an agreement to contribute £14,457 toward education facilities in line with the requirements of Supplementary Planning Guidance 12.

The applicant has also agreed to contribute a 2.00 metre strip of land from Cornwall Road to Chestnut Park to be used as open space and pedestrian access to the park.

Additionally the applicant has agreed to contribute, £10,000 toward traffic calming and highway improvement plus administrative charges of £1,250.

The total financial contribution amounts to £25,707.

### **SUMMARY AND CONCLUSION**

It is considered that the proposed development would not be detrimental to the amenity of nearby and adjoining residents or any adverse impact upon the adjoining park.

Adequate amenity space has been designed into scheme in the form of communal garden and balconies at the front and rear of the development.

The scheme is in accordance with Council policies in terms of design, height, bulk and massing.

The proposed development is considered consistent with Policy UD3 General Principles also Supplementary Planning Guidance 3b 'Privacy and Overlooking, Aspect/Outlook and Daylight/Sunlight'.

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 Haringey Unitary Development Plan.

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

### **RECOMMENDATION 1**

That planning permission be granted in accordance with planning application no. HGY/2007/1575, 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).

The report also recommends that under the guidance contained in SPG 8.2, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of £14,457 toward local education facilities, £10,000 toward traffic calming/pedestrian improvement and administrative charges of £1,250 also a 2.00 metre wide strip of land from Cornwall road to Chestnut Park to be used as open space and pedestrian access to the park.

### **RECOMMENDATION 2**

(1) That, following completion of the Agreement referred to in resolution (1) planning permission be granted in accordance with planning application reference number HGY/2007/1575 & applicant's drawing No.(s) 001-04-COR-G to 009-04-COR-G 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 construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.  
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

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

6. 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.

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

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

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'.

REASONS FOR APPROVAL

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.

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## Site plan 103 Cornwall Road N15



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	Scale	1:1250
	Date	01/10/2007

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Planning Committee 1 October 2007

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2007/1557**Ward:** Seven Sisters**Date received:** 26/07/2007**Last amended date:** N/A**Drawing number of plans:** 12/7/01 to 07**Address:** 12 Overbury Road N15

**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

**Existing Use:** Light Industrial**Proposed Use:** Mixed use**Applicant:** Provewell Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer Contact:** Oliver Christian**RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to section 106 Legal Agreement

**SITE AND SURROUNDINGS**

The site is 12 Overbury Road, N15 in the Seven Sisters ward.

The property is a two storey building currently in part light industrial use:

The building is situated at the rear of office/light industrial building at 1-19 Tewkesbury Road, forming a complete rectangular block.

The site is not within a designated Defined Employment Area.

## **PLANNING HISTORY**

No relevant planning history

## **DETAILS OF PROPOSAL**

This application seeks planning permission for demolition of the existing building and erection of a storey extension building with commercial/light industrial floor space on ground and first floors with residential use on the upper floors.

## **CONSULTATION**

London Underground  
Building Control  
Waste Management  
Ward Councillors  
Haringey Council – Transportation Team  
Owner/Occupier: 10, 12, Overbury Road, N15  
1 – 19 Twekesbury Road, N15

## **RESPONSES**

London Underground Limited – As the Victoria line tunnels are some distance from the application site, London Underground Ltd has no comment to make on the application.

Haringey Council – Transportation Team

The applicant is required to contribute £5,000 toward footway improvements within the immediate locality also the applicant must contribute a sum of £700 (Seven hundred pounds) towards the amendment of the Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development (£5,700).

No objection on transportation or highway grounds

## **RELEVANT PLANNING POLICY**

### **National Policy Background**

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

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

PPS3 states that Local Planning authorities should:

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

### **Planning Policy Statement 13 Transport**

Planning Policy Statement 13 Transport aims to:

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

### **The London Plan**

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

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

### **Local Policy Background**

#### **Unitary Development Plan**

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

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

**UD3: General Principles**

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

**UD4: Quality Design**

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

**UD6: Mixed Use Developments**

Where appropriate developments should include a mix of uses in order to ensure sustainable development – aiming to make the optimal use of land whilst still maintaining a decent environment.

**UD7: Waste Storage**

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

**HSG 4: Affordable Housing**

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

**HSG8: Density Standards**

Reflects the advice in the London Plan also increased densities.

**HSG9: Dwelling Mix**

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

**M10: Car Parking for Development**

Assess the appropriateness of proposed off street car parking for developments.

**ENV9: Mitigating Climate Change: Energy Efficiency**

Seeks to reduce CO2 emission by efficient design.

**ENV10: Mitigating Climate Change: Renewable Energy**

Seeks efficient design to lower total energy consumption.

**Supplementary Guidance**

SPG1a - Design Guidance  
SPG3a – Density / Dwelling mix  
SPG 4 - Access for all  
SPG5 - Safety by Design  
SPG8a - Waste and recycling  
SPG9 - Sustainability Statement  
SPG10c - Education needs generated by new housing development  
SPG7a – Parking Standards  
SPG10a - The negotiation, management and monitoring of planning obligations

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

The main issues created by the proposal are:

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

Each of these issues is discussed below.

### **Principle of Residential Use**

The subject site has been removed from the Defined Employment Area (DEA) as such Policy EMP4 is applicable.

The proposal provides commercial floor space on part of the ground floor that has the potential to create employment opportunity.

It is considered that the proposal will result in a sustainable mix of uses that will benefit the community complying with Policy UD 6 'Mixed Use Development'.

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

### **Density**

Policy HSG 8: 'Density Standards' sets out the density range for the Borough. PPG3 recommends that more efficient use be made of land by maximising use of previously developed land. It recommends that Local Authorities "*avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes.*" The London Plan also sets higher densities for

development in urban areas. The London Plan recommends a density range of 300 - 450 hrh for flatted developments in urban areas with a low accessibility index rating such as this one.

The Unitary Development Plan sets a density range of 200 – 400 hrh. The densities allowed in the Unitary Development Plan reflect more closely with the densities set out in the London Plan.

The site displays the characteristics of an urban site with a low accessibility index as defined in the London Plan. As such, the Plan allows for a density of development up to 450 hrh. Applying the method of calculation set out in Supplementary Planning Guidance Note 23a Density, this mixed use scheme has a density of 454hrh based on a gross site area of 0.0535 hectares, which is in line with this requirement.

The ground and first floors have been laid out as commercial floor space. In line with guidance in Supplementary Planning Guidance Note.3a 'Standards for New Build Residential Development', a communal roof garden has been proposed.

Policy HSG 9 'Dwelling Mix' requires a mix of unit sizes to provide some family, (i.e. over 1-bed), units. This scheme proposes 2 x three bed, 2 x one bed and 4 x two bedroom flats, which generally meet the flat size and room size requirements of Supplementary Planning Guidance Note 3a 'Standards for New Build Residential Development'. The proposed development is below the threshold that requires an affordable housing contribution and as such the proposal complies with Policy HSG 4 'Affordable Housing'.

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

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

The building is four storeys in height incorporating commercial use on the ground and first floor, generally reflects the height of the nearby building and a number of industrial buildings within the vicinity.

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

The development will enhance the local area in this part of Overbury Road enlivening the street frontage by the provision of new entrances and overlooking windows.

The submitted scheme is acceptable in design policy terms and approval is recommended.



It is also considered that the neighbouring industrial estate will not have a significant negative impact on the future occupants of the site.

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

### **Privacy and Overlooking**

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

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

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

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

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

The waste storage facility accommodates both residential and commercial waste in an easily accessible location.

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

### **Sustainability and Energy renewal**

The applicant has completed the Council's sustainability checklist.

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

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

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

### **Contributions**

**Education** - Supplementary Planning Guidance Note 12 'Education Needs Generated by New Housing Development' requires the applicant enter into a legal agreement with the Council to provide a financial contribution towards the impact of the development on local education provision. The Guidance recognises that all, new development, with 5 or more units with children bed spaces are likely to have an impact. The Guidance sets out a formula for assessing the contribution based on figures provided by the Department of Education and Science of the cost of school places. This report recommends that a contribution is required for this development through a legal agreement should planning permission be granted. The applicant is required to contribute a sum of £40,420.

**Footway improvements within the vicinity** – The applicant is required to contribute £5,000 toward footway improvements within the immediate locality also the applicant must contribute a sum of £700 (Seven hundred pounds) towards the amendment of the Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development (£5,700).

**Administrative recovery charges** – £1,500.

### **SUMMARY AND CONCLUSION**

The proposed development accords with Council Policy EMP4 'Non Employment Generating Uses'. The site is not within a DEA and the proposed development incorporates commercial use on the lower floors with the potential to create new employment on the site.

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

The proposed development is of a type and scale which is appropriate to this location. Mixed use is proposed that raises the density proposed but not such that the scheme fails to meet the relevant policy requirements – additionally the proposal is in line with general national policy and guidance which encourages Local Planning Authorities to approve higher density schemes in locations such as this.

The proposal has been assessed against and found to comply with policy UD4 "Quality Design", UD3 "General Principles" and SPG3a Density, dwelling mix and floor space minima of the Haringey Unitary Development Plan.

On this basis, it is recommended that planning permission be GRANTED.

### **RECOMMENDATION 1**

That planning permission is granted in accordance with planning application no. HGY/2007/1557, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended).

This report also recommends that under the guidance contained in SPG 12, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of £ toward local education facilities, £15,700 toward footway improvements and Traffic Management Order within the vicinity, also administrative recovery costs of £1,500.

### **RECOMMENDATION 2**

(1) That planning permission be granted in accordance with planning application reference number HGY/2007/1557 subject to a pre-condition that the applicant shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: Education contribution of £40,420 also £5700 toward footway improvements and a Traffic Management Order within the vicinity and recovery / administrative costs of £1,500.

(2). That, following completion of the Agreement referred to in resolution (1) planning permission be granted in accordance with planning application reference number HGY/2007/1557 & applicant's drawing No's: 12/7/01 to 07 - subject to the following conditions:

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

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

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

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been

submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

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

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

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

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

6. That not more than 8 separate residential units shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

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

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

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

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

9. 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.

10. That 8 cycle spaces shall be provided for the exclusive use of the proposed development details of which shall be submitted to and approved by the Local Planning Authority and thereafter such agreed scheme shall be implemented prior to the occupation of the proposed development and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory standard of provision for cycle storage for the proposed development.

11. That the shutters to be provided to the ground floor office units shall be the open lattice type details of which 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 thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance to the proposed development when completed.

12. That the ground floor commercial units shall be limited to office use only B1 (a) and shall not be used for any other purpose without the prior consent in writing of the Local Planning Authority.

Reason: In order to ensure that the ground floor use is compatible with the residential use above and is not used for industrial purposes.

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.

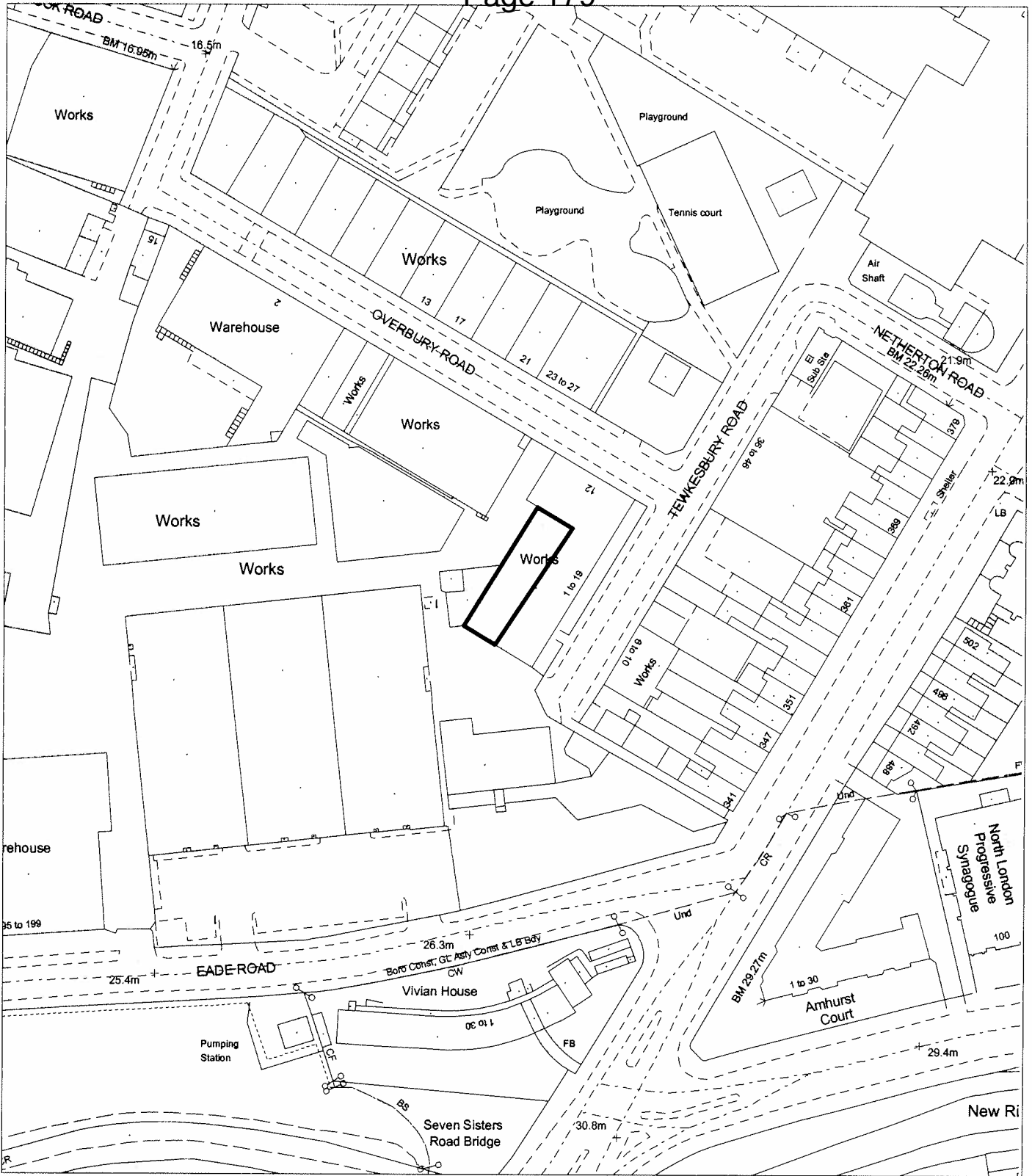
INFORMATIVE: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

## REASONS FOR APPROVAL

The proposal complies with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD5 'Mixed Use Development', HSG9 'Density Standards', EMP4 'Non Employment Generating Uses', EMP5 'Promoting Employment Uses', M9 'Car Free Development' of the Haringey Unitary Development Plan and appropriate Supplementary Planning Guidance.

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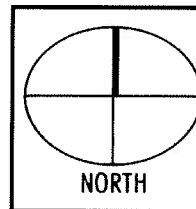
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## Site plan 12 Overbury Road N15



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Planning Committee 1 October 2007

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2007/1103

**Ward:** Crouch End

**Date received:** 30/05/2007

**Last amended date:** N/A

**Drawing number of plans:** A9417/01 & 02 – A to G. A9417/03(1 -4) A9417/04 (1-5)

**Address:** 104 Crouch Hill N8

**Proposal:** Erection of 2 storey side extension and first floor side extension, hard and soft landscaping with associated tree planting.

**Existing Use:** Education

**Proposed Use:** Education

**Applicant:** Mr Paul Conrathe T/A Eagle House School

**Ownership:** Private

## **PLANNING DESIGNATIONS**

Conservation Area

Road Network: Classified Road

**Officer Contact:** Oliver Christian

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

## **SITE AND SURROUNDINGS**

The site consists of a detached 3 storey former dwelling house that has been used as a Theatre and acting school. The property is currently vacant.

The site is within the Crouch End Conservation Area.

The adjoining site contains a number of mature trees some that are the subject of Tree Preservation Orders (TPO's).

## **PLANNING HISTORY**

OLD/1947/0091 GTD 31-07-47 Mountview Theatre 104 Crouch Hill  
Use for purposes for theatre club of large hall (excluding basement).

## **DETAILS OF PROPOSAL**

The current proposal seeks: Erection of 2 storey side extension and first floor side extension, hard and soft landscaping with associated tree planting.

The proposed use as a school does not in itself require any permission for a change of use as it falls within the same use class as the historical use of the property.

The main issue is the scale and proportion of the proposed side extension and its impact upon the locality and the conservation area.

There is a current application under consideration for the demolition of rear extension of existing theatre school buildings and erection of 4 x three bedroom dwelling houses.

## **CONSULTATION**

Local Residents – 1 -11 (o) flats 1 -7, 2, 4, 6 -18 Cecile Park

1 – 12 Ivor Court Crouch Hill

106 – 116 Crouch Hill

115 – 137 Crouch Hill

Transportation Group

Arboriculturist

Conservation/ Design Officer

Building Control

Hornsey CAAC

Waste Management

Conservation Advert 4/06/2007

Ward Councillors

## **RESPONSES**

**Transportation Group** – No objection to the proposal.

**Council's Tree Officer:** Considers that this development in its current form is suitable for the site.

**Hornsey CAAC** – responds – We would object to the loss of healthy trees. We accept that the massing of the two wings, but we feel that a copy of the period style of the existing villa will not succeed because of changes in building practices and difficulties in finding craftspeople with sufficient skill to carry out the work.

We recommend demolition of the existing side extensions and building new ones in a contemporary style and in the manner of the proposed new town houses round the corner in Cecile Park.

**Conservation / Design Officer** – No objections received

**RELEVANT PLANNING POLICY**

UD3 General Principles  
UD4 Quality Design  
CSV1 Development in Conservation Areas  
CSV5 Alterations and Extensions in Conservation Areas  
CSV7 Demolition in Conservation Areas  
M10 Parking for Development

**Supplementary Planning Guidance**

SPG 1a Design Guidance  
SPG3a Density et al  
SPG3b Privacy/outlook

**ANALYSIS / ASSESSMENT OF THE APPLICATION**

The main issues here are considered to be:-

1. Design.
2. Impact of development on local amenity
3. Parking, Refuse and access.
4. Sustainability

**1. DESIGN**

The proposed two storey extension side extensions enable the creation of better internal layout and by virtue and improved school rooms.

The property is a detached building; there is no reduction in the gap with the neighbouring property. The principle of having a two storey extension at this location is acceptable in that the addition of the two wings is appropriately designed and is subservient to the main building and creates a balance.

It is considered that the scale and proportion of the extensions does not upset the scale or unbalances the building. Additionally the proposal does not adversely affect the setting or the character of the locality or the conservation area.

The proposed two storey side extension would be equidistance on either side of the original building: The proposal as such is not contrary to Policy UD3 and UD4 also SPG1a, in that the extension would not have an adverse impact on the character of the existing building or the conservation area

**2. Impact of development on local amenity (Visual amenity, open space and trees).**

It is considered that the proposed development is appropriate for the location and does not cause any adverse impact on the visual amenity of the locality.

The proposed development does not result in the loss of open space in that it replaces existing buildings and does not have an adverse impact upon important trees on the neighbouring site, as such is not contrary to policies OS10 and OS17.

There are a number of trees on the adjoining site that are the subject of TPO's, however they are not adversely affected by the proposal – The Council's Tree Officer has been consulted and considers that this development in its current form is suitable for the site.

**3. Parking, Refuse and Access**

Car parking and access is at the front of the property utilising the existing crossovers to the site.

Waste storage is located at the front of the building close to the porch and will allow for appropriate re-cycling and refuse collection.

Recycling facilities are proposed within the building.

**4. Sustainability.**

The re-use of the existing building is regarded as an important sustainable feature of the development in itself, which comply with the thrust of both National and London wide guidance.

In addition, the configuration of the proposed buildings, provide for good natural ventilation and day lighting.

In terms of assessment of this type of development, the assessment of seven key areas; (including energy, transport, pollution, materials, health and wellbeing, water & land use and ecology) the scheme would achieve a very good rating.

The scheme includes particular features to improve its energy efficiency/sustainability including rainwater reclamation and low flush toilets.

The scheme also proposes to re-use some of the demolition material; re-claimed London stock bricks and landscaping will use permeable materials.

Additionally it is proposed that building materials will be sourced from sustainable suppliers.

**CONCLUSION**

The proposed extensions are considered to be subordinate to the main building and are of appropriate design. 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 Extensions et al of the Haringey Unitary Development Plan.

To conclude, the proposal for the erection of a two-storey side extension and basement extension is acceptable.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2007/1103

Applicant's drawing No. (s) A9417/01 & 02 – A to G. A9417/03(1 -4)  
A9417/04 (1-5)

Subject to the following condition(s)

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

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

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

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

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

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

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

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

5. 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.

#### REASONS FOR APPROVAL

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 'Extensions et al' of the Haringey Unitary Development Plan.



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## Site plan 104 Crouch Hill N8



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	Scale	1:1250
	Date	01/10/2007

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Planning Committee 1 October 2007

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2007/1555

**Ward:** Seven Sisters

**Date received:** 26/07/2007

**Last amended date:** N/A

**Drawing number of plans:** L4251/SK(0) 050 RevA, 051, L(0)084, 40RevB, 039 RevC & 083 Rev B

**Address:** Unit 4 E Arena Estate, Williamson Road N4

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

**Existing Use:** Vacant

**Proposed Use:** Health and fitness club

**Applicant:** Wildmoor Properties Ltd

**Ownership:** Private

## **PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer Contact:** Stuart Cooke

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

## **SITE AND SURROUNDINGS**

The application site comprises an internal mezzanine floor level within the corner unit of the Arena retail park, known as Unit 4E, closest to Williamson Road.

The Arena retail park is within the Green Lanes Town Centre as identified in the Unitary Development Plan 2006.

## **PLANNING HISTORY**

Planning permission was granted for the new retail park in 2003 and the mezzanine was granted specific planning permission in March 2006, (ref. no. HGY2006/1988).

## **DETAILS OF PROPOSAL**

The application proposes the change of use of the mezzanine floor area from retail (A1) as approved to a Health and Fitness Studio, which falls in Use Class D2. The use will be operated by Fitness First. The floor area to be occupied by the fitness club will be approximately 880 square metres. Access will be via a new door/entrance at ground floor level to be introduced between the existing retail frontages.

## **CONSULTATION**

Ward Councillors

Transportation

Ladder Community Safety Partnership

Units 1-6, Arena Retail park.

## **RESPONSES**

Transportation – do not object subject to cycle parking and Travel Plan.

## **RELEVANT PLANNING POLICY**

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 TCR1: DEVELOPMENT IN TOWN AND LOCAL SHOPPING CENTRES.**

Proposals for new development or the expansion of existing facilities should be located in the identified town and local shopping centres. The use and scale of any proposed development should have proper regard to the size and role of the centre, and to the relationship with its surroundings including its traffic impact.

Where appropriate proposed development should take account of the Council's Strategies to sustain and enhance the vitality and viability of the Borough's town centres.

#### **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.

Cycle parking provision is set out in Appendix 1a.

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

The principal issues to be considered in terms of this application are:

- The suitability and scale of the proposed use
- Parking

##### **1. The suitability and scale of the proposed use**

Policy TCR1 requires that uses are appropriate to the scale, character and function of the town centre. The use of the mezzanine floor here as a fitness club is appropriate in terms of the nature of the use. Fitness and health Clubs are generally considered as appropriate uses in town centres and are not uncommon in these locations. There are fitness clubs in Wood Green and Crouch End town centres for example which add to and complement to the character and function of the centres. They are also considered to complement the prevailing retail use of the centre and contribute to its viability and vitality. In this light, the proposed use is considered appropriate and to meet the requirements of policy TCR1.

##### **2. Parking**

Policies TCR1 and M10 seek to ensure that all development is subject to appropriate parking provision, based on guidance from central government that dependence on the private car to be reduced.

No dedicated parking spaces are provided with scheme. However, Transportation consider that the retail park benefits from high levels of public transport accessibility and that therefore specific parking provision for this use is not required. In addition, the site is located within the Green Lanes CPZ which controls on-street parking Monday to Sunday from 0800 to 2200 hours. In this light they do not object to the proposal, subject to conditions being attached relating to a Travel Plan and cycle parking. The provision of additional cycle parking facilities in relation to this development will help to encourage alternative, sustainable modes of transport to be used by visitors to

the proposed facility. In addition, the Travel Plan should set out a raft of measures and initiatives to be undertaken and encouraged by the operator of the health and fitness club to encourage and promote the use of alternative means of transport to the facility. This approach is in line with central government guidance aimed at reducing dependence on the private car, particularly in busy urban areas with good access to public transport. The proposal therefore meets the requirements of Policy M10.

### 3. Other Issues

Access to the proposed use will be from a new entrance located between the existing retail frontages. It is considered that this will not adversely affect either the appearance or the operation of those uses. The proposed use may in fact bring increased activity to these frontages and may therefore contribute to the overall viability and vitality of the centre. A lift is available to provide access to the proposed use for disabled people.

## **SUMMARY AND CONCLUSION**

The application site comprises an internal mezzanine floor level within the corner unit of the Arena retail park, known as Unit 4E, closest to Williamson Road. The application proposes the change of use of the mezzanine floor area from retail (A1) as approved to a Health and Fitness Studio, which falls in Use Class D2. The use will be operated by Fitness First. The floor area to be occupied by the fitness club will be approximately 880 square metres. Access will be via a new door/entrance at ground floor level to be introduced between the existing retail frontages.

Fitness and health Clubs are generally considered as appropriate uses in town centres and are not uncommon in these locations. They are also considered to complement the prevailing retail use of the centre and contribute to its viability and vitality.

No dedicated parking spaces are provided with scheme. Transportation consider that the retail park benefits from high levels of public transport accessibility and that therefore specific parking provision for this use is not required. Additional cycle parking facilities and a Travel Plan are required in order to encourage alternative methods of transport to and from the proposed facility.

Access to the proposed use will be from a new entrance located between the existing retail frontages. It is considered that this will not adversely affect either the appearance or the operation of those uses.

As such, the proposal is considered to meet the requirements of Policies TCR1 and M10 of the Unitary Development Plan 2006.

## **RECOMMENDATION**

GRANT PERMISSION

Registered No. HGY/2007/1555

Applicant's drawing Nos. L4251/SK(0) 050 RevA, 051, L(0)084, 40RevB, 039 RevC & 083 Rev B

Subject to the following conditions:

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

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

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

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

3. Notwithstanding the 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.

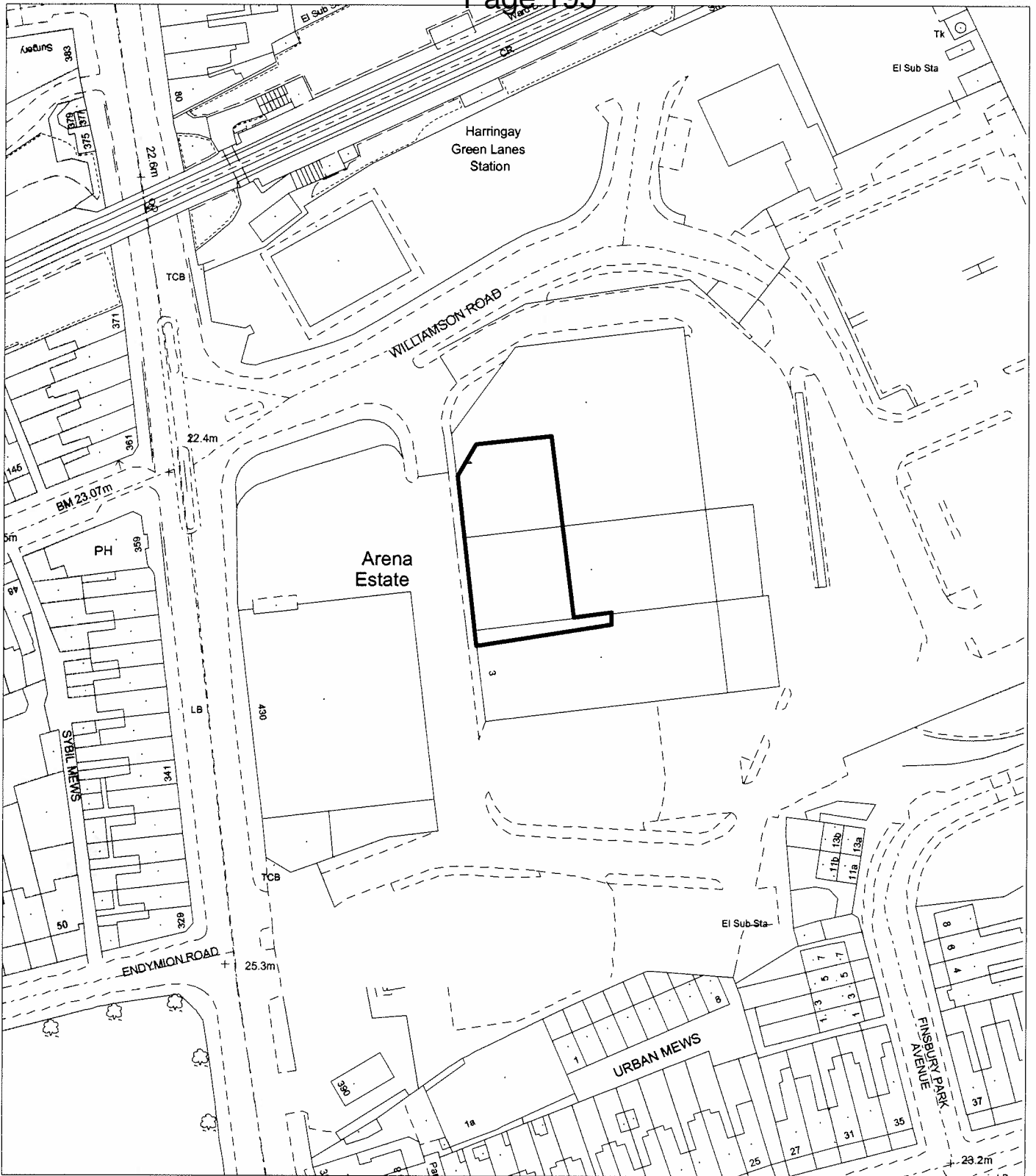
4. Notwithstanding the details included in the proposal hereby approved, full details of the cycle parking proposed shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the commencement of the development hereby approved.

Reason: To ensure a satisfactory level of cycle parking provision.

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.

REASONS FOR APPROVAL

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.



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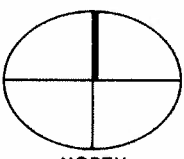
## Site plan

### Unit 4E Arena Estate, Williamson Road N4



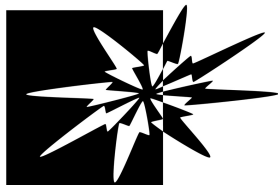
**Directorate of  
Urban  
Environment**

Shifa Mustafa  
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Haringey Council

Agenda Item

## Planning Committee

On 1 October 2007

**Report title: URGENT ACTIONS TAKEN IN CONSULTATION WITH THE CHAIR**

**Report of: The Chief Executive**

### 1. Purpose

To inform Planning Committee of a decision taken by the Chair under urgency procedures or delegated authority.

### 2. Recommendations

That the report be noted.

**Report authorised by:** Dr Ita O'Donovan, Chief Executive

**Contact officer:** Anne Thomas

**Telephone:** 020 8489 2941

### 4. Access to information:

Local Government (Access to Information) Act 1985

4.1 Report to Planning area Sub Committee dated 17 May 2007, in respect of planning application no. HGY/2006/1177.

4.2 S106 of the Town and Country Planning Act.

The background papers are located at River Park House, Level 7, High Road, Wood Green, London N22 8HQ.

To inspect them or to discuss this report further, please contact Anne Thomas on 020 8489 2941.

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