



NOTICE OF MEETING

Planning Committee

TUESDAY, 4TH DECEMBER, 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 18 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 - 30)

To confirm and sign the Minutes of the Planning Committee held on 1 October 2007.

6. APPEAL DECISIONS (PAGES 31 - 48)

Appeal decisions determined during September and October 2007.

7. DELEGATED DECISIONS (PAGES 49 - 104)

Decisions made under delegated powers between 20 September 2007 and 11 November 2007.

8. PERFORMANCE STATISTICS (PAGES 105 - 118)

Performance Statistics for Development Control and Planning Enforcement Action since 1 October 2007 Committee meeting.

9. REVISION OF THE CODES AND PROTOCOLS FOR THE PLANNING COMMITTEE (PAGES 119 - 154)

To consider and adopt revised versions of the Members' Code of Conduct for Planning Committee, the Code of Conduct for Member Site Visits and the Protocol for Hearing Representations at Planning Committee.

10. PLANNING ENFORCEMENT PROJECT UPDATE (PAGES 155 - 160)

To update the Committee on the progress of the planning enforcement project.

11. PLANNING APPLICATIONS (PAGES 161 - 162)

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

12. 120 - 128 MAYES ROAD N22 (PAGES 163 - 180)

Alterations and extensions to the existing building, including the creation a ground and first floor front extension and recessed part second floor extension to create a three storey building comprising of 528 sq.m of B1 space at ground floor level with 9 self contained units at upper levels, along with 17 secure cycle spaces and 2 off street car parking spaces.

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

13. JAMESON LODGE, 58 SHEPHERDS HILL N6 (PAGES 181 - 190)

Construction of extension at roof level creating additional floor comprising 1 x one bed and 1 x three bed self-contained flats.

RECOMMENDATION: Grant permission subject to conditions.

14. 18 AVENUE ROAD N15 (PAGES 191 - 200)

Demolition of existing single storey dwellinghouse and erection of 2 storey five bedroom dwelling house.

RECOMMENDATION: Grant permission subject to conditions.

15. 18 AVENUE ROAD N15 ~ CONSERVATION AREA CONSENT (PAGES 201 - 208)

Conservation Area Consent for demolition of existing single storey dwelling house and erection of 2 storey five bedroom dwelling house.

RECOMMENDATION: Grant permission subject to conditions.

16. 24 WILLOUGHBY ROAD N8 (PAGES 209 - 216)

Renewal of planning permission HGY/2006/1222 for the continuation of permission for use as a Day Nursery.

RECOMMENDATION: Grant permission subject to conditions.

17. URGENT ACTIONS TAKEN IN CONSULTATION WITH THE CHAIR (PAGES 217 - 222)

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

18. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

19. DATE OF NEXT MEETING

Monday 7 January 2008 at 7:00pm.

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22 November 2007

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Agenda Item 5

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

Also Present: Councillors, Amin, Egan and Haley.

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

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

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

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

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

Cllr Adamou entered the meeting at 7:25pm.

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

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

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

RESOLVED

The Committee agreed to grant permission subject to conditions.

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

Location: Site Adjacent 2 Seymour Road N8 0BE

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

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	<p>Recommendation: GTD</p> <p>Decision: GTD</p> <p>Drawing No's: 359/01, 359/02, 359/03, 359/04, 359/05, 359/06 & 359/07.</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 & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>7. Notwithstanding the provisions of Schedule 2, Part 1 of the Town</p>	
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	<p>& Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination. Reason: To avoid overdevelopment of the site.</p> <p>INFORMATIVE: The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.</p> <p>REASONS FOR APPROVAL The proposal has been assessed against and found to accord with the aims of Policies M10 'Parking Standards', M7 'Waste Management', UD2 'Sustainable Design and Construction', UD3 'General Principles' and UD4 'Quality Design' also Supplementary Planning Guidance 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' of the Haringey Unitary Development Plan.</p> <p>Section 106 No</p> <p>The Chair announced that the meeting would be adjourned for ten minutes at 7:35pm.</p> <p>Cllr Alexander re-entered the meeting at 7:37pm.</p> <p>The meeting was reconvened at 7:45pm.</p>	
<p>PC71.</p>	<p>ALEXANDRA PARK SECONDARY SCHOOL, BIDWELL GARDENS N11</p> <p>The Committee was informed that the application site was part of the school grounds attached to Alexandra Park School and formed a grassed area between the northern boundary of Albert Road Recreation Ground and the school sports hall. The Recreation Ground extended along the eastern boundary of the site to Bidwell Gardens and contained a raised embankment adjacent to the school boundary.</p> <p>The Officer advised that there would be a loss of 2-3 Hawthorn trees on the site as they were not in very good condition. It was proposed that they be removed and replanting would take place. The site was already in use by the school for sporting activities and was grassed over and was proposed to be resurfaced.</p> <p>The Committee questioned whether this application would involve</p>	

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

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

RESOLVED

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

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

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

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

Recommendation: GTD

Decision: GTD

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

Conditions:

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

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

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

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

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

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	<p>Reason: In order to ensure the proposed development does not impinge on the amenities of adjacent occupiers.</p> <p>4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details. These details shall include the planting of extra heavy standard trees adjacent to the eastern boundary of the site and on the south side of the site at the boundary with the adjacent recreation ground.</p> <p>Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity.</p> <p>5. Access to the sports pitch hereby permitted shall be restricted to the main school entrance off Rhodes Avenue and the existing pedestrian/cycle access from Albert Road Recreation Ground only, and the emergency school access from Bidwell Gardens shall not be used by users of the sports pitch for access to or egress at any time.</p> <p>Reason: To protect the amenities of nearby residents.</p> <p>6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>7. Construction works shall not be commenced until vehicle wheel washing facilities have been provided. Such facilities shall be used by all vehicles leaving the site, and no work shall take place if at any time the said facilities are not present or are otherwise incapable of use.</p> <p>Reason: To ensure that the construction of the approved sports pitch does not prejudice the conditions of safety and cleanliness along the neighbouring highway.</p> <p>REASONS FOR APPROVAL</p> <p>The scheme complies with Policies OS2 "Metropolitan Open Land" and UD3 "General Principles" of the council's Unitary Development Plan, and will provide considerable community benefit.</p> <p>Section 106. No</p>	
<p>PC72.</p>	<p>LAND REAR OF 42 - 48 NEWLAND ROAD N8</p> <p>The Officer presented the report and advised the Committee that the application site comprised the piece of open land between the western end of Penstock footpath, Newland Road and the new Hornsey Village development. The site was fenced off and was currently an uncultivated grassed area, directly south of Alexandra</p>	

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Palace and Park.

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

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

Cllr Egan entered the meeting at 8:00pm.

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

RESOLVED

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

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

Location: Land rear of 42-48 Newland Road N8

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

Recommendation: GTD

Decision: LEGAL

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

Conditions:

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

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

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

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

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

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

4. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details with particular reference to the number type and species of trees shrubs and plants and the type, design and height of the boundary fencing along the north and east boundaries.

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

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

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

6. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

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

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

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	<p>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.</p> <p>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.</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 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>14. Notwithstanding the details submitted, full details of the boundary treatment to the north and east boundaries of the site, including planting</p>	
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	<p>plans, shall be submitted to and approved in writing by, the Local Planning Authority, prior to the development being commenced . Reason: to ensure the satisfactory appearance of the development.</p> <p>15. That all hard surfaces shall be permeable surfaces details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and retained to the satisfaction of the Local Planning Authority. Reason: In order to minimise surface water run off from the site.</p> <p>INFORMATIVE: In regards to surface water drainage Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. Thames Water requests that further information on foundation design be submitted. The developer should contact Thames Water Resources Team on 0118 9237430.</p> <p>INFORMATIVE: That the Fire Brigade be satisfied that they have satisfactory access for their fire fighting vehicles to enter and turn within the site.</p> <p>INFORMATIVE: That a scheme for storage, recycling and collection be devised which allows for storage locations to be within the site with access and turning space within the site for collection vehicles.</p> <p>INFORMATIVE: That the provision of entrance gates shall be discussed as part of the requirement to discuss the proposals in relation to the requirements of secure by design.</p> <p>REASONS FOR APPROVAL</p> <p>The application site is considered suitable for residential development in principle and so satisfies the requirements of Policies HSG1 'New Housing Developments' and HSG3 'Housing Supply' of the Unitary Development Plan 2006. The scheme is regarded as being of appropriate size, bulk and mix of unit type, is of good design quality, affordable housing provision and does not cause injury to existing amenity and thereby fulfils the requirements of Policies UD3 'General Principles', UD4 'Quality Design', HSG4 'Affordable Housing', HSG9 'Density Standards', HSG10 'Dwelling Mix', ENV9 Energy Efficiency', ENV10 Renewable Energy' and M10 'Parking for Development' of the Unitary Development Plan 2006.</p> <p>Section 106. Yes</p>	
<p>PC73.</p>	<p>FORMER MOUNTVIEW THEATRE SCHOOL, 104 CROUCH HILL N8</p> <p>The Officer informed the Committee that that this application site</p>	

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

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

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

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

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

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

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

Cllr Haley entered the meeting at 8:55pm.

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

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

RESOLVED

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

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

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

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

Recommendation: GTD

Decision: GTD

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

Conditions:

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

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

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

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

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

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

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

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

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

Reason: To avoid overdevelopment of the site.

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

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

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

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

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

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

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

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

REASONS FOR APPROVAL

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

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

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

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	<p>Conditions:</p> <ol style="list-style-type: none"> 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. 	
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	<p>REASONS FOR APPROVAL</p> <p>The proposal also retains the basic pattern of the original building and provides acceptable standard of accommodation for the proposed school that is not detrimental to the street scene or the area as a whole compliant with Policies UD3 'General Principles', UD4 'Quality Design', and SPG 1 'Design Guidance' also SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes ' of the Haringey Unitary Development Plan.</p> <p>Section 106. No</p>	
<p>PC76.</p>	<p>R/O 242 - 274 HERMITAGE ROAD N4</p> <p>The officer presented the report and advised that the site comprised of a triangular shaped land located to the rear of 242-278 Hermitage Road and the rear of 21-67 Tiverton Road flats. The area surrounding the site was mixed residential and industrial. The garages were vacant and the redevelopment of the site would bring about the re-use of what is currently under used land.</p> <p>It was considered that the scale, bulk and overall design of the scheme was acceptable and would not present significant problems of overlooking or pose any adverse amenity impact. The scheme provided ten off-street parking spaces, access to parking permits would be restricted to controlled parking in the area. There would also be secured storage space for twenty bicycles to encourage sustainable modes of travel.</p> <p>The Committee requested that Condition 8 be strengthened to include that refuse bins be put in an enclosure and the applicant welcomed this.</p> <p>RESOLVED</p> <p>The Committee agreed to grant permission subject to conditions and the above extra condition and also subject to a Section 106 Legal Agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/1442 FOR PLANNING COMMITTEE DATED 01/10/2007</p> <p>Location: R/O 242-274 Hermitage Road N4 1NR</p> <p>Proposal: Demolition of existing garages and erection of four storey building comprising 10 x two bedroom flats and 3 x one bedroom flats. Erection of 7 x two storey houses comprising 3 x four bedroom houses, 3 x three bedroom houses and 1 x two bedroom house.</p>	

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	<p>Recommendation: LEGAL</p> <p>Decision: LEGAL</p> <p>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.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 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 	
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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

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	<p>constructed on the site. Reason: In order to promote sustainable mode of travel.</p> <p>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.</p> <p>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.</p> <p>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'.</p> <p>17. That details of a nature conservation study to establish whether or not there are any species of Fauna or Flora which might be effected by construction and the timing of such construction in the calendar year shall be submitted to and approved by the Local Planning Authority before the commencement of the works. Such agreed study and its recommendations shall be considered and implemented or acted upon before any works commence. Reason: In order to protect the natural environment of the site.</p> <p>18. That the waste/refuse storage area shall be enclosed with walls and gates. Notwithstanding the drawings hereby approved details of a scheme for wall and gates to the refuse storage and recycling area shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority. Reason: In order to ensure that the proposed development has a satisfactory standard of refuse and recycling storage provision in order to protect and preserve the amenities of the locality.</p> <p>INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p>	
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	<p>INFORMATIVE: The necessary works to construct the crossover will be carried out by the Assistant Director Street Scene at the applicants expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed scheme is acceptable and complies with national, regional and relevant local Policies G3 'Housing Supply', UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', M9 'Car-Free Residential Developments', M10 'Parking for Development', HSG1 'New Housing Developments', HSG 4 'Affordable Housing', HSG 7 'Housing for Special Needs', HSG 9 'Density Standards' and HSG10 'Dwelling Mix' of the Haringey Unitary Development Plan.</p> <p>Section 106. Yes</p>	
<p>PC77.</p>	<p>103 CORNWALL ROAD N15</p> <p>The Officer advised the Committee that this application site had been considered previously by the Committee. The site was located on Cornwall Road between West Green Road and St Ann's Road. The proposal site consisted of buildings 2/3 storeys in height mainly used for industrial storage purposes. The property was part vacant and had been so for some time.</p> <p>It was considered that the residential development of this site would be acceptable. The height of the proposed building was considered to relate well to the site's setting, streetscape, scale and architecture of the existing buildings.</p> <p>Objectors representing the Friends of Chestnuts Park addressed the Committee and objected on the ground that new developments should improve open space in areas of open space deficiency. The park was part of St Ann's Conservation Area. The entrance to the proposed site should be attractive and windows should be overlooking the alleyway which would benefit office workers in the buildings as this would increase daylight.</p> <p>The applicant addressed the Committee and advised that he had submitted an application in April 2006. This amended scheme incorporated a two metre access. The proposed scheme before the Committee included a four metre strip between both buildings and the scheme was set slightly back.</p> <p>The Committee queried whether it was possible for windows to be inserted into the building overlooking the allyway. The applicant responded that it would be unreasonable to alter the design at this point.</p>	

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RESOLVED

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

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

Location: 103 Cornwall Road N15 5AX

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

Recommendation: LEGAL

Decision: LEGAL

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

Conditions:

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

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

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

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

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

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

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

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

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	<p>enjoyment of neighbouring occupiers of their properties.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>9. That the development is set back 1 metre from the new building of the site with the 2 metre wide entrance path to the park. Reason: In order to ensure that the entrance path is not over enclosed by the adjoining new building.</p> <p>10. That gates are erected at both ends of the path details of the design of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Reason: In order to ensure the safety of the entrance and maintain the character and appearance of the locality.</p> <p>11. That a scheme for the provision of lighting of the entrance pathway shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Reason: In order to ensure the security and safety of the entrance footpath.</p> <p>12. That there shall be a 50mm duct provided along the length of the new entrance pathway. Reason: In order to ensure that there is adequate provision for any necessary cabling associated with the erection of the footpath.</p>	
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	<p>13. That details of the design, treatment and materials of the new entrance footpath including the provision of conservation style block paving and planted flower beds on either side of the path to be submitted to and approved by the Local Planning Authority before the commencement of works. Reason: In order to ensure the satisfactory design and appearance of the footpath.</p> <p>14. That the materials proposed for the new development shall be of a type and appearance that would be compatible with the proposed adjoining development to the north of the application site details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Reason: In order to ensure a satisfactory appearance of the proposed development and the locality in relation to the development on the adjoining site.</p> <p>INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.</p> <p>INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed development is considered consistent with Policy UD3 'General Principles' of the Haringey Unitary Development Plan also Supplementary Planning Guidance 3b 'Privacy and Overlooking, Aspect / Outlook and Daylight / Sunlight'. Additionally the density of the proposed development is considered consistent with the Governments Planning Policy Statement 3, London Plan also Policy HSG 9 'Density Standards' of the Haringey Unitary Development Plan.</p> <p>Section 106. Yes</p> <p>The Chair agreed to vary the agenda to taken agenda item 19 next.</p>	
<p>PC78.</p>	<p>UNIT 4E ARENA ESTATE, WILLIAMSON ROAD N4</p> <p>The Committee was advised that the application site comprised an internal mezzanine floor level within the corner unit of the Arena Park, known as Unit 4E, closest to Williamson Road. The Arena retail park was within the Green Lanes Town Centre.</p>	

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

RESOLVED

The Committee agreed to grant permission subject to conditions.

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

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

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

Recommendation: GTD

Decision: GTD

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

Conditions:

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

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

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

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

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

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

4. Notwithstanding the details included in the proposal hereby

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

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

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

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

Chair

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Haringey Council

Agenda item:

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Planning Committee	On 4th December 2007
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Report Title: Appeal decisions determined during September & October 2007
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Report of: Niall Bolger Director of Urban Environment
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Wards(s) affected: All	Report for: Planning Committee
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1. Purpose

To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during September & October 2007.

2. Summary

Reports outcome of 29 appeal decisions determined by the Department for Communities and Local Government during September & October 2007 of which 12 (41%) were allowed and 17 (59%) were dismissed.

3. Recommendations

That the report be noted.

Report Authorised by:

Shifa Mustafa

Assistant Director Planning Policy & Management

Contact Officer: Ahmet Altinsoy
--

Senior Administrative Officer

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

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APPEAL DECISIONS SEPTEMBER 2007**PLANNING APPEALS**

Ward:	Alexandra
Reference Number:	HGY/2006/2458
Decision Level:	Delegated

69 Muswell Avenue N10 2EH**Proposal:**

Erection of rear dormer window

Type of Appeal:

Written Representation

Issue:

Whether the proposed development would preserve or enhance the character or appearance of the Muswell Hill Conservation Area

Result:

Appeal **Dismissed** 13 September 2007

Ward:	Highgate
Reference Number:	HGY/2006/2349
Decision Level:	Delegated

76 North Hill N6 4RL**Proposal:**

Erection of a single storey rear extension and creation of French doors at rear first floor level with balustrade without complying with a condition attached to planning permission Ref HGY/2005/1478 dated 26 September 2005

Type of Appeal:

Written Representation

Issue:

The effect on the living conditions of occupiers of 76A North Hill with respect to privacy and overlooking if the bay window and balustrade were to be retained and modified as proposed

Result: Appeal **Allowed** 19 June 2007

Ward:	Hornsey
Reference Number:	HGY/2006/1885
Decision Level:	Delegated

Rear of 58-60 High Street N8 7NX

Proposal:

Retrospective planning application for erection of single storey rear lean-to extension and railing to rear of property

Type of Appeal:

Written Representation

Issue:

The visual impact which the development would have on the character and appearance of the Hornsey High Street Conservation Area

Result:

Appeal **Allowed** 26 September 2007

Ward:	Northumberland Park
Reference Number:	HGY/2006/2410
Decision Level:	Delegated

20 Lordship Lane N17 8NS

Proposal:

Replacement of existing shop canopy with new

Type of Appeal:

Written Representation

Issue:

The effect of the canopy on the character and appearance of the street scene

Result:

Appeal **Dismissed** 26 September 2007

Ward:	St. Ann's
Reference Number:	HGY/2007/0011
Decision Level:	Delegated

Rear of Olive Grove, Off Abbotsford Avenue N15 3BT

Proposal:

Erection of single storey building for 1 x 1 bed room flat

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of the residents of the existing appeal site flats, with particular reference to communal amenity space

Result:

Appeal **Dismissed** 19 September 2007

Ward:	St. Ann's
Reference Number:	HGY/2006/2320
Decision Level:	Delegated

2A Roseberry Gardens N4 1JJ

Proposal:

Conversion of roof hip to gable end Insertion of 5 x roof lights

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the character and appearance of the appeal building and street scene

Result:

Appeal **Allowed** 19 September 2007

Ward:	Seven Sisters
Reference Number:	HGY/2006/2446
Decision Level:	Delegated

124 Gladesmore Road N15 6TH

Proposal:

Change of use from house to house in multiple occupation

Type of Appeal:

Written Representation

Issue:

The effect of the development on the amenity or character of the surrounding area

Result:

Appeal **Allowed** 31 July 2007

Ward:	Seven Sisters
Reference Number:	HGY/2007/0238
Decision Level:	Delegated

58 Wargrave Avenue N15 6UB

Proposal:

Erection of a single storey rear addition and new loft

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of the residents of nos. 56 and 60, with respect to outlook and daylight

The effect on the character and appearance of the locality

Result:

Appeal **Dismissed** 19 September 2007

Ward:	Tottenham Green
Reference Number:	HGY/2007/0350
Decision Level:	Delegated

8 Bedford Road N15 4HA**Proposal:**

Creation of four flats

Type of Appeal:

Written Representation

Issue:

Whether or not the proposal complies with the Council's policies relating to housing density and mix

Whether or not the proposal complies with the Council's policies relating to the adequacy of the proposed car-parking

Result:

Appeal **Allowed** 20 September 2007

Ward:	Tottenham Hale
Reference Number:	HGY/2007/0797
Decision Level:	Delegated

474 High Road N17 9JF**Proposal:**

Retention of an advertising wall mounted internally illuminated display panel 3.25m x 3.25m

Type of Appeal:

Written Representation

Issue:

The effect upon the character and appearance of the Conservation Area

Result:

Appeals **Dismissed** 10 September 2007

ENFORCEMENT APPEALS

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

5 Cadoxton Avenue N15 6LB

Proposal:

Erection of a rear extension not built in accordance with the approved plan

Type of Appeal:

Informal Hearing

Issue:

Whether or not the structure had been built entirely in accordance with the planning permission approved in November 2005

Result:

Appeal **Dismissed** 3 September 2007

APPEAL DECISIONS OCTOBER 2007**PLANNING APPEALS**

Ward:	Alexandra
Reference Number:	HGY/2006/0638
Decision Level:	Delegated

10-12 Palace Gates Road N22 4BN**Proposal:**

Formation of two rear dormer window and loft conversion to form one additional self contained flat.

Type of Appeal:

Written Representation

Issues:

Whether the development would comply with the Council's policies and guidance for conversions to residential use

The effect of the proposed development on the character and appearance of the surrounding area

Result:

Appeal **Allowed** 3 October 3007

Ward:	Bounds Green
Reference Number:	HGY/2007/0484
Decision Level:	Delegated

Ground Floor Flat 409 High Road N22 8JB**Proposal:**

Construction of a vehicle footway crossing

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on highway and pedestrian safety on High Road

Result: Appeal **Dismissed** 22 October 2007

Ward:	Bruce Grove
Reference Number:	HGY/2006/0869
Decision Level:	Delegated

1 Woodside Gardens N17 6UY

Proposal:

Erection of a 1 x 2 storey one bedroom dwelling

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposed development on the character and appearance of the area and on neighbours' living conditions in terms of outlook, privacy, security and safety

Result:

Appeal **Dismissed** 31 October 2007

Ward:	Crouch End
Reference Number:	HGY/2007/0101
Decision Level:	Delegated

185A Park Road N8 8JJ

Proposal:

Retention of a temporary building (porta cabin) for use as a children's day nursery

Type of Appeal:

Written Representation

Issues:

Whether the proposal would be inappropriate development within Metropolitan Open Land (MOL)

The effect of the proposal on the character and appearance of the area

The effect of the proposal on the living conditions of neighbours with respect to noise and disturbance

Whether there are any material considerations sufficient to clearly outweigh any harm to the MOL and any other harm thereby justifying the proposal on the bases of very special circumstances

Result: Appeal **Dismissed** 8 October 2007

Ward:	Crouch End
Reference Number:	HGY/2007/0805
Decision Level:	Delegated

41 Priory Gardens N6 5QU

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issues:

Whether the proposal would preserve or enhance the character or appearance of the Highgate Conservation Area

Whether the proposal would have an adverse effect on living conditions at 43Priory Gardens

Result:

Appeal **Allowed** 31 October2007

Ward:	Crouch End
Reference Number:	HGY/2007/0804
Decision Level:	Delegated

77Priory Gardens N6 5QU

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issues:

Whether the proposal would preserve or enhance the character or appearance of the Highgate Conservation Area

Whether the proposal would have an adverse effect on living conditions at 75 Priory Gardens

Result: Appeal **Allowed** 31 October 2007

Ward:	Fortis Green
Reference Number:	HGY/2007/0554
Decision Level:	Delegated

Thirlestane Court, Colney Hatch Lane N10 1LH

Proposal:

Extension to 8-17 Thirlestane court, providing a new mansard roof containing 2 x 1 bed residential units, extension of core and linking block that serves then proposed units, and relocation of plant from 8-17 to 5-7 Thirlestane Court, contained within a new small pitched roof

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of future occupants of the proposed flats and the occupiers of existing flats at Thirlestane Court and adjacent dwellings, with particular regard to matters of amenity space, outlook, sunlight, daylight, and parking

Result:

Appeal **Dismissed** 22 October 2007

Ward:	Fortis Green
Reference Number:	HGY/2007/0249
Decision Level:	Delegated

90 Colney Hatch Lane N10 1EA

Proposal:

Construction of a crossover

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on highway safety

The effect on the character and appearance of the area

Result:

Appeal **Allowed** 8 October 2007

Ward:	Harringey
Reference Number:	HGY/2007/0288
Decision Level:	Delegated

653 Green Lanes N8 0QY**Proposal:**

Change of use of ground floor to hot food take away and the erection of an extract flue to the rear elevation

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the vitality, viability and retail function of the local shopping centre

The effect of the proposal on the living conditions of local residents with particular regard to matters of noise, litter and smells

Result:

Appeal **Dismissed** 22 October 2007

Ward:	Muswell Hill
Reference Number:	HGY/2007/2314
Decision Level:	Delegated

67 Hillfield Park N10 3QU**Proposal:**

Erection of a first floor conservatory and relocation of a staircase leading into the garden

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the amenities of adjoining occupiers

Whether the proposed development would preserve or enhance the character and appearance of the Muswell Hill Conservation Area

Result:

Appeal **Dismissed** 15 October 2007

Ward:	Noel Park
Reference Number:	HGY/2006/0279
Decision Level:	Delegated

105 Alexandra Road N8 0LG

Proposal:

Conversion of the existing house into 2 x 2 bedroom self contained flats

Type of Appeal:

Written Representation

Issues:

The effect of the proposed conversion on the housing mix along Alexandra Road with particular regard to the availability of family-type housing

The effect of the conversion on the living conditions of the occupiers of the proposed flats by way of available floor space

Result:

Appeal **Dismissed** 12 October 2007

Ward:	Northumberland Park
Reference Number:	HGY/2007/0173
Decision Level:	Delegated

178 Park Road N17 0JN

Proposal:

Erection of a single storey rear extension to form a stock room ancillary to a launderette

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the surrounding area

The effect of the proposal on the living condition of the occupiers of the flat at 178 Park Lane with particular regard to amenity space

Result: Appeal **Allowed** 29 October 2007

Ward:	Seven Sisters
Reference Number:	HGY/2007/0233
Decision Level:	Delegated

82 Beechfield Road N4 1PF**Proposal:**

Demolition of existing workshop and erection of 3 x 1 storey block comprising 5 x 1 bed, 2 x 2 bed, 2 x 3 bed self contained flats

Type of Appeal:

Written Representation

Issues:

The implications for neighbours living conditions with particular reference to overlooking, daylight/sunlight and outlook.

Result:

Appeal **Dismissed** 29 October 2007

Ward:	Stroud Green
Reference Number:	HGY/2006/0740 & 0590
Decision Level:	Delegated

Land Rear of 100 Denton Road (also known as 107A Western Park) N8**Proposal:**

Appeal A – Erection of a 3 bedroom dwelling house with habitable accommodation at lower ground and ground floor together with the provision of one off-street parking space

Appeal B – Erection of a 2 bedroom dwelling house with habitable accommodation at lower ground and ground floors

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposed house on the character and appearance of the area

The effect of the proposed on the living conditions of the occupiers of neighbouring property with particular reference to outlook, daylight, privacy, noise and disturbance, and parking

Main issue in Appeal A – the effect of the proposed house on the living conditions of its future occupiers, with particular reference to outdoor amenity space

Result:

Appeal A **Dismissed** 1 October 2007

Appeal B **Allowed** 1 October 2007

Ward:	Tottenham Green
Reference Number:	HGY/2007/0168
Decision Level:	Delegated

38 Hanover Road N15 4DL

Proposal:

Taking down the existing one storey rear extension and pergola and the construction of a glazed infill extension occupying the side return and that of a replacement, extended partial width one storey extension out to the rear

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the existing dwelling and the surrounding area

Result:

Appeal **Allowed** 16 October 2007

Ward:	Tottenham Green
Reference Number:	HGY/2006/2199
Decision Level:	Delegated

178 Page Green Terrace High Road N15 4NS

Proposal:

Installation of UPVC double glazed windows to front of house

Type of Appeal:

Written Representation

Issues:

Whether the development would be detrimental to the appearance of the terrace

Whether the development would preserve or enhance the character and appearance of the Conservation Area

Result: Appeal **Dismissed** 12 October 2007

ENFORCEMENT APPEAL

Ward:	Bruce Grove
Reference Number:	N/A
Decision Level:	Enforcement

37 Gloucester Road N17 6DG

Proposal:

Conversion of property into four flats

Type of Appeal:

Informal Inquiry

Issues:

Whether or not the property had been used as four flats for more than four years

Result:

Appeal **Dismissed** 23 October 2007

Costs - Awarded to the Council for the applicants unreasonable behaviour resulting in unnecessary expense to the Council

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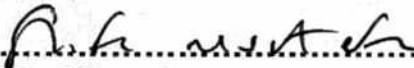


Haringey Council

Agenda item:

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Planning Committee	On 4th December 2007
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Report Title: Decisions made under delegated powers between 10 September 2007 and 11 November 2007		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
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 10 September 2007 and 11 November 2007.		
3. Recommendations See following reports.		
Report Authorised by:  Shifa Mustafa Assistant Director Planning Policy & Management		
Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 10/09/2007 AND 11/11/2007

BACKGROUND PAPERS

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

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

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

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WARD: **Alexandra**

Application No:	HGY/2007/1441	Officer:	Valerie Okeiyi	Decision Date:	11/09/2007
Decision:	GTD				
Location:	Flat A, 64 Palace Gates Road N22 7BL				
Proposal:	Erection of garden shed with store and summer room.				
Application No:	HGY/2007/1546	Officer:	David Paton	Decision Date:	11/09/2007
Decision:	GTD				
Location:	50 Windermere Road N10 2RG				
Proposal:	The raising of the existing flat roof dormer.				
Application No:	HGY/2007/1505	Officer:	Matthew Gunning	Decision Date:	11/09/2007
Decision:	REF				
Location:	2 Barnard Hill N10 2HB				
Proposal:	Demolition of existing conservatory and erection of part single, part 2 storey extension with first floor roof terrace.				
Application No:	HGY/2007/1325	Officer:	Luke McSoriley	Decision Date:	13/09/2007
Decision:	GTD				
Location:	184A Victoria Road N22 7XQ				
Proposal:	Erection of single storey side extension.				
Application No:	HGY/2007/1472	Officer:	Tara Jane Fisher	Decision Date:	19/09/2007
Decision:	GTD				
Location:	196A Alexandra Park Road N22 7UQ				
Proposal:	Amendments to approved planning application HGY/2007/0304 for demolition of existing garage and erection of a garden room.				
Application No:	HGY/2007/1550	Officer:	Matthew Gunning	Decision Date:	21/09/2007
Decision:	GTD				
Location:	23 Rosebery Road N10 2LE				
Proposal:	Erection of rear dormer window and the insertion of 3 rooflights to the front roof slope.				
Application No:	HGY/2007/1639	Officer:	David Paton	Decision Date:	25/09/2007
Decision:	GTD				
Location:	Flat A, 36 Rosebery Road N10 2LH				
Proposal:	Demolition of existing boundary wall and erection of new boundary wall from recycled bricks from the original wall, 550mm. high with 1500mm. piers, and wooden infill panels (1300mm. high) between piers.				
Application No:	HGY/2007/1636	Officer:	Ruma Nowaz	Decision Date:	25/09/2007
Decision:	PERM REQ				
Location:	54 Grove Avenue N10 2AN				
Proposal:	Extension of roof.				

Application No: **HGY/2007/1599** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/09/2007
 Location: 18 Harcourt Road N22 7XW
 Proposal: Retrospective planning application for replacement rear facing wooden decking / balcony.

Application No: **HGY/2007/1782** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 15/10/2007
 Location: Corner of Vallance Road & 1 Talbot Road N22 7UA
 Proposal: Erection of Royal Mail pouchbox.

Application No: **HGY/2007/1778** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 15/10/2007
 Location: O/s 149 Alexandra Park Road N22 7UL
 Proposal: Erection of Royal Mail pouchbox.

Application No: **HGY/2007/1832** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 11/10/2007
 Location: First Floor Flat, 9 Albert Road N22 7AA
 Proposal: Formation of room in roofspace with rear dormer window (resubmission).

Application No: **HGY/2007/1702** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 11/10/2007
 Location: 26 Curzon Road N10 2RA
 Proposal: Erection of rear dormer window and insertion of rooflight to front elevation.

Application No: **HGY/2007/1355** Officer: David Paton
 Decision: GTD Decision Date: 11/10/2007
 Location: 59 Grasmere Road N10 2DH
 Proposal: Formation of new basement with new lightwells at side of rear extension.

Application No: **HGY/2007/1754** Officer: David Paton
 Decision: GTD Decision Date: 10/10/2007
 Location: 118 Dukes Avenue N10 2QB
 Proposal: Enlargement of existing single storey rear extension and insertion of velux window.

Application No: **HGY/2007/1717** Officer: Gary Savins
 Decision: GTD Decision Date: 08/10/2007
 Location: 196 Alexandra Park Road N22 7UQ
 Proposal: Erection of porch to the front.

Application No: **HGY/2007/1715** Officer: Gary Savins
 Decision: GTD Decision Date: 08/10/2007
 Location: 196a Alexandra Park Road N22 7UQ
 Proposal: Erection of porch to the front.

Application No:	HGY/2007/1691	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	02/10/2007
Location:	47 Harcourt Road N22 7XW		
Proposal:	Certificate of Lawfulness for the erection of single storey rear extension and erection of rear dormer window		
Application No:	HGY/2007/1830	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	23/10/2007
Location:	43 The Avenue N10 2QE		
Proposal:	Erection of rear dormer window and insertion of two velux windows.		
Application No:	HGY/2007/1831	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/10/2007
Location:	62 Grasmere Road N10 2DJ		
Proposal:	Erection of rear dormer window with insertion of 1 x velux window each to front and rear elevation.		
Application No:	HGY/2007/1705	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	19/10/2007
Location:	65 Muswell Avenue N10 2EH		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/1810	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	17/10/2007
Location:	24 Muswell Avenue N10 2EG		
Proposal:	Erection of rear dormer with balustrade and alterations to roof slope		
Application No:	HGY/2007/1689	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	17/10/2007
Location:	47 Harcourt Road N22 7XW		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/1464	Officer:	David Paton
Decision:	REF	Decision Date:	16/10/2007
Location:	Ground Floor Flat, 368 Alexandra Park Road N22 7BD		
Proposal:	Erection of single storey rear extension to ground floor flat.		
Application No:	HGY/2007/1640	Officer:	David Paton
Decision:	GTD	Decision Date:	25/09/2007
Location:	Flat A 36 Rosebery Road N10 2LH		
Proposal:	Conservation Area Consent for demolition of existing boundary wall and erection of new boundary wall.		
Application No:	HGY/2007/1632	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	25/09/2007
Location:	Flat 2, 19 Coniston Road N10 2BL		
Proposal:	Extending existing flat into existing basement to provide 1 x 4 bedroom flat with lightwells to front and side of property.		

Application No:	HGY/2007/1446	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	24/09/2007
Location:	115A Alexandra Park Road N10 2DP		
Proposal:	Erection of single storey rear extension and installation of new shopfront.		
Application No:	HGY/2007/1567	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/09/2007
Location:	15 Vallance Road N22 7UD		
Proposal:	Erection of an extension at ground floor level with deck at rear of extension.		
Application No:	HGY/2007/1359	Officer:	David Paton
Decision:	GTD	Decision Date:	19/09/2007
Location:	Land R/O 27 Crescent Rise N22 7AW		
Proposal:	Demolition of existing electricity sub-station and erection of 1 x two storey 1 bed single dwelling with single car off road parking space with associated adjacent crossover.		
Application No:	HGY/2007/1535	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	18/09/2007
Location:	135A Alexandra Park Road N22 7UL		
Proposal:	Retention of shed in rear garden.		
Application No:	HGY/2007/1531	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	13/09/2007
Location:	68 Grove Avenue N10 2AN		
Proposal:	Demolition of existing bay window / store and erection of single storey rear extension.		
Application No:	HGY/2007/1833	Officer:	Luke McSoriley
Decision:	PERM REQ	Decision Date:	24/10/2007
Location:	204 Victoria Road N22 7XQ		
Proposal:	Erection of part second floor rear extension and erection of rear dormer window.		
Application No:	HGY/2007/1835	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	24/10/2007
Location:	260 Albert Road N22 7UW		
Proposal:	Erection of rear dormer window conversion of existing hip roof to gable end and insertion of 2 velux windows.		
Application No:	HGY/2007/1637	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/10/2007
Location:	20 Palace Court Gardens N10 2LB		
Proposal:	Extension of roof by conversion of hip to gable end and erection of rear dormer window, together with insertion of rooflights to front roof slope.		
Application No:	HGY/2007/1888	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	06/11/2007
Location:	The Laboratory Spa & Health Club, The Avenue N10 2QE		
Proposal:	Use of existing customer car park to accommodate a hand car wash facility (AMENDED DESCRIPTION)		

Application No: **HGY/2007/1839** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 30/10/2007
Location: 19B Harcourt Road N22 7XW
Proposal: Erection of rear dormer window.

Application No: **HGY/2007/1927** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 07/11/2007
Location: 2 Clyde Road N22 7AE
Proposal: Erection of single storey rear extension (revised)

Application No: **HGY/2007/1948** Officer: Matthew Gunning
Decision: GTD Decision Date: 09/11/2007
Location: 39 Muswell Avenue N10 2EB
Proposal: Use of flat roof over rear ground floor extension as a roof terrace and installation of railings.

Application No: **HGY/2007/1890** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 07/11/2007
Location: Flat 1, 127 Muswell Avenue N10 2EN
Proposal: Erection of single storey conservatory.

WARD: **Bounds Green**

Application No: **HGY/2007/1955** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 09/11/2007
Location: 39 Park Road N11 2QE
Proposal: Certificate of Lawfulness for the erection of rear dormer window and insertion of 2 x velux windows to front elevation

Application No: **HGY/2007/1865** Officer: Matthew Gunning
Decision: GTD Decision Date: 02/11/2007
Location: Neville House, Neville Place N22 8HX
Proposal: Change of use from storage (B8) to office (B1) and alterations to the front elevation.

Application No: **HGY/2007/1131** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 18/10/2007
Location: 1 Manor Road N22 8YJ
Proposal: Conversion of property into two self contained flats and erection of part single/part two storey rear extension

Application No: **HGY/2007/1727** Officer: Matthew Gunning
Decision: REF Decision Date: 10/10/2007
Location: R/O 26 Whittington Road N22 8YD
Proposal: Demolition of existing garage and erection of a two storey building including accommodation within the roofspace to accommodate a self contained unit.

Application No: **HGY/2007/1453** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 08/10/2007
Location: 11 Cline Road N11 2LX
Proposal: Demolition of existing office building and erection of 3 storey building.

Application No: **HGY/2007/1690** Officer: Luke McSoriley
Decision: GTD Decision Date: 03/10/2007
Location: Flat C, 30 Lascotts Road N22 8JN
Proposal: Amendments to approved planning application reference HGY/2007/0426 to enlarge the approved dormer window.

Application No: **HGY/2007/1496** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 19/09/2007
Location: 141 Myddleton Road N22 8NG
Proposal: Erection of single storey rear extension to provide break-out space. (Staff rest-room).

Application No: **HGY/2007/1209** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 19/09/2007
Location: 65 Clarence Road N22 8PG
Proposal: Approval Of Details pursuant to Conditions 3 (an amended site plan) and 4 (50% of the front garden is to be retained as landscaped garden) attached to planning permission reference HGY/2003/1277.

WARD: **Bruce Grove**

Application No: **HGY/2007/1492** Officer: Matthew Gunning
Decision: REF Decision Date: 11/09/2007
Location: 188 The Avenue N17 6JN
Proposal: Demolition of existing garage and side conservatory, erection of a two storey side extension and erection of rear dormer window.

Application No: **HGY/2007/1510** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 11/09/2007
Location: 83 The Avenue N17 6TB
Proposal: Use of property as care home for six people.

Application No: **HGY/2007/1520** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 14/09/2007
Location: 375-377 High Road N17 6QN
Proposal: Erection of 2 x 2 storey extension on first floor level and loft floor to create 4 x 1 bed and 1 x 2 bed flats.

Application No: **HGY/2007/1572** Officer: Matthew Gunning
Decision: GTD Decision Date: 21/09/2007
Location: 94 Kitchener Road N17 6DY
Proposal: Erection of a rear dormer window, insertion of two velux window to front elevation and conversion of property into two self contained flats.

Application No:	HGY/2007/1169	Officer:	David Paton	Decision Date:	25/09/2007
Decision:	GTD				
Location:	58 Chester Road N17 6BZ				
Proposal:	Erection of rear dormer window.				
Application No:	HGY/2007/1655	Officer:	Luke McSoriley	Decision Date:	25/09/2007
Decision:	REF				
Location:	198 Philip Lane N15 4HH				
Proposal:	Installation of cashpoint machine.				
Application No:	HGY/2007/1676	Officer:	Luke McSoriley	Decision Date:	02/10/2007
Decision:	GTD				
Location:	296 Mount Pleasant Road N17 6HA				
Proposal:	Conversion of property into 2 x two bed self contained flats.				
Application No:	HGY/2007/1904	Officer:	Luke McSoriley	Decision Date:	11/10/2007
Decision:	GTD				
Location:	10 Elsdon Road N17 6RY				
Proposal:	Retrospective planning application for conversion of property into two self contained flats.				
Application No:	HGY/2007/1766	Officer:	Ruma Nowaz	Decision Date:	17/10/2007
Decision:	REF				
Location:	178 Mount Pleasant Road N17 6JQ				
Proposal:	Retrospective application for the erection of single storey rear extension and conversion of property into 2 x two bed flats.				
Application No:	HGY/2007/1825	Officer:	Gary Savins	Decision Date:	24/10/2007
Decision:	GTD				
Location:	52B Dongola Road N17 6EE				
Proposal:	Erection of rear dormer and insertion of velux window.				
Application No:	HGY/2007/1897	Officer:	Valerie Okeiyi	Decision Date:	01/11/2007
Decision:	GTD				
Location:	16 Broadwater Road N17 6ES				
Proposal:	Use of property as four self-contained flats.				
Application No:	HGY/2007/1977	Officer:	Valerie Okeiyi	Decision Date:	09/11/2007
Decision:	PERM DEV				
Location:	27 Gloucester Road N17 6DG				
Proposal:	Certificate of Lawfulness for the erection of rear dormer window				
Application No:	HGY/2007/1943	Officer:	Tara Jane Fisher	Decision Date:	09/11/2007
Decision:	GTD				
Location:	54 Mount Pleasant Road N17 6TN				
Proposal:	Formation of vehicle crossover on a classified road.				

Application No: **HGY/2007/1158** Officer: Gary Savins
Decision: REF Decision Date: 09/11/2007
Location: 141 The Avenue N17 6JJ
Proposal: Erection of single storey rear extension, two storey side extension and conversion of property into two self contained flats.

Application No: **HGY/2007/1891** Officer: Gary Savins
Decision: GTD Decision Date: 07/11/2007
Location: 6 Philip Lane N15 4JB
Proposal: Change of use of ground floor from Residential (C1) to Cafe/Restaurant (A3).

Application No: **HGY/2007/1854** Officer: Luke McSoriley
Decision: REF Decision Date: 30/10/2007
Location: 22 Chester Road N17 6BY
Proposal: Erection of rear dormer window and insertion of velux windows.

Application No: **HGY/2007/1803** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/10/2007
Location: 31 Higham Road N17 6NF
Proposal: Alterations to form erection of rear dormer window.

Application No: **HGY/2007/1109** Officer: Gary Savins
Decision: GTD Decision Date: 16/10/2007
Location: 120 Philip Lane N15 4JL
Proposal: Erection of metal shed

Application No: **HGY/2007/1757** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 05/10/2007
Location: 95 Greyhound Road N17 6XR
Proposal: Use of property as four self contained flats (Certificate of Lawfulness for an existing use).

WARD: Crouch End

Application No: **HGY/2007/2014** Officer: Stuart Cooke
Decision: REF Decision Date: 08/11/2007
Location: Outside 7 Crouch End Hill
Proposal: Replacement of BT Payphone kiosk.

Application No: **HGY/2007/2013** Officer: Luke McSoriley
Decision: REF Decision Date: 08/11/2007
Location: Outside 7 Crouch End Hill N8 8DH
Proposal: Display of 1 x internally illuminated poster display on BT payphone kiosk.

Application No: **HGY/2007/1905** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 07/11/2007
Location: 9a Wolseley Road N8 8RR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1812** Officer: Genevieve Lee
Decision: REF Decision Date: 07/11/2007
Location: Land Rear of 62-70 Coolhurst Road N8 8EU
Proposal: Erection of four bedroom dwellinghouse.

Application No: **HGY/2007/1895** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 07/11/2007
Location: Ground Floor Flat, 42 Haringey Park N8 9JD
Proposal: Conversion of ground floor solicitors office (A2) to 1,2 bed self contained flat.

Application No: **HGY/2007/1885** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 06/11/2007
Location: Knightswood Court, 11 Avenue Road N6 5XP
Proposal: Replacement of existing timber windows with uPVC double glazed windows.

Application No: **HGY/2007/1879** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 06/11/2007
Location: Garden Flat, 22 Avenue Road N6 5DW
Proposal: Erection of single storey rear extension

Application No: **HGY/2007/1858** Officer: Genevieve Lee
Decision: REF Decision Date: 31/10/2007
Location: 10A Elm Grove N8 9AJ
Proposal: Alterations to rear roof slope to convert store to bathroom on landing between first and second floor maisonette.

Application No: **HGY/2007/1840** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 30/10/2007
Location: 24 Fairfield Road N8 9HG
Proposal: Demolition of existing conservatory, erection of new conservatory and first floor extension.

Application No: **HGY/2007/1788** Officer: Genevieve Lee
Decision: GTD Decision Date: 30/10/2007
Location: Flat 3 3 Womersley Road N8 9AE
Proposal: Erection of rear dormer window with insertion of velux window to facilitate a loft conversion.

Application No: **HGY/2007/1692** Officer: Genevieve Lee
Decision: GTD Decision Date: 30/10/2007
Location: Flat 3, 3 Womersley Road N8 9AE
Proposal: Proposed raising of an Oak Tree crown.

Application No:	HGY/2007/1595	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	30/10/2007
Location:	Roden Court, 113-115 Hornsey Lane N6 5NL		
Proposal:	Demolition of existing buildings and erection of one eight-storey and one ten-storey block fronting onto Hornsey Lane, with one 1 to 5 storey projecting block (western block) and one 5 to 7 storey projecting block (eastern block) at the rear, comprising of 68 x 1 bed, 18 x 2 bed, 11 x 3 bed and 2 x 4 bed units, plus 40 extra care units (a total of 139 units) with basement car parking, cycle parking and associated landscaping.		
Application No:	HGY/2007/1962	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	24/10/2007
Location:	Flat 3, 3 Coleridge Road N8 8EH		
Proposal:	Internal alterations to change 1 x one bed flat into 1 x two bed flat.		
Application No:	HGY/2007/1820	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	23/10/2007
Location:	2A Priory Gardens N6 5QS		
Proposal:	Erection of single-storey rear extension and alteration to existing rear window to form new external door opening, formation of decking area with steps leading to the garden.		
Application No:	HGY/2007/1814	Officer:	Genevieve Lee
Decision:	REF	Decision Date:	23/10/2007
Location:	5 Bourne Road N8 9HJ		
Proposal:	Conversion of a residential dwelling into 2 x 1 bedroom self-contained flats.		
Application No:	HGY/2007/1822	Officer:	Genevieve Lee
Decision:	NOT DEV	Decision Date:	23/10/2007
Location:	29 Glasslyn Road N8 8RJ		
Proposal:	Use of property as a single family dwellinghouse.		
Application No:	HGY/2007/1801	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	19/10/2007
Location:	Hilltop House, Hornsey Lane N6 5NW		
Proposal:	Replacement of existing single glazed metal frame windows with double glazed aluminium casement windows (revised)		
Application No:	HGY/2007/1798	Officer:	Genevieve Lee
Decision:	PERM DEV	Decision Date:	19/10/2007
Location:	21 Weston Park N8 9SY		
Proposal:	Erection of two storey rear extension (Lawful Development Certificate).		
Application No:	HGY/2007/1795	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	18/10/2007
Location:	58 Wolseley Road N8 8RP		
Proposal:	Erection of rear dormer window and insertion of 2 velux windows to front roof pitch.		

Application No:	HGY/2007/1787	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	17/10/2007
Location:	30B Shepherds Hill N6 5AH		
Proposal:	Erection of first floor rear extension.		
Application No:	HGY/2007/1797	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	16/10/2007
Location:	2-4 The Broadway N8 9SN		
Proposal:	Approval of details pursuant to condition 3 (materials), condition 4 (landscaping), condition 5 (screens), condition 6 (details of building to be demolished) attached to planning application HGY/2006/2359.		
Application No:	HGY/2007/1744	Officer:	Genevieve Lee
Decision:	REF	Decision Date:	15/10/2007
Location:	15 Broadway Parade, Tottenham Lane N8 9DE		
Proposal:	Display of 1 x internally illuminated projecting sign and 1 x internally illuminated fascia sign.		
Application No:	HGY/2007/1740	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	15/10/2007
Location:	2 Bryanstone Road N8 8TN		
Proposal:	Loft conversion involving the formation of two rear dormers and installation of three velux windows to front elevation		
Application No:	HGY/2007/1746	Officer:	Genevieve Lee
Decision:	REF	Decision Date:	11/10/2007
Location:	15 Broadway Parade, Tottenham Lane N8 9DE		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2007/1734	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/10/2007
Location:	122 Crouch Hill N8 9DY		
Proposal:	Erection of single storey side and rear extension.		
Application No:	HGY/2007/1723	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	09/10/2007
Location:	Roden Court, Hornsey Lane N6 5NL		
Proposal:	Tree works to include reduce and reshape 30%, 10% thin, remove low epicormic to crown break of one x Lime tree and reduce and reshape 30%, 10% thin, remove Ivy to main union of one x Sycamore tree		
Application No:	HGY/2007/1695	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	02/10/2007
Location:	Panorama Court, 56 Shepherds Hill N6 5RP		
Proposal:	Tree works to include fell/grind 1 x Copper Beech tree and fell/grind 2 x Holm Oak tree		
Application No:	HGY/2007/1616	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	02/10/2007
Location:	21 Stanhope Road N6 5NB		
Proposal:	Tree works to include felling of 1 x Plum tree and raising the crown to 4 metres of 1 x Lime tree.		

Application No:	HGY/2007/1612	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	25/09/2007
Location:	43 Shepherds Hill N6 5QJ		
Proposal:	Insertion of bay window to front elevation at lower ground and creation of lightwell at front, velux window to front roof slope. Erection of ground floor conservatory at rear.		
Application No:	HGY/2007/1653	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	25/09/2007
Location:	3-5 Crouch End Hill N8 8DH		
Proposal:	Mansard addition to create 1 x 1 bed self contained flat and insertion of 2 x roof lights to side elevation.		
Application No:	HGY/2007/1604	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	25/09/2007
Location:	Flat 1, 3 Womersley Road N8 9AE		
Proposal:	Erection of single storey rear extension and insertion of roof lights.		
Application No:	HGY/2007/1581	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	24/09/2007
Location:	23 Edison Road N8		
Proposal:	Display of 2 external fascia signs and two logos on front elevation.		
Application No:	HGY/2007/1585	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	24/09/2007
Location:	21 Topsfield Parade, Tottenham Lane N8 8PT		
Proposal:	Installation of new shopfront and alterations to existing front elevation.		
Application No:	HGY/2007/1558	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	20/09/2007
Location:	115 Park Road N8 8JN		
Proposal:	Change of use from car park to a car wash		
Application No:	HGY/2007/1563	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	14/09/2007
Location:	15C Crescent Road N8 8AL		
Proposal:	Installation of French doors into existing window opening.		
Application No:	HGY/2007/1514	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/09/2007
Location:	26 Priory Gardens N6 5QS		
Proposal:	Erection of dormer window with 2 x velux windows to front elevation.		
Application No:	HGY/2007/1409	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	14/09/2007
Location:	9 Russell Road N8 8HN		
Proposal:	Erection of a single storey garden room.		

Application No: **HGY/2007/1515** Officer: Genevieve Lee
Decision: GTD Decision Date: 13/09/2007
Location: 38 Coleridge Road N8 8ED
Proposal: A rebuild of the existing conservatory and an alteration to the roof from hipped to gable end, together with a rear dormer and velux windows.

Application No: **HGY/2007/1494** Officer: Stuart Cooke
Decision: GTD Decision Date: 12/09/2007
Location: 24 Coolhurst Road N8 8EL
Proposal: Change of use from six self contained flats to single dwellinghouse and erection of single storey rear extension.

WARD: **Fortis Green**

Application No: **HGY/2007/1459** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 10/09/2007
Location: 1 Woodberry Crescent N10 1PJ
Proposal: Demolition of existing garage and erection of single storey building incorporating a gym and study room.

Application No: **HGY/2007/1556** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 19/09/2007
Location: 80 Woodside Avenue N10 3HY
Proposal: Formation of vehicle crossover on a classified road.

Application No: **HGY/2007/1302** Officer: David Paton
Decision: GTD Decision Date: 29/10/2007
Location: 75 Fordington Road N6 4TH
Proposal: Demolition of existing garage and erection of single storey side and rear extension.

Application No: **HGY/2007/1872** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 26/10/2007
Location: Clissold Arms, Fortis Green N2 9HR
Proposal: Erection of side entrance and lobby with roof over and new adjacent window.

Application No: **HGY/2007/1760** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/10/2007
Location: 26 Fordington Road N6 4TJ
Proposal: Erection of single storey rear extension at ground floor, side and rear extension at first floor, alterations to roof slope and insertion of dormer window to attic store.

Application No: **HGY/2007/1743** Officer: Valerie Okeiyi
Decision: REF Decision Date: 16/10/2007
Location: 288 Muswell Hill Broadway N10 2QR
Proposal: Display of 1x internally illuminated projecting sign.

Application No:	HGY/2007/1761	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/10/2007
Location:	24 Fordington Road N6 4TJ		
Proposal:	Erection of ground floor rear extension, first floor side extension and alterations to first floor rear window and roof slope.		
Application No:	HGY/2007/1732	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	10/10/2007
Location:	4 Tetherdown N10 1NB		
Proposal:	Erection of rear dormer window and replacement of ground floor door with sash window.		
Application No:	HGY/2007/1729	Officer:	Gary Savins
Decision:	GTD	Decision Date:	10/10/2007
Location:	13 Woodside Avenue N6 4SP		
Proposal:	Conversion of roof from hip to dutch hip to form rear dormer window.		
Application No:	HGY/2007/1724	Officer:	Gary Savins
Decision:	GTD	Decision Date:	10/10/2007
Location:	74 Twyford Avenue N2 9NN		
Proposal:	Installation of Solar Thermal and Photovoltaic panels on rear of property.		
Application No:	HGY/2007/1682	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	05/10/2007
Location:	76 Twyford Avenue N2 9NN		
Proposal:	Installation of 1 x solar thermal panels, evacuated tubes and photovoltaic panels to rear roof of property.		
Application No:	HGY/2007/2111	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	09/11/2007
Location:	4 The Drive N6 4TD		
Proposal:	Certificate of Lawfulness for the erection of ground floor rear extension and first floor rear balcony and insertion of two velux windows to rear roof slope		
Application No:	HGY/2007/1874	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	05/11/2007
Location:	13 Leaside Avenue N10 3BT		
Proposal:	Erection of rear dormer to facilitate a loft conversion and insertion of velux window		
Application No:	HGY/2007/1829	Officer:	David Paton
Decision:	REF	Decision Date:	01/11/2007
Location:	Land Between 27 and 29 Aylmer Road N2		
Proposal:	Provision of three outdoor lawn tennis courts with a pavilion and six car parking spaces.		
Application No:	HGY/2007/1864	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	31/10/2007
Location:	22 Bancroft Avenue N2 0AS		
Proposal:	Erection of single storey rear extension and associated alterations.		

Application No:	HGY/2007/1528	Officer:	David Paton	Decision Date:	03/10/2007
Decision:	GTD				
Location:	43 Grand Avenue N10 3BS				
Proposal:	Erection of rear dormer window and installation of 4 rooflights				
Application No:	HGY/2007/1694	Officer:	Ruma Nowaz	Decision Date:	02/10/2007
Decision:	GTD				
Location:	Fortis Court Fortis Green Road N10 3BH				
Proposal:	Tree works to include prune, raise crown to 6m and crown thin by 30% of 1 X Ash tree, fell/treat stump of 1 x Ash tree.				
Application No:	HGY/2007/1315	Officer:	Valerie Okeiyi	Decision Date:	02/10/2007
Decision:	REF				
Location:	61 Osier Crescent N10 1QS				
Proposal:	Tree works to include pruning and trimming of branches, 1 x London Plane tree				
Application No:	HGY/2007/1275	Officer:	Ruma Nowaz	Decision Date:	26/09/2007
Decision:	GTD				
Location:	33 Osier Crescent N10 1QR				
Proposal:	Tree works to include pollarding 2 x London Plane trees at front and rear of property.				
Application No:	HGY/2007/1614	Officer:	Ruma Nowaz	Decision Date:	25/09/2007
Decision:	GTD				
Location:	13 Birchwood Avenue N10 3BE				
Proposal:	Tree works to include pruning to 1 x Lime tree, fell / treat stump to 1 x Pyrus (Pear) tree, remove dead ivy to 4 x Tilia Petiolaris (Small-Leafed Lime) and re-pollard and remove Ivy to 1 x Lime tree.				
Application No:	HGY/2007/1623	Officer:	Tara Jane Fisher	Decision Date:	25/09/2007
Decision:	PERM DEV				
Location:	30 Woodside Avenue N6 4SS				
Proposal:	Erection of single storey rear extension, erection of side and rear dormer window and insertion of 2 x velux windows to front elevation.				
Application No:	HGY/2007/1523	Officer:	Ruma Nowaz	Decision Date:	25/09/2007
Decision:	GTD				
Location:	3 Ringwood Avenue N2 9NT				
Proposal:	Tree works to include felling / removal of 1 x Oak tree at rear of property.				
Application No:	HGY/2007/1181	Officer:	Tara Jane Fisher	Decision Date:	25/09/2007
Decision:	GTD				
Location:	4-5 Cheapside Fortis Green N2 9HP				
Proposal:	Change of timber yard and workshop into 2 x one bedroom self contained flats at ground floor level.				
Application No:	HGY/2007/1532	Officer:	Valerie Okeiyi	Decision Date:	18/09/2007
Decision:	REF				
Location:	288 Muswell Hill Broadway N10 2QR				
Proposal:	Installation of new shopfront.				

Application No: **HGY/2007/1483** Officer: Brenda Loiusy-Johnson
Decision: PERM REQ Decision Date: 11/09/2007
Location: 3 Greenfield Drive N2 9AS
Proposal: Erection of rear dormer window and two front rooflights.

Application No: **HGY/2007/1497** Officer: Ruma Nowaz
Decision: GTD Decision Date: 12/09/2007
Location: 82 Osier Crescent N10 1QX
Proposal: Tree works to include crown reduction by 30% to 1 x Purple Leaf Plum tree at rear of property.

Application No: **HGY/2007/1605** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 14/09/2007
Location: 30 Lauradale Road N2 9LU
Proposal: Erection of rear dormer window with balustrade.

Application No: **HGY/2007/1407** Officer: David Paton
Decision: GTD Decision Date: 18/09/2007
Location: 16 Coppetts Road N10 1JY
Proposal: Erection of first floor side extension.

Application No: **HGY/2007/1500** Officer: Luke McSoriley
Decision: GTD Decision Date: 11/09/2007
Location: 26 Aylmer Road N2 0BX
Proposal: Demolition of existing conservatory and erection of new single storey rear extension.

WARD: **Harringay**

Application No: **HGY/2007/2030** Officer: Stuart Cooke
Decision: GTD Decision Date: 09/11/2007
Location: Outside 153 Turnpike Lane N8 0EA
Proposal: Replacement of BT payphone kiosk.

Application No: **HGY/2007/2010** Officer: Stuart Cooke
Decision: REF Decision Date: 09/11/2007
Location: Outside 2 Queens Parade, Green Lanes N8 0RD
Proposal: Replacement of BT payphone kiosk.

Application No: **HGY/2007/1912** Officer: Genevieve Lee
Decision: PERM REQ Decision Date: 07/11/2007
Location: 12 Warham Road N4 1AT
Proposal: Certificate of Lawfulness for use of property as four bedsits.

Application No:	HGY/2007/1855	Officer:	Stuart Cooke	
Decision:	GTD	Decision Date:	31/10/2007	
Location:	46A Lausanne Road N8 0HN			
Proposal:	Erection of single storey rear extension and repositioning of the kitchen door.			
Application No:	HGY/2007/1818	Officer:	Oliver Christian	
Decision:	PERM REQ	Decision Date:	24/10/2007	
Location:	110 Wightman Road N4 1RN			
Proposal:	Use of property as 5 self-contained flats.			
Application No:	HGY/2007/1771	Officer:	Elizabeth Ennin-Gyasi	
Decision:	REF	Decision Date:	11/10/2007	
Location:	85 Burgoyne Road N4 1AB			
Proposal:	Use of property as HMO (House in Multiple Occupation) (Certificate of Lawfulness for an existing use).			
Application No:	HGY/2007/1770	Officer:	Elizabeth Ennin-Gyasi	
Decision:	REF	Decision Date:	11/10/2007	
Location:	22 Duckett Road N4 1BN			
Proposal:	Certificate of Lawfulness for use of property as HMO (House in Multiple Occupation)			
Application No:	HGY/2007/1768	Officer:	Elizabeth Ennin-Gyasi	
Decision:	GTD	Decision Date:	11/10/2007	
Location:	58A Raleigh Road N8 0HY			
Proposal:	Installation of French doors to replace existing single garden door.			
Application No:	HGY/2007/1720	Officer:	Oliver Christian	
Decision:	REF	Decision Date:	09/10/2007	
Location:	136 Falkland Road N8 0NP			
Proposal:	Use of property as 4 self contained flats (Certificate of Lawfulness for an existing use).			
Application No:	HGY/2007/1741	Officer:	Genevieve Lee	
Decision:	PERM REQ	Decision Date:	09/10/2007	
Location:	107 Frobisher Road N8 0QU			
Proposal:	Certificate of Lawfulness for use of property as two self contained flats.			
Application No:	HGY/2007/1698	Officer:	Stuart Cooke	
Decision:	GTD	Decision Date:	03/10/2007	
Location:	5 Alfoxton Avenue N15 3DD			
Proposal:	Change of use from restaurant (A3) to mini-cab office (B1).			
Application No:	HGY/2007/1583	Officer:	Genevieve Lee	
Decision:	GTD	Decision Date:	21/09/2007	
Location:	55-57 Turnpike Lane N8 0EE			
Proposal:	A rear dormer to facilitate a loft conversion to create two self contained flats.			

Application No:	HGY/2007/1539	Officer:	Oliver Christian
Decision:	REF	Decision Date:	18/09/2007
Location:	485 Green Lanes N4 1AJ		
Proposal:	Variation of Condition 10 (3) attached to appeal reference T/APP/Y5420/A/98/1012055/P7 (Ref HGY/1998/0573) to allow restaurant to be open until 4am Monday to Sunday.		
Application No:	HGY/2007/1642	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	14/09/2007
Location:	88 Raleigh Road N8 0JA		
Proposal:	Use of property as 4 self contained flats.		
Application No:	HGY/2007/1540	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	14/09/2007
Location:	627 Green Lanes N8 0RE		
Proposal:	Erection of ground floor rear extension and change of use of ground floor from residential to dental surgery and conversion of upper floors to form 3 x 1 bed self contained flats.		
Application No:	HGY/2007/1516	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	14/09/2007
Location:	553 Green Lanes N8 0RL		
Proposal:	Change of use from bakery to residential to form single dwelling house.		
Application No:	HGY/2007/1521	Officer:	Genevieve Lee
Decision:	REF	Decision Date:	13/09/2007
Location:	Garage R/O 38-40 Park Road N15 3HR		
Proposal:	Demolition of existing garages and the establishment of 3 x 2 self contained flats within a single storey building together with a front and rear dormer.		

WARD: **Highgate**

Application No:	HGY/2007/1495	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	12/09/2007
Location:	7- 9 Langdon Park Road N6 5PS		
Proposal:	Tree works to include felling to ground level, treat stumps of 1 x Oak tree, 1 x Ash tree and 1 x Cypress tree at rear of property.		
Application No:	HGY/2007/1487	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/09/2007
Location:	6 Grange Road N6 4AP		
Proposal:	Conservation Area Consent for demolition of existing house and erection of a part 2 / part 3 storey four bedroom dwelling house with habitable accommodation and swimming pool at basement level.		
Application No:	HGY/2007/1486	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	12/09/2007
Location:	6 Grange Road N6 4AP		
Proposal:	Demolition of existing house and erection of a part 2 / part 3 storey four bedroom dwelling house with habitable accommodation and swimming pool at basement level.		

Application No: **HGY/2006/2197** Officer: Matthew Gunning
 Decision: GTD Decision Date: 14/09/2007
 Location: 133 North Hill N6 4DP
 Proposal: Excavation and extension to basement; erection of a part single, part two-storey rear extension; internal alterations involving the conversion of the attic space into a bathroom; alterations to front and rear elevations.

Application No: **HGY/2006/2198** Officer: Matthew Gunning
 Decision: GTD Decision Date: 14/09/2007
 Location: 133 North Hill N6 4DP
 Proposal: Listed Building Consent for the demolition of the existing rear extensions and replacement with a part a part single, part two-storey rear extension; including excavation and extension to basement; internal alterations involving the conversion of the attic space into a bathroom; alterations to front and rear elevations.

Application No: **HGY/2007/1649** Officer: Matthew Gunning
 Decision: GTD Decision Date: 25/09/2007
 Location: 6 Sheldon Avenue N6 4JT
 Proposal: Infill side and rear extension.

Application No: **HGY/2007/1646** Officer: Matthew Gunning
 Decision: GTD Decision Date: 26/09/2007
 Location: 15 Denewood Road N6 4AQ
 Proposal: Conservation Area Consent for demolition of existing building and erection of 3 storey five bedroom detached house with gym, swimming pool and studio at basement level.

Application No: **HGY/2007/1707** Officer: Luke McSoriley
 Decision: REF Decision Date: 09/10/2007
 Location: 253 Archway Road N6 5BS
 Proposal: Change of use from shop (A1) to hot food takeaway (A5) and installation of new shopfront (amended).

Application No: **HGY/2007/1790** Officer: Matthew Gunning
 Decision: GTD Decision Date: 05/10/2007
 Location: 47 Cholmeley Crescent N6 5EX
 Proposal: Alterations to front dormer window.

Application No: **HGY/2007/1824** Officer: Matthew Gunning
 Decision: GTD Decision Date: 05/10/2007
 Location: Flat 6, 65 Wood Lane N6 5UD
 Proposal: Demolition of existing conservatory and erection of new balcony conservatory.

Application No: **HGY/2007/1475** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 03/10/2007
 Location: 253 Archway Road N6 5BS
 Proposal: Change of use from shop (A1) to clinic (D1).

Application No:	HGY/2007/1337	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	03/10/2007
Location:	59 High Point 2, North Hill N6 4AZ		
Proposal:	Listed Building Consent for the replacement of existing steel windows and internal alteration		
Application No:	HGY/2007/1336	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	03/10/2007
Location:	59 High Point 2, North Hill N6 4AZ		
Proposal:	Replacement of existing steel windows and internal alterations		
Application No:	HGY/2007/1311	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	03/10/2007
Location:	10 Broadlands Road N6 4AN		
Proposal:	Tree works to include removal dead branches 1 x Cedar tree.		
Application No:	HGY/2007/1033	Officer:	David Paton
Decision:	GTD	Decision Date:	03/10/2007
Location:	106 Highgate Hill N6 5HE		
Proposal:	Replacement of existing dormer windows and felt roof with lead sheet, part infilling of rear lightwell to form new terrace and installation of metal railings to front.		
Application No:	HGY/2007/1032	Officer:	David Paton
Decision:	GTD	Decision Date:	03/10/2007
Location:	106 Highgate Hill N6 5HE		
Proposal:	Listed Building Consent for the replacement of existing dormer windows and felt roof with lead sheet, infilling of rear lightwell to form new terrace and installation of metal railings to front		
Application No:	HGY/2007/1068	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	06/11/2007
Location:	Red Gables, Courtenay Avenue N6 4LR		
Proposal:	Tree works to include crown reduction of 3 x Purple Plum by 20%, felling of 1 x Oak and crown lift to 4 meters 1 x Sycamore tree.		
Application No:	HGY/2007/1868	Officer:	Gary Savins
Decision:	GTD	Decision Date:	02/11/2007
Location:	Compton Lodge, Compton Avenue N6 4LB		
Proposal:	Erection of single storey flat roof garden pavilion to be used as a gym and a new landscaped garden including relocation of one tree and removal of one tree.		
Application No:	HGY/2007/1870	Officer:	Gary Savins
Decision:	GTD	Decision Date:	01/11/2007
Location:	30 Cromwell Avenue N6 5HL		
Proposal:	Erection of rear dormer window to facilitate loft conversion, and addition of 2 velux windows to front elevation.		
Application No:	HGY/2007/1906	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	30/10/2007
Location:	Philip Court, 89 Hornsey Lane N6 5LN		
Proposal:	Tree works to include raising crown to 6m of 1 x London Plane tree.		

Application No:	HGY/2007/1863	Officer:	Luke McSoriley	Decision Date:	30/10/2007
Decision:	PERM DEV				
Location:	30 Kenwood Road N6 4EA				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2007/1846	Officer:	Ruma Nowaz	Decision Date:	30/10/2007
Decision:	GTD				
Location:	3 Oldfield Mews N6 5XA				
Proposal:	Tree works to include crown reduction by 25% to 1 x Horse Chestnut tree.				
Application No:	HGY/2007/1841	Officer:	Valerie Okeiyi	Decision Date:	30/10/2007
Decision:	GTD				
Location:	24 Sheldon Avenue N6 4JT				
Proposal:	Demolition of existing right side garage and erection of 2 storey side extension with roof over and erection of additional dormer at rear and side elevation.				
Application No:	HGY/2007/1652	Officer:	David Paton	Decision Date:	30/10/2007
Decision:	GTD				
Location:	Flat 7, High Point 1, North Hill N6 4BA				
Proposal:	Listed Building Consent for removal of non-original wall, door, frame and hall cupboard, and reinstatement of original curved entrance wall. Creation of new kitchen and insertion of new shower above original bath, and associated internal alterations.				
Application No:	HGY/2007/1802	Officer:	Ruma Nowaz	Decision Date:	15/10/2007
Decision:	GTD				
Location:	7 Sheldon Avenue N6 4JS				
Proposal:	Tree works to remove 1 x Cedar tree.				
Application No:	HGY/2007/1791	Officer:	Matthew Gunning	Decision Date:	15/10/2007
Decision:	REF				
Location:	18 Bishopswood Road N6 4NY				
Proposal:	Erection of new front wall, gates and railings.				
Application No:	HGY/2007/1765	Officer:	Luke McSoriley	Decision Date:	15/10/2007
Decision:	REF				
Location:	359 Archway Road N6 4EJ				
Proposal:	Change of use of ground floor to create two commercial units within Use Classes A1, A2, A3 or B1 and reinstate the original facade demolished without authority.				
Application No:	HGY/2007/1274	Officer:	David Paton	Decision Date:	12/10/2007
Decision:	GTD				
Location:	32 Sheldon Avenue N6 4JR				
Proposal:	Alterations to property (involving partial demolition) including erection of 2 storey rear extension, replacement and enlargement of one existing rear dormer window and erection of dormer windows to side elevation, forward extension of existing single storey side addition and alterations to elevations including changes to fenestration, and provision of basement to accommodate a swimming pool, gym, and games room.				

Application No:	HGY/2007/1800	Officer:	Matthew Gunning
Decision:	NOT DEV	Decision Date:	11/10/2007
Location:	431 Archway Road N6 4HT		
Proposal:	Certificate of Lawfulness for the retention of terrace situated on the ground floor extension to the rear of the property.		
Application No:	HGY/2007/1753	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	11/10/2007
Location:	12 Bloomfield Road N6 4ET		
Proposal:	Erection of single storey rear extension and insertion of three rear dormer windows with rooflights to front and rear roof slope.		
Application No:	HGY/2007/1764	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	11/10/2007
Location:	30 Wood Lane N6 5UB		
Proposal:	Erection of a roof terrace and railings to existing flat roof.		
Application No:	HGY/2007/1375	Officer:	David Paton
Decision:	GTD	Decision Date:	11/10/2007
Location:	100 North Hill N6 4RL		
Proposal:	Alterations to existing roof extension including provision of mansard slope with two timber framed dormer windows.		
Application No:	HGY/2007/1703	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	10/10/2007
Location:	26 Kenwood Road N6 4EA		
Proposal:	Certificate of Lawfulness for the erection of single storey rear extension		
Application No:	HGY/2007/2015	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	08/11/2007
Location:	Outside 407 (Highgate Police Station) Archway Road N6 4NW		
Proposal:	Display of 1 x internally illuminated poster display sign on BT payphone kiosk.		
Application No:	HGY/2007/2002	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	08/11/2007
Location:	Outside 239 Archway Road N6 5BS		
Proposal:	Display of 1 x internally illuminated poster display sign on BT payphone kiosk.		
Application No:	HGY/2007/1899	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	07/11/2007
Location:	16 Oldfield Mews N6 5XA		
Proposal:	Erection of single storey rear extension, new patio, addition of new rooflight and framed sliding doors.		
Application No:	HGY/2007/1898	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	07/11/2007
Location:	Highgate School, North Road N6 4AY		
Proposal:	Tree works to include various works to various trees.		

Application No:	HGY/2007/1601	Officer:	David Paton	Decision Date:	30/10/2007
Decision:	GTD				
Location:	Rear of 73-79 Hornsey Lane N6 5LQ				
Proposal:	Erection of single storey four bedroom dwellinghouse with car port, swimming pool, associated refuse / storage and landscaping.				
Application No:	HGY/2007/1529	Officer:	David Paton	Decision Date:	30/10/2007
Decision:	GTD				
Location:	33 Kenwood Road N6 4EA				
Proposal:	Erection of single storey rear extension and alterations.				
Application No:	HGY/2007/1320	Officer:	Ruma Nowaz	Decision Date:	30/10/2007
Decision:	GTD				
Location:	14 View Road N6 4DB				
Proposal:	Tree works to include raising crowns to 6 metres to 2 x mature Oak trees at rear of property.				
Application No:	HGY/2007/1401	Officer:	Valerie Okeiyi	Decision Date:	29/10/2007
Decision:	GTD				
Location:	4 Storey Road N6 4DR				
Proposal:	Erection of single storey rear extension and replacement of existing timber shed with a brick shed.				
Application No:	HGY/2007/1503	Officer:	David Paton	Decision Date:	16/10/2007
Decision:	GTD				
Location:	Jacksons Lane Community Centre, 269A Archway Road N6 5AA				
Proposal:	Listed Building Consent for replacement of damaged stonework and roof tiles, roof repairs, replacement of the polycarbonate roof over the reception, repair of leadwork to the building, replacement of damaged rainwater goods, repair of perimeter brickwork fence wall, lead window repairs and internal redecoration.				
Application No:	HGY/2007/1813	Officer:	David Paton	Decision Date:	09/11/2007
Decision:	GTD				
Location:	Tree Tops, Compton Avenue N6 4LH				
Proposal:	Demolition of existing house and erection of two storey, 7 bedroom dwelling with rooms at basement level, roof level and first floor rear roof terrace. Erection of ancillary concealed penthouse and associated landscaping.				
Application No:	HGY/2007/2016	Officer:	Luke McSoriley	Decision Date:	08/11/2007
Decision:	REF				
Location:	Outside 407 (Highgate Police Station) Archway Road N6 4NW				
Proposal:	Replacement of BT payphone kiosk.				
Application No:	HGY/2007/2003	Officer:	Luke McSoriley	Decision Date:	08/11/2007
Decision:	REF				
Location:	Outside 239 Archway Road N6 5BS				
Proposal:	Replacement of BT payphone kiosk.				
Application No:	HGY/2007/1499	Officer:	Valerie Okeiyi	Decision Date:	02/10/2007
Decision:	GTD				
Location:	15A Cholmeley Park N6 5ET				
Proposal:	Tree works to include reduction by 40% to 2 x Lime trees.				

Application No:	HGY/2007/1645	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/09/2007
Location:	15 Denewood Road N6 4AQ		
Proposal:	Demolition of existing building and erection of 3 storey five bedroom detached house with gym, swimming pool and studio at basement level.		
Application No:	HGY/2007/1489	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	25/09/2007
Location:	88 Cromwell Avenue N6 5HQ		
Proposal:	Demolition of existing single storey extension and erection of two storey extension with a pitched roof. Relocate an entrance doorway to the side of the property.		
Application No:	HGY/2007/1424	Officer:	David Paton
Decision:	GTD	Decision Date:	18/09/2007
Location:	110 Highgate Hill N6 5HE		
Proposal:	Listed Building Consent for redecoration, repair, replacement of corner bricks, repositioning letterbox and repairing gate.		
Application No:	HGY/2007/0930	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	19/09/2007
Location:	13 Highgate Close N6 4SD		
Proposal:	Erection of two single storey rear extensions.		
Application No:	HGY/2007/1750	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	19/09/2007
Location:	50 Highgate High Street N6 5HX		
Proposal:	Use of property as a teashop selling a range of kitchen / homeware products, hot and cold drinks, cakes and sandwiches, primarily for take-away purposes with small seating area (A1) use.		
Application No:	HGY/2007/1564	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	20/09/2007
Location:	20 Bishopswood Road N6 4NY		
Proposal:	Erection of first floor side extension with new roof form, new front, rear and side dormer windows and new pitched roof over existing rear conservatory extension.		

WARD: **Hornsey**

Application No:	HGY/2007/2029	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	08/11/2007
Location:	Outside 36 High Street N8 7NX		
Proposal:	Replacement of BT payphone kiosk.		
Application No:	HGY/2007/1911	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	08/11/2007
Location:	Outside 36 High Street N8 7NX		
Proposal:	Display of 1 x internally illuminated poster display sign on BT payphone kiosk.		

Application No:	HGY/2007/2153	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	31/10/2007
Location:	Stowell House, Pembroke Road N8 7PH		
Proposal:	Approval of Details pursuant to Condition one (materials) attached to planning permission reference HGY/2007/1551.		
Application No:	HGY/2007/1878	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	30/10/2007
Location:	50 Hermiston Avenue N8 8NP		
Proposal:	Erection of rear dormer window and alteration of the roof from hip to gable end.		
Application No:	HGY/2007/1815	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	23/10/2007
Location:	45 Topsfield Parade, Tottenham Lane N8 8PT		
Proposal:	Erection of tables and chairs externally.		
Application No:	HGY/2007/1789	Officer:	Oliver Christian
Decision:	REF	Decision Date:	23/10/2007
Location:	Land Between 41 - 43 Rectory Gardens N8 7PJ		
Proposal:	Demolition of existing garages and erection of part single / part two storey 2 bedroom single dwellinghouse with study.		
Application No:	HGY/2007/1793	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	18/10/2007
Location:	6-8 High Street N8 7PD		
Proposal:	Change of use of property from motor showroom to hot food takeaway (A5), installation of new shopfront, alterations to rear yard ground floor elevation to include infill wall and doorway.		
Application No:	HGY/2007/1742	Officer:	Genevieve Lee
Decision:	REF	Decision Date:	15/10/2007
Location:	Gisburn Mansions, Tottenham Lane N8 7EB		
Proposal:	Retrospective planning application for replacement of existing window/frames with PVCu double glazed windows and frames.		
Application No:	HGY/2007/1774	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	11/10/2007
Location:	Hornsey Tavern, 26 High Street N8 7PB		
Proposal:	Replacement of existing windows to upper floors of building with timber opening casements.		
Application No:	HGY/2007/1730	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	26/09/2007
Location:	22 Harvey Road N8 9PA		
Proposal:	Use of property as two x 2 bedroom self-contained flats.		
Application No:	HGY/2007/1617	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	26/09/2007
Location:	73 Rathcoole Gardens N8 9NE		
Proposal:	Erection of single storey rear extension.		

Application No: **HGY/2007/1609** Officer: Genevieve Lee
Decision: REF Decision Date: 25/09/2007
Location: Top Floor Flat, 63 Rathcoole Avenue N8 9LY
Proposal: Retrospective roof terrace.

Application No: **HGY/2007/1608** Officer: Genevieve Lee
Decision: REF Decision Date: 25/09/2007
Location: Top Floor Flat 63 Rathcoole Avenue N8 9LY
Proposal: Erection of railings on existing roof terrace.

Application No: **HGY/2007/1664** Officer: Genevieve Lee
Decision: PERM DEV Decision Date: 25/09/2007
Location: 44 Clovelly Road N8 7RH
Proposal: Certificate of Lawfulness for the erection of a rear dormer with French doors.

Application No: **HGY/2007/1590** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 21/09/2007
Location: 20 Harold Road N8 7DE
Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front and rear elevations.

Application No: **HGY/2007/1554** Officer: Genevieve Lee
Decision: GTD Decision Date: 21/09/2007
Location: 65 Tottenham Lane N8 9BE
Proposal: Display of 1 x internally illuminated sign above the Auto Teller Machine.

Application No: **HGY/2007/1549** Officer: Genevieve Lee
Decision: GTD Decision Date: 21/09/2007
Location: 65 Tottenham Lane N8 9BE
Proposal: Installation of an Automated Teller Machine.

Application No: **HGY/2007/1530** Officer: Genevieve Lee
Decision: PERM DEV Decision Date: 18/09/2007
Location: 22 North View Road N8 7LL
Proposal: Erection of single storey rear extension.

WARD: **Muswell Hill**

Application No: **HGY/2007/1481** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 10/09/2007
Location: 66 Palace Road N8 8QP
Proposal: Erection of side dormer window and insertion of 3 x velux windows.

Application No:	HGY/2007/1485	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	11/09/2007
Location:	27 Church Crescent N10 3NA		
Proposal:	Retrospective planning application for the excavation of the front garden area to form a vehicle parking area and the retention of steps with lighting and handrail.		
Application No:	HGY/2007/1591	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/09/2007
Location:	30 Wood Vale N10 3DP		
Proposal:	Erection of side extension to existing garage.		
Application No:	HGY/2007/1547	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	20/09/2007
Location:	80- 82 St James's Lane N10 3RD		
Proposal:	Display of internally illuminated fascia sign to front of building		
Application No:	HGY/2007/1473	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	25/09/2007
Location:	7-12 Summerland Gardens N10 3SA		
Proposal:	Display of 1 x fascia lettering to west, 1 x box sign and 1 x lettering over entrance to south.		
Application No:	HGY/2007/1598	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	25/09/2007
Location:	102 Barrington Road N8 8QX		
Proposal:	Retrospective planning application for the retention of shed in rear garden.		
Application No:	HGY/2007/2058	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/11/2007
Location:	30 Church Crescent N10 3NE		
Proposal:	Certificate of Lawfulness for the use of property as eight self contained flats		
Application No:	HGY/2007/2024	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	09/11/2007
Location:	Outside 87 Muswell Hill Broadway N10 3HA		
Proposal:	Replacement of BT payphone kiosk.		
Application No:	HGY/2007/1762	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	09/11/2007
Location:	7 Princes Avenue N10 3LS		
Proposal:	Tree works to include reduce by 20% to 25%, thin out dead wood, prune and reshape of 4 x Ash Tree.		
Application No:	HGY/2007/1706	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	09/10/2007
Location:	12 New Road N8 8TA		
Proposal:	Erection of garden shed		

Application No:	HGY/2007/1773	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/10/2007
Location:	56 Hillfield Park Mews N10 3QR		
Proposal:	Replacement of existing timber windows with sash style uPVC windows.		
Application No:	HGY/2007/1681	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	04/10/2007
Location:	34 Cascade Avenue N10 3PU		
Proposal:	Erection of a rear dormer window.		
Application No:	HGY/2007/1688	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	02/10/2007
Location:	86 Etheldene Avenue N10 3QB		
Proposal:	Erection of rear dormer window (revised scheme).		
Application No:	HGY/2007/1613	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/09/2007
Location:	108 Muswell Hill Road N10 3JD		
Proposal:	Demolition of existing garage and erection of new garage. Erection of single storey rear extension.		
Application No:	HGY/2007/1633	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/09/2007
Location:	92 Cranley Gardens N10 3AH		
Proposal:	Formation of vehicle crossover to a classified road.		
Application No:	HGY/2007/1693	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	25/09/2007
Location:	9 Barrington Road N8 8QT		
Proposal:	Erection of two rear dormer windows to facilitate loft conversion.		
Application No:	HGY/2007/1644	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/09/2007
Location:	80 Barrington Road N8 8QX		
Proposal:	Demolition of existing sun room / study and replacement with new sun room / study with addition of steel staircase to the rear.		
Application No:	HGY/2007/1610	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/09/2007
Location:	110 Muswell Hill Road N10 3JD		
Proposal:	Demolition of existing garage and erection of new garage. Erection of single storey rear extension.		
Application No:	HGY/2007/1352	Officer:	David Paton
Decision:	GTD	Decision Date:	09/11/2007
Location:	59 Onslow Gardens N10 3JY		
Proposal:	Erection of two storey rear extension to existing lightwell, new terrace and staircase to garden, creation of new basement level to accommodate cinema, gymnasium & family living accommodation.		

Application No:	HGY/2007/2022	Officer:	Valerie Okeiyi	Decision Date:	08/11/2007
Decision:	REF				
Location:	Pavement Opposite 310 Park Road N8 8LA				
Proposal:	Replacement of BT payphone kiosk.				
Application No:	HGY/2007/2023	Officer:	Luke McSoriley	Decision Date:	08/11/2007
Decision:	REF				
Location:	Outside 87 Muswell Hill Broadway N10 3HA				
Proposal:	Display of 1 x internally illuminated poster display sign on BT payphone kiosk.				
Application No:	HGY/2007/1862	Officer:	Ruma Nowaz	Decision Date:	30/10/2007
Decision:	PERM DEV				
Location:	39 Carysfort Road N8 8RA				
Proposal:	Erection of single storey side extension, replacement of existing windows with double glazed PVC windows, insertion of French doors to rear and internal alterations.				
Application No:	HGY/2007/1243	Officer:	Tara Jane Fisher	Decision Date:	29/10/2007
Decision:	GTD				
Location:	56 Cranley Gardens N10 3AL				
Proposal:	Demolition of existing garage and replacement with new garage building to rear. Erection of garden shed to side. Replacement of fencing fronting onto Linden Road and creation of vehicular access onto Linden Road and Cranley Gardens.				
Application No:	HGY/2007/1834	Officer:	Valerie Okeiyi	Decision Date:	24/10/2007
Decision:	REF				
Location:	185a Park Road N8 8JJ				
Proposal:	Demolition of existing storage and erection of new nursery building.				
Application No:	HGY/2007/1792	Officer:	Ruma Nowaz	Decision Date:	16/10/2007
Decision:	REF				
Location:	280 Park Road N8 8JY				
Proposal:	Erection of single storey rear extension at ground floor level.				
Application No:	HGY/2007/1710	Officer:	Valerie Okeiyi	Decision Date:	12/10/2007
Decision:	REF				
Location:	185A Park Road N8 8JJ				
Proposal:	Retention of refrigeration unit and three air conditioning units.				
Application No:	HGY/2007/1679	Officer:	Valerie Okeiyi	Decision Date:	10/10/2007
Decision:	PERM DEV				
Location:	119 Priory Road N8 8LY				
Proposal:	Certificate of Lawfulness for the erection of dormer window with juliet balcony and insertion of velux windows to front and rear elevation.				
Application No:	HGY/2007/1474	Officer:	Tara Jane Fisher	Decision Date:	25/09/2007
Decision:	GTD				
Location:	7-12 Summerland Gardens N10 3SA				
Proposal:	Insertion of new windows, new entrance to south elevation and extension of walkway to existing retail outlet.				

Application No: **HGY/2007/1588** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 21/09/2007
Location: 18 Etheldene Avenue N10 3QH
Proposal: Erection of dormer window with 2 velux windows to front elevation.

Application No: **HGY/2007/1592** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 19/09/2007
Location: 103 Priory Road N8 8LY
Proposal: Erection of rear dormer window and insertion of 2 velux windows to front elevation.

Application No: **HGY/2007/1504** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 11/09/2007
Location: Shalfleet, The Chine N10 3PX
Proposal: Reinstate the original style windows in existing openings, enlarge one no. window opening in the side elevation, lower sill in the existing bay in the side elevation, install French windows and reuse existing kitchen door in existing opening in rear elevation.

Application No: **HGY/2007/1257** Officer: David Paton
Decision: PERM DEV Decision Date: 11/09/2007
Location: 55 Park Avenue North N8 7RS
Proposal: Erection of a single storey rear extension.

Application No: **HGY/2007/1482** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 10/09/2007
Location: 64 Palace Road N8 8QP
Proposal: Erection of side dormer window and insertion of 3 x velux windows.

Application No: **HGY/2007/1252** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 11/09/2007
Location: Flat 3, 36 Onslow Gardens N10 3JU
Proposal: Replacement of existing wooden framed windows with double glazed windows.

WARD: Not Applicable - Outside Borough

Application No: **HGY/2007/1755** Officer: Stuart Cooke
Decision: ROB Decision Date: 03/10/2007
Location: Old School Site, Woodberry Grove N4
Proposal: Redevelopment to provide a mixed use scheme comprising 456 residential units (Class C3), 1128sqm Priority Community Facility with associated retail (Class D1/A1), 906sqm of flexible accommodation to include retail, restaurant, business and other uses (Class A1, A2, A3, A4, B1, D1, D2), ground and basement car parking (212 spaces). Development to comprise seven blocks of four to twenty five storeys in height, new access road and junction to Woodberry Grove, new public open space and new Local Area for Play (Observations to L.B. Hackney).

WARD: Noel Park

Application No:	HGY/2007/1484	Officer:	Ruma Nowaz	Decision Date:	10/09/2007
Decision:	GTD				
Location:	35 Hewitt Avenue N22 6QH				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2007/1478	Officer:	Matthew Gunning	Decision Date:	11/09/2007
Decision:	GTD				
Location:	156 High Road N22 6EB				
Proposal:	Display of 1 x fascia sign with internal illumination to letters plus external illumination by trough, and 1 x internally illuminated projecting sign.				
Application No:	HGY/2007/1477	Officer:	Matthew Gunning	Decision Date:	12/09/2007
Decision:	REF				
Location:	96 Turnpike Lane N8 0PH				
Proposal:	Creation of vehicle crossover on classified road.				
Application No:	HGY/2007/1008	Officer:	Valerie Okeiyi	Decision Date:	14/09/2007
Decision:	REF				
Location:	Unit 3 Hollwood Green, 180 High Road N22 6EJ				
Proposal:	Variation of Condition four (hours of operation) attached to planning application reference HGY/051179 to allow the premises to extend opening hours from Sunday to Thursday 0700 hours to 0130 hours and Friday to Saturday 0730 hours to 0230 hours.				
Application No:	HGY/2007/1178	Officer:	David Paton	Decision Date:	07/11/2007
Decision:	GTD				
Location:	Western Road, N22, Clarendon Road, N8, Gas Holder Station, Hornsey Park Road				
Proposal:	Approval of reserved matters pursuant to condition 4 (hard and soft landscaping) attached to planning reference HGY/2006/2062.				
Application No:	HGY/2007/1887	Officer:	Ruma Nowaz	Decision Date:	06/11/2007
Decision:	GTD				
Location:	78 Turnpike Lane N8 0PR				
Proposal:	Display of 1 x internally illuminated Link logo sign.				
Application No:	HGY/2007/1908	Officer:	Tara Jane Fisher	Decision Date:	31/10/2007
Decision:	REF				
Location:	633 Lordship Lane N22 5LA				
Proposal:	Formation of vehicle crossover to a classified road.				
Application No:	HGY/2007/1735	Officer:	Valerie Okeiyi	Decision Date:	31/10/2007
Decision:	REF				
Location:	673 Lordship Lane N22 5LA				
Proposal:	Erection of four storey block fronting Lordship Lane comprising of 7 x one bed, 5 x two bed and 2 x four bed flats, and two storey block to rear comprising of 2 x two bed flat plus associated parking, refuse area and recycling to the rear.				
Application No:	HGY/2007/1861	Officer:	Valerie Okeiyi	Decision Date:	30/10/2007
Decision:	PERM DEV				
Location:	145 Morley Avenue N22 6NP				
Proposal:	Erection of single storey rear extension.				

Application No:	HGY/2007/1704	Officer:	Gary Savins	Decision Date:	30/10/2007
Decision:	GTD				
Location:	5 Coleraine Road N8 0QJ				
Proposal:	Conversion of property into 2 x 2 bedroom self contained flats.				
Application No:	HGY/2007/1214	Officer:	Gary Savins	Decision Date:	30/10/2007
Decision:	GTD				
Location:	20 Turnpike Lane N8 0PS				
Proposal:	Change of use from office to A3 (restaurant).				
Application No:	HGY/2007/1853	Officer:	Matthew Gunning	Decision Date:	24/10/2007
Decision:	PERM DEV				
Location:	177 Hornsey Park Road N8 0JX				
Proposal:	Erection of two side dormer extensions.				
Application No:	HGY/2007/1476	Officer:	Gary Savins	Decision Date:	24/10/2007
Decision:	PERM DEV				
Location:	75 Mayes Road N22 6TN				
Proposal:	Removal of the existing mono-pitch roof of the rear ground floor room and raising of the walls to the same height as existing height of rear first floor bedroom to enlarge the first floor bedroom.				
Application No:	HGY/2007/1817	Officer:	Luke McSoriley	Decision Date:	23/10/2007
Decision:	REF				
Location:	663-671 Lordship Lane N22 5LA				
Proposal:	Erection of three storey 3 bedroom single dwellinghouse and creation of lightwell at upper ground floor level.				
Application No:	HGY/2007/1439	Officer:	Tara Jane Fisher	Decision Date:	18/10/2007
Decision:	GTD				
Location:	85 Mayes Road N22 6UP				
Proposal:	Loft conversion and conversion of property to 1 x 2 bed and 1 x 3 bed flats				
Application No:	HGY/2007/1772	Officer:	Valerie Okeiyi	Decision Date:	11/10/2007
Decision:	PERM DEV				
Location:	25 Burghley Road N8 0QG				
Proposal:	Certificate of Lawfulness for erection of single storey rear extension.				
Application No:	HGY/2007/1751	Officer:	Ruma Nowaz	Decision Date:	10/10/2007
Decision:	GTD				
Location:	6 Vernon Road N8 0QD				
Proposal:	Certificate of Lawfulness for erection of rear dormer window and insertion of rooflight to front elevation.				
Application No:	HGY/2007/1726	Officer:	Matthew Gunning	Decision Date:	10/10/2007
Decision:	PERM REQ				
Location:	57 Cobham Road N22 6RP				
Proposal:	Use of property as five bedsits (Certificate of Lawfulness for an existing use).				

Application No:	HGY/2007/2031	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	08/11/2007
Location:	Outside 469-471 Lordship Lane N22 5DJ		
Proposal:	Replacement of BT payphone kiosk.		
Application No:	HGY/2007/2027	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	08/11/2007
Location:	Outside 707-725 Lordship Lane N22 5JY		
Proposal:	Replacement of BT payphone kiosk.		
Application No:	HGY/2007/1922	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	08/11/2007
Location:	Outside 707-725 Lordship Lane N22 5JY		
Proposal:	Display of 1 x internally illuminated poster display sign on BT payphone kiosk		
Application No:	HGY/2007/1921	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	08/11/2007
Location:	Outside 469-471 Lordship Lane N22 5DJ		
Proposal:	Display of 1 x internally illuminated poster display sign on BT payphone kiosk		
Application No:	HGY/2007/1752	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	07/11/2007
Location:	725-733 Lordship Lane N22 5JY		
Proposal:	Approval of details pursuant to condition 2 (materials) attached to appeal reference APP/75420/A/06/1198147 (original planning reference HGY/2005/1896).		
Application No:	HGY/2007/1886	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	06/11/2007
Location:	78 Turnpike Lane N8 0PR		
Proposal:	Installation of an Automated Teller Machine.		
Application No:	HGY/2007/1643	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	28/09/2007
Location:	Wood Green Shopping City, High Road N22 6YD		
Proposal:	Variation of Condition 9 (hours of delivery to service yards) attached to planning reference HGY/2007/0500 to allow operation on a 24 hour basis for service yard 5.		
Application No:	HGY/2007/1648	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/09/2007
Location:	105 Mayes Road N22 6UP		
Proposal:	Display of flaxface box with built up lock logo signs, 3 x internally illuminated flaxface boxes, 1 x internally illuminated reception sign, 1 x freestanding internally illuminated tray sign and 3 x non-illuminated tray signs.		
Application No:	HGY/2007/1615	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	26/09/2007
Location:	10A Hornsey Park Road N8 0JP		
Proposal:	Formation of vehicle crossover on classified road.		

Application No: **HGY/2007/1607** Officer: Ruma Nowaz
Decision: GTD Decision Date: 25/09/2007
Location: 11, 13 & 15 Lymington Avenue N22 6JB
Proposal: Erection of hoardings over frontage of number 11, 13 and 15 Lymington Avenue.

Application No: **HGY/2007/1541** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 19/09/2007
Location: 2 The Broadway N22 6DS
Proposal: Variation of Condition 4 (hours of operation) attached to planning application reference HGY/2006/0254 to allow opening from 08.00 until 01.00 Monday to Sunday.

Application No: **HGY/2007/1624** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 19/09/2007
Location: 12 - 14 High Road N22 6BX
Proposal: Installation of new shopfront comprising new windows and relocation of store entrance.

Application No: **HGY/2007/1619** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 20/09/2007
Location: 12 - 14 High Road N22 6BX
Proposal: Display of 1 x internally illuminated fascia sign and 1 x projecting box sign.

WARD: **Northumberland Park**

Application No: **HGY/2007/1468** Officer: Ruma Nowaz
Decision: REF Decision Date: 10/09/2007
Location: Flat 4, Kathleen Ferrier Court, Brereton Road N17 8BY
Proposal: Relocate satellite dish to the roof of the building.

Application No: **HGY/2007/1568** Officer: Luke McSoriley
Decision: GTD Decision Date: 14/09/2007
Location: Tottenham Hotspur Football Club High Road N17 0AP
Proposal: Laying out of former ball court as car park and hardstanding with associated fencing.

Application No: **HGY/2007/1526** Officer: Tara Jane Fisher
Decision: REF Decision Date: 19/09/2007
Location: Ground Floor Flat A, 20 Vicarage Road N17 0BG
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1621** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 14/09/2007
Location: 10 Denmark Street N17 0JL
Proposal: Installation of 6 solar panels on the rear (east facing) roof slope.

Application No:	HGY/2007/1544	Officer:	Valerie Okeiyi	Decision Date:	11/09/2007
Decision:	REF				
Location:	98 Asplins Road N17 0NX				
Proposal:	Conversion of property into 2 x 1 bedroom flats.				
Application No:	HGY/2007/1584	Officer:	Valerie Okeiyi	Decision Date:	20/09/2007
Decision:	GTD				
Location:	1A Willoughby Grove N17 0RS				
Proposal:	Erection of 2 x 2 storey two bedroom dwellings.				
Application No:	HGY/2007/1654	Officer:	Valerie Okeiyi	Decision Date:	26/09/2007
Decision:	REF				
Location:	835 High Road N17 8ER				
Proposal:	Change of use from A1 (shop) to (A3) restaurant and minor internal alterations.				
Application No:	HGY/2007/1785	Officer:	David Paton	Decision Date:	24/10/2007
Decision:	GTD				
Location:	743 High Road N17 8AH				
Proposal:	Display of 1 x internally illuminated logo sign.				
Application No:	HGY/2007/1738	Officer:	David Paton	Decision Date:	24/10/2007
Decision:	GTD				
Location:	743 High Road N17 8AH				
Proposal:	Installation of an automated teller machine.				
Application No:	HGY/2006/2192	Officer:	Stuart Cooke	Decision Date:	24/10/2007
Decision:	GTD				
Location:	Middlesex University, White Hart Lane N17 8HR				
Proposal:	Approval Of Details pursuant to Conditions 8, 9, 18 and 26 (refuse, travel plan, energy efficiency and disabled access) attached to planning permission reference HGY/2005/1439.				
Application No:	HGY/2007/1873	Officer:	Luke McSoriley	Decision Date:	19/10/2007
Decision:	REF				
Location:	Rear of 2 - 6 Northumberland Park N17 0TX				
Proposal:	Demolition of temporary structures and erection of a 4 storey building comprising 890sqm of B1 office space, and nine flats consisting of 6 x two bed units and 3 x four bed units.				
Application No:	HGY/2007/1837	Officer:	Valerie Okeiyi	Decision Date:	11/10/2007
Decision:	GTD				
Location:	84 Park Lane N17 0JR				
Proposal:	Use of property as four self contained flats (Certificate of Lawfulness for an existing use).				
Application No:	HGY/2007/1716	Officer:	Luke McSoriley	Decision Date:	09/10/2007
Decision:	REF				
Location:	89 Pembury Road N17 8LY				
Proposal:	Conversion of existing HMO, comprising 9 bedsits, into four self contained flats comprising 2 x two bed flats, 1 x one bed flat and 1 x studio flat. Second floor rear extension and front dormer window extension (AMENDED DESCRIPTION).				

Application No: **HGY/2007/1684** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 02/10/2007
Location: 679 High Road N17 8AD
Proposal: Display of non-illuminated fascia sign.

Application No: **HGY/2007/1683** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 02/10/2007
Location: 679 High Road N17 8AD
Proposal: Installation of ATM (revised scheme).

Application No: **HGY/2007/1629** Officer: Ruma Nowaz
Decision: GTD Decision Date: 28/09/2007
Location: Land adjoining 32 Scotswood Walk N17 0TF
Proposal: Erection of 1 x 1 storey one bedroom end of terrace dwelling.

Application No: **HGY/2007/2028** Officer: Luke McSoriley
Decision: REF Decision Date: 08/11/2007
Location: Outside 641 High Road N17 8AA
Proposal: Replacement of BT payphone kiosk.

Application No: **HGY/2007/2025** Officer: Luke McSoriley
Decision: REF Decision Date: 08/11/2007
Location: Outside 762 High Road N17 0AL
Proposal: Replacement of BT payphone kiosk.

Application No: **HGY/2007/1923** Officer: Luke McSoriley
Decision: REF Decision Date: 08/11/2007
Location: Outside 762 High Road N17 0AL
Proposal: Display of 1 x internally illuminated poster display sign on BT payphone kiosk

Application No: **HGY/2007/1914** Officer: Luke McSoriley
Decision: REF Decision Date: 08/11/2007
Location: Outside 641 High Road N17 8AA
Proposal: Display of 1 x internally illuminated poster display sign on BT payphone kiosk

Application No: **HGY/2007/1587** Officer: Gary Savins
Decision: GTD Decision Date: 30/10/2007
Location: St Francis de Sales RC School, Brereton Road N17 8DA
Proposal: Erection of single storey extension to existing building.

Application No: **HGY/2007/1525** Officer: Matthew Gunning
Decision: GTD Decision Date: 21/09/2007
Location: Unit 26, Northumberland Park Industrial Estate, Willoughby Lane N17 0YL
Proposal: Change of use from storage / workshop unit (B8) to bakery (B2).

WARD: **St. Ann's**

Application No:	HGY/2007/1992	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/11/2007
Location:	67 Haringay Road N15 3HU		
Proposal:	Use of property as 2 self-contained flats (Certificate of Lawfulness for an existing use).		
Application No:	HGY/2007/1877	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	06/11/2007
Location:	441 West Green Road N15 3PL		
Proposal:	Change of use from a Youth Club to Day Nursery (D1)		
Application No:	HGY/2007/1852	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	30/10/2007
Location:	193 Cornwall Road N15 5AX		
Proposal:	Erection of rear dormer window and insertion of velux window to facilitate loft conversion.		
Application No:	HGY/2007/1669	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	25/10/2007
Location:	1 Olive Grove N15 3PA		
Proposal:	Conversion of existing workshop to form one self contained flat, and insertion of new window to front elevation.		
Application No:	HGY/2007/1756	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	11/10/2007
Location:	67 Grand Parade, N4 1EB		
Proposal:	Display of 1 x internally illuminated projecting sign on fascia.		
Application No:	HGY/2007/1650	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	01/10/2007
Location:	25 Chesterfield Gardens N4 1LJ		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/1641	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	28/09/2007
Location:	92 Chesterfield Gardens N4 1LR		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/1638	Officer:	Brenda Loiusy-Johnson
Decision:	GTD	Decision Date:	26/09/2007
Location:	2 Glenwood Road N15 3JU		
Proposal:	Use of property as 2 self contained flats.		

Application No: **HGY/2007/1562** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 19/09/2007
 Location: 29 Etherley Road N15 3AL
 Proposal: Use of property as six self contained flats.

Application No: **HGY/2007/1527** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 19/09/2007
 Location: 313 West Green Road N15 3PA
 Proposal: Conversion of 3 bedroom maisonette into 1 x 1 bedroom and 1 x 2 bedroom flats. Erection of dormer window to create a bedroom and alterations to shopfront to provide new entrance for flats upstairs.

WARD: **Seven Sisters**

Application No: **HGY/2007/1493** Officer: Brenda Loiusy-Johnson
 Decision: REF Decision Date: 12/09/2007
 Location: 89 Wargrave Avenue N15 6TU
 Proposal: Demolition of existing single storey rear extension and erection of new single storey rear extension.

Application No: **HGY/2007/1622** Officer: Genevieve Lee
 Decision: REF Decision Date: 21/09/2007
 Location: 4 Grovelands Road N15 6BU
 Proposal: Erection part single storey rear extension.

Application No: **HGY/2007/1578** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 21/09/2007
 Location: 128 Wargrave Avenue N15 6UA
 Proposal: Retrospective application for the conversion of property into two self contained flats.

Application No: **HGY/2007/1711** Officer: Oliver Christian
 Decision: GTD Decision Date: 26/09/2007
 Location: 17 High Road N15 6LT
 Proposal: Erection of 2 storey rear extension at ground floor and basement level.

Application No: **HGY/2007/1625** Officer: Genevieve Lee
 Decision: GTD Decision Date: 25/09/2007
 Location: J Sainsbury Plc, Williamson Road N4 1UJ
 Proposal: Approval Of Details pursuant to Condition 8 (recycled materials) attached to planning permission reference HGY/2007/0358.

Application No: **HGY/2007/1618** Officer: Genevieve Lee
 Decision: GTD Decision Date: 25/09/2007
 Location: J Sainsbury Plc, Williamson Road N4 1UJ
 Proposal: Display of 1 x internally illuminated ATM surround sign, 2 x wall panels and two main building signs.

Application No:	HGY/2007/1611	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	25/09/2007
Location:	J Sainsbury Plc, Williamson Road N4 1UJ		
Proposal:	Display of 1 x car park information and safety signage.		
Application No:	HGY/2007/1663	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	25/09/2007
Location:	J Sainsbury Plc, Williamson Road N4 1UJ		
Proposal:	1 x externally illuminated vinyl sign, 1 x internally illuminated totem sign, 1 x new brand wall mounted sign and the recladding of the internally illuminated petrol station canopy fascia.		
Application No:	HGY/2007/1668	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	25/09/2007
Location:	Ground Floor, 136 High Road N15 6JN		
Proposal:	Use of property as restaurant / cafe (A3).		
Application No:	HGY/2006/1764	Officer:	Oliver Christian
Decision:	REF	Decision Date:	25/09/2007
Location:	Unit 4, Mavros House 95 Vale Road N4 1TG		
Proposal:	Erection of extension at rear first floor level.		
Application No:	HGY/2007/1524	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	14/09/2007
Location:	Sainsbury's, Williamson Road N4 1UJ		
Proposal:	Approval Of Details pursuant to Condition 6 (landscaping) attached to planning permission reference HGY/2007/0358.		
Application No:	HGY/2007/1678	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	03/10/2007
Location:	100 Elm Park Avenue N15 6UY		
Proposal:	Erection of single storey rear extension, alterations to roof slope to incorporate two rear dormer windows with five velux windows to front and rear. Conversion of property into 3 self contained units comprising of 1 x 3 bed flat, 1 x 2 bed flat and 1 x 1 bed flat.		
Application No:	HGY/2007/1566	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	18/09/2007
Location:	141 Fairview Road N15 6TS		
Proposal:	Modification of existing front and rear dormer windows to reduce the height of the roof of the dormer windows to match the height of the original ridge.		
Application No:	HGY/2007/1827	Officer:	Genevieve Lee
Decision:	REF	Decision Date:	23/10/2007
Location:	127 Craven Park Road N15 6BP		
Proposal:	A front and rear dormer together with a first storey side and rear extension, and part single storey rear extension.		
Application No:	HGY/2007/1739	Officer:	Oliver Christian
Decision:	REF	Decision Date:	24/10/2007
Location:	27 Ferndale Road N15 6UF		
Proposal:	Erection of single storey rear extension and conversion of property into two self-contained flats.		

Application No: **HGY/2007/1884** Officer: Genevieve Lee
Decision: REF Decision Date: 06/11/2007
Location: 12 Vartry Road N15 6PT
Proposal: Erection of third floor extension to create bedsit flat.

Application No: **HGY/2007/1883** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 06/11/2007
Location: 122 Wargrave Avenue N15 6UA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/2034** Officer: Stuart Cooke
Decision: GTD Decision Date: 08/11/2007
Location: Outside Tiverton Primary School, Seven Sisters Road N15 6RD
Proposal: Replacement of BT payphone kiosk.

Application No: **HGY/2007/1925** Officer: Genevieve Lee
Decision: GTD Decision Date: 07/11/2007
Location: 155 Wargrave Avenue N15 6TX
Proposal: Erection of front and rear dormer windows to facilitate a loft conversion.

Application No: **HGY/2007/1900** Officer: Genevieve Lee
Decision: GTD Decision Date: 07/11/2007
Location: 521 Seven Sisters Road N15 6EP
Proposal: Display of 1 x internally illuminated link logo sign

Application No: **HGY/2007/1894** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 07/11/2007
Location: 521 Seven Sisters Road N15 6EP
Proposal: Installation of cash point machine

Application No: **HGY/2007/1662** Officer: Genevieve Lee
Decision: GTD Decision Date: 24/10/2007
Location: 4 Wellington Avenue N15 6AS
Proposal: Erection of single storey rear extension.

WARD: **Stroud Green**

Application No: **HGY/2007/1856** Officer: Oliver Christian
Decision: GTD Decision Date: 29/10/2007
Location: 168 Weston Park N8 9PN
Proposal: Erection of single storey rear extension, conversion of retail unit at ground floor level to residential, to create in total 2 x 1 bedroom and 1 x 3 bedroom flats. Alterations to elevations.

Application No: **HGY/2007/1984** Officer: Oliver Christian
Decision: GTD Decision Date: 07/11/2007
Location: 32 Ferme Park Road N4 4ED
Proposal: Conversion of property to provide 1x three bed and 2 x two bed self-contained flats (amended).

Application No: **HGY/2007/1847** Officer: Genevieve Lee
Decision: REF Decision Date: 30/10/2007
Location: The Faltering Fullback, 19 Perth Road N4 3HB
Proposal: Retention of raised decking area in rear garden.

Application No: **HGY/2007/1892** Officer: Elizabeth Ennin-Gyasi
Decision: PERM DEV Decision Date: 07/11/2007
Location: 35 Ferme Park Road N4 4EB
Proposal: Certificate of Lawfulness for the erection of single storey rear extension

Application No: **HGY/2007/1915** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 07/11/2007
Location: 65C Florence Road N4 4DJ
Proposal: Use of property as 3 bed flat (Certificate of Lawfulness for an existing use).

Application No: **HGY/2007/1849** Officer: Genevieve Lee
Decision: REF Decision Date: 30/10/2007
Location: 9 Upper Tollington Park N4 3EJ
Proposal: Formation of vehicle crossover to a classified road.

Application No: **HGY/2007/1501** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 13/09/2007
Location: 26 Lancaster Road N4 4PR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1574** Officer: Oliver Christian
Decision: GTD Decision Date: 25/09/2007
Location: Land Site adjoining 53 Mount Pleasant Villas N4 4HA
Proposal: Approval Of Details pursuant to Condition 3 (materials) and Condition 5 (refuse & waste storage) attached to planning application reference HGY/2006/2405.

Application No: **HGY/2007/1589** Officer: Oliver Christian
Decision: REF Decision Date: 21/09/2007
Location: 25 Mount Pleasant Crescent N4 4HP
Proposal: Erection of 2 rear dormer windows and insertion of 2 rooflights to front elevation.

Application No: **HGY/2007/1673** Officer: Brenda Loiusy-Johnson
Decision: REF Decision Date: 03/10/2007
Location: 49 Mayfield Road N8 9LL
Proposal: Erection of single storey rear extension.

Application No:	HGY/2007/1794	Officer:	Genevieve Lee	Decision Date:	18/10/2007
Decision:	REF				
Location:	Land Adjacent 111 Inderwick Road N8 9LA				
Proposal:	Erection of 2 storey two bedroom dwellinghouse with associated parking space.				
Application No:	HGY/2007/1809	Officer:	Genevieve Lee	Decision Date:	23/10/2007
Decision:	REF				
Location:	Flat D, 72 Stroud Green Road N4 3ER				
Proposal:	Retrospective planning application for the retention of railings to flat roof.				
Application No:	HGY/2007/1828	Officer:	Oliver Christian	Decision Date:	23/10/2007
Decision:	GTD				
Location:	Flat A, 97 Stapleton Hall Road N4 4RH				
Proposal:	Erection of rear extension at ground floor level.				
Application No:	HGY/2007/1811	Officer:	Genevieve Lee	Decision Date:	18/10/2007
Decision:	GTD				
Location:	Flat C, 27 Albert Road N4 3RR				
Proposal:	Replacement of existing sash windows with double glazed windows				
Application No:	HGY/2007/1709	Officer:	Brenda Loiusy-Johnson	Decision Date:	10/10/2007
Decision:	REF				
Location:	67 Inderwick Road N8 9LA				
Proposal:	Erection of single storey rear extension (revised)				
Application No:	HGY/2007/1672	Officer:	Brenda Loiusy-Johnson	Decision Date:	03/10/2007
Decision:	PERM DEV				
Location:	49 Mayfield Road N8 9LL				
Proposal:	Certificate of Lawfulness for erection of rear dormer window.				
Application No:	HGY/2007/1701	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	02/10/2007
Decision:	REF				
Location:	2 Cornwall Road N4 4PH				
Proposal:	Erection of rear dormer window and insertion rooflights to front elevation.				
Application No:	HGY/2007/1548	Officer:	Brenda Loiusy-Johnson	Decision Date:	21/09/2007
Decision:	REF				
Location:	79 Weston Park N8 9PS				
Proposal:	Retention of existing roof terrace.				
Application No:	HGY/2007/1559	Officer:	Genevieve Lee	Decision Date:	19/09/2007
Decision:	GTD				
Location:	Flat 2, 61 Ridge Road N8 9LJ				
Proposal:	Erection of single storey rear conservatory extension and creation of lightwell to front elevation.				

Application No: **HGY/2007/1344** Officer: Genevieve Lee
Decision: GTD Decision Date: 21/09/2007
Location: 24 Stroud Green Road N4 3EA
Proposal: Variation of Condition 7 of planning application HGY/2005/1905 granted on Appeal on 25 May 2006 Appeal Reference APP/y5420/A/06/208989 of opening hours 08.00 to 18.00 Mondays to Saturdays and at no time on Sundays or Bank Holidays to 07.00 to 00.30 (Monday to Saturday) and 07.00 to 23.30 on Sunday and Bank Holidays.

WARD: **Tottenham Green**

Application No: **HGY/2007/1180** Officer: Oliver Christian
Decision: REF Decision Date: 21/09/2007
Location: 1 Greenfield Road N15 5EP
Proposal: Erection of a 2 storey two bedroom dwellinghouse.

Application No: **HGY/2007/2020** Officer: Stuart Cooke
Decision: REF Decision Date: 08/11/2007
Location: Outside 214 (Rachel House) High Road N15 4NP
Proposal: Replacement of BT payphone kiosk.

Application No: **HGY/2007/2018** Officer: Stuart Cooke
Decision: GTD Decision Date: 08/11/2007
Location: Pavement Opposite 701 Seven Sisters Road N15 5LA
Proposal: Replacement of BT Payphone kiosk.

Application No: **HGY/2007/2019** Officer: Luke McSoriley
Decision: REF Decision Date: 08/11/2007
Location: Outside 214 (Rachel House) High Road N15 4NP
Proposal: Display of 1 x internally illuminated poster display sign on BT payphone kiosk.

Application No: **HGY/2007/2011** Officer: Luke McSoriley
Decision: REF Decision Date: 08/11/2007
Location: Outside 158 (Stephenson House) High Road N15 4GW
Proposal: Display of 1 x internally illuminated poster display sign on BT payphone kiosk.

Application No: **HGY/2007/1903** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 07/11/2007
Location: Tesco Store, High Road N15 4AJ
Proposal: Display of 3 x non-illuminated promotional banners, 1 x internally illuminated panel, 1 x car parking sign, 1 x ATM sign, 1 x opening hours sign and replacement of existing interior window graphic with new.

Application No: **HGY/2007/1880** Officer: Genevieve Lee
Decision: REF Decision Date: 06/11/2007
Location: 101 West Green Road N15 5DE
Proposal: Retrospective planning application for retention of first floor rear extension (resubmission).

Application No:	HGY/2007/1845	Officer:	Stuart Cooke	Decision Date:	30/10/2007
Decision:	REF				
Location:	54 Tynemouth Road N15 4AX				
Proposal:	Conversion of property into two self contained flats.				
Application No:	HGY/2007/1848	Officer:	Genevieve Lee	Decision Date:	30/10/2007
Decision:	REF				
Location:	26 Grove Park Road N15 4SN				
Proposal:	Retrospective planning application for the retention of four self-contained flats.				
Application No:	HGY/2007/1843	Officer:	Genevieve Lee	Decision Date:	19/10/2007
Decision:	GTD				
Location:	154 West Green Road N15 5AE				
Proposal:	Approval of details pursuant to condition 4 (materials) attached to planning reference HGY/2005/1874.				
Application No:	HGY/2007/1799	Officer:	Genevieve Lee	Decision Date:	19/10/2007
Decision:	GTD				
Location:	Botany Bay Public House, 143-145 Philip Lane N15 4HQ				
Proposal:	Erection of single storey rear extension at ground floor and basement level.				
Application No:	HGY/2007/1713	Officer:	Genevieve Lee	Decision Date:	09/10/2007
Decision:	GTD				
Location:	R/O 79-91 Kirkton Road N15				
Proposal:	Approval of details pursuant to condition 4 (storage and collection of refuse) attached to planning reference HGY/2004/2380.				
Application No:	HGY/2007/1783	Officer:	Stuart Cooke	Decision Date:	04/10/2007
Decision:	GTD				
Location:	Unit B, Tottenham Hale Retail Park, Broad Lane N15 4QD				
Proposal:	Display of seven internally illuminated fascia signs.				
Application No:	HGY/2007/1786	Officer:	Stuart Cooke	Decision Date:	03/10/2007
Decision:	GTD				
Location:	Units A & B Tottenham Hale Retail Park Broad Lane N15 4QD				
Proposal:	Insertion of two windows at first floor level.				
Application No:	HGY/2007/1667	Officer:	Genevieve Lee	Decision Date:	02/10/2007
Decision:	GTD				
Location:	Rear of 2 Grove Park Road N15 4SN				
Proposal:	Partial demolition to the existing warehouse to facilitate 3 x 2 bedroom mews style flats.				
Application No:	HGY/2007/1780	Officer:	Oliver Christian	Decision Date:	26/09/2007
Decision:	GTD				
Location:	695 Seven Sisters Road N15 5LA				
Proposal:	Use of property as five self contained studio flats.				

Application No: **HGY/2007/1630** Officer: Stuart Cooke
Decision: GTD Decision Date: 26/09/2007
Location: Tottenham Hale Retail Park, Broad Lane N15 4QD
Proposal: Display of 1 x internally illuminated display panel.

Application No: **HGY/2007/1656** Officer: Genevieve Lee
Decision: REF Decision Date: 25/09/2007
Location: Land fronting Fountayne Road N15
Proposal: Use of land as car park for 2 spaces and creation of vehicle crossover.

Application No: **HGY/2007/1582** Officer: Genevieve Lee
Decision: REF Decision Date: 21/09/2007
Location: 60 - 68 Markfield Road N15 4RD
Proposal: Retrospective planning application seeking a change of use from B1 (clothing manufacturing) to a multiple D1 uses consisting of a place of worship, administration offices and training workshop on the first floor, and B8 use (distribution & storage) on the ground floor of an existing building.

Application No: **HGY/2007/1480** Officer: Oliver Christian
Decision: GTD Decision Date: 21/09/2007
Location: 163 Philip Lane N15 4HQ
Proposal: Approval Of Details pursuant to Conditon 3 (materials) attached to planning permission reference HGY/2007/0193.

Application No: **HGY/2007/1573** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 21/09/2007
Location: 205 Philip Lane N15 4HL
Proposal: Erection of two storey link to block, erection of rear ground floor and conversion of property to create 1 x 1 bed flat, 1 x 2 bed flat and 1 x 1 bed maisonette with studio / workspace.

Application No: **HGY/2007/0496** Officer: Ruma Nowaz
Decision: GTD Decision Date: 12/09/2007
Location: 192C West Green Road N15 5AG
Proposal: Change of use of vacant rear of property to Turkish cafe house to 11pm, everyday.

Application No: **HGY/2007/1513** Officer: Genevieve Lee
Decision: GTD Decision Date: 13/09/2007
Location: College Of North East London, High Road N15 4RU
Proposal: Display of 2 x internally illuminated LED box signs.

WARD: **Tottenham Hale**

Application No: **HGY/2007/2006** Officer: Stuart Cooke
Decision: REF Decision Date: 09/11/2007
Location: Outside 530 High Road N17 9SX
Proposal: Replacement of BT payphone kiosk.

Application No: **HGY/2007/1999** Officer: Stuart Cooke
Decision: REF Decision Date: 09/11/2007
Location: Outside 560-568 High Road N17 9TA
Proposal: Replacement of BT payphone kiosk.

Application No: **HGY/2007/2008** Officer: Stuart Cooke
Decision: REF Decision Date: 08/11/2007
Location: Pavement Opposite Library Court, 391 High Road N17 8AG
Proposal: Replacement of BT payphone kiosk.

Application No: **HGY/2007/2001** Officer: Stuart Cooke
Decision: REF Decision Date: 08/11/2007
Location: Outside 464-466 High Road N17 9JD
Proposal: Replacement of BT payphone kiosk.

Application No: **HGY/2007/2005** Officer: Luke McSoriley
Decision: REF Decision Date: 08/11/2007
Location: Outside 530 High Road N17 9SX
Proposal: Display of 1 x internally illuminated poster sign on BT payphone kiosk.

Application No: **HGY/2007/1998** Officer: Luke McSoriley
Decision: REF Decision Date: 08/11/2007
Location: Outside 560-568 High Road N17 9TA
Proposal: Display of 1 x internally illuminated poster display sign on BT payphone kiosk.

Application No: **HGY/2007/2000** Officer: Luke McSoriley
Decision: REF Decision Date: 08/11/2007
Location: Outside 464-466 High Road N17 9JD
Proposal: Display of 1 x internally illuminated poster display sign on BT payphone kiosk.

Application No: **HGY/2007/2007** Officer: Stuart Cooke
Decision: REF Decision Date: 08/11/2007
Location: Pavement Opposite Library Court, 391 High Road N17 8AG
Proposal: Display of 1 x internally illuminated poster display sign on BT payphone kiosk.

Application No: **HGY/2007/1896** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 07/11/2007
Location: 464-466 High Road N17 9JD
Proposal: Installation of new shop front, automatic sliding doors and associated alterations.

Application No: **HGY/2007/1860** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 30/10/2007
Location: 7 Rheola Close N17 9TR
Proposal: Replacement of existing windows, external door to UPVC double glazed windows and door.

Application No:	HGY/2007/1808	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	19/10/2007
Location:	Advertisement Sites on Watermead Way N17		
Proposal:	Display of free-standing one double-sided non-illuminated entrance totem sign and two single-sided non-illuminated entrance totem signs.		
Application No:	HGY/2007/1671	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	19/10/2007
Location:	372 High Road N17 9HY		
Proposal:	Retention of extension at first floor level for commercial use (Certificate of Lawfulness for an existing use).		
Application No:	HGY/2007/1807	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	04/10/2007
Location:	Tottenham Marshes, Marsh Lane N17		
Proposal:	Alterations to existing accesses from Watermead Way i) opposite Marigold Road and ii) at Stonebridge Lock.		
Application No:	HGY/2007/1938	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	03/10/2007
Location:	Silver Industrial Estate, Reform Row N17 9SZ		
Proposal:	Approval of details pursuant to condition 6 (central aerial system) attached to planning reference HGY/2005/1814.		
Application No:	HGY/2007/1686	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/10/2007
Location:	60 Rosebery Avenue N17 9SA		
Proposal:	Erection of single storey rear ground floor extension.		
Application No:	HGY/2007/1383	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	02/10/2007
Location:	Silver Industrial Estate, Reform Row N17 9SZ		
Proposal:	Approval of details pursuant to conditions 7 (refuse storage) and 8 (cycle storage) attached to planning reference HGY/2005/1814.		
Application No:	HGY/2007/1647	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	28/09/2007
Location:	Land Adjacent to Units 45-46 Milmead Industrial Centre, Mill Mead Road N17 9QU		
Proposal:	Erection of a two storey side extension to existing industrial unit.		
Application No:	HGY/2007/1748	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	26/09/2007
Location:	10 Hampden Lane N17 0AS		
Proposal:	Use of property as 4 self contained flats.		
Application No:	HGY/2007/0458	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	25/09/2007
Location:	Silver Industrial Estate, Reform Row N17 9SZ		
Proposal:	Approval Of Details pursuant to Condition 4 (materials) attached to planning permission reference HGY/2005/1814.		

WARD: **West Green**

Application No: **HGY/2007/1993** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 01/11/2007
Location: 158 Langham Road N15 3LX
Proposal: Use of property as 4 self-contained flats.

Application No: **HGY/2007/1816** Officer: Luke McSoriley
Decision: GTD Decision Date: 23/10/2007
Location: 101 Higham Road N17 6NU
Proposal: Erection of ground floor rear extension, two storey side extension and conversion of garage into habitable room.

Application No: **HGY/2007/1784** Officer: Luke McSoriley
Decision: GTD Decision Date: 17/10/2007
Location: 8 Colton Gardens N17 6BS
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1769** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 15/10/2007
Location: 39 Carlingford Road N15 3EJ
Proposal: Use of property as two self contained flats (Certificate of Lawfulness for an existing use).

Application No: **HGY/2007/1777** Officer: Luke McSoriley
Decision: GTD Decision Date: 11/10/2007
Location: 472-480 West Green Road N15 3DA
Proposal: Change of use of part of ground floor from retail (A1) to betting shop (A2).

Application No: **HGY/2007/1728** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 10/10/2007
Location: 35 Carlingford Road N15 3EJ
Proposal: Conversion of property into two self-contained flats and study with 2 x roof-lights.

Application No: **HGY/2007/1725** Officer: Matthew Gunning
Decision: PERM REQ Decision Date: 10/10/2007
Location: 212 Westbury Avenue N22 6RU
Proposal: Retention of existing single storey rear extension (Certificate of Lawfulness for an existing use).

Application No: **HGY/2007/1260** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 03/10/2007
Location: 218 Langham Road N15 3NB
Proposal: Erection of single storey rear extension.

Application No:	HGY/2007/1699	Officer:	Ruma Nowaz	
Decision:	PERM DEV			Decision Date: 02/10/2007
Location:	6 Rusper Road N22 6RA			
Proposal:	Certificate of Lawfulness for the erection of single storey rear extension			
Application No:	HGY/2007/1658	Officer:	Ruma Nowaz	
Decision:	GTD			Decision Date: 02/10/2007
Location:	64 Walpole Road N17 6BL			
Proposal:	Erection of single storey rear extension.			
Application No:	HGY/2007/1674	Officer:	Luke McSoriley	
Decision:	GTD			Decision Date: 25/09/2007
Location:	3 Stanmore Road N15 3PR			
Proposal:	Erection of single storey timber framed conservatory.			
Application No:	HGY/2007/1596	Officer:	Luke McSoriley	
Decision:	GTD			Decision Date: 21/09/2007
Location:	274 Langham Road N15 3NP			
Proposal:	Renovation of two existing shopfronts.			
Application No:	HGY/2007/1560	Officer:	Luke McSoriley	
Decision:	GTD			Decision Date: 19/09/2007
Location:	205A Boundary Road N22 6AL			
Proposal:	Conversion of storage / workshop into 1 x 1 bedroom self contained flat.			
Application No:	HGY/2007/1533	Officer:	Tara Jane Fisher	
Decision:	PERM DEV			Decision Date: 18/09/2007
Location:	269-271 Lordship Lane N17 6AA			
Proposal:	Erection of new street gate to front of driveway between nos. 269 and 271.			
Application No:	HGY/2007/1511	Officer:	Ruma Nowaz	
Decision:	REF			Decision Date: 14/09/2007
Location:	32 Stanmore Road N15 3PS			
Proposal:	Erection of rear dormer window and 3 rooflights to front elevation to accommodate a loft conversion with additional bedroom and bathroom.			

WARD: White Hart Lane

Application No:	HGY/2007/1509	Officer:	Luke McSoriley	
Decision:	GTD			Decision Date: 11/09/2007
Location:	26 Cavell Road N17 7BJ			
Proposal:	Erection of single storey rear extension and alterations to existing conservatory to provide additional bedroom.			

Application No:	HGY/2007/2026	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	08/11/2007
Location:	Outside 468-470 Lordship Lane N17 7QY		
Proposal:	Replacement of BT payphone kiosk.		
Application No:	HGY/2007/1909	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	09/11/2007
Location:	14 Trafalgar Avenue N17 8JG		
Proposal:	Erection of single storey side extension.		
Application No:	HGY/2007/1918	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	08/11/2007
Location:	Outside 468-470 Lordship Lane N17 7QY		
Proposal:	Display of 1 x internally illuminated poster display sign on BT payphone kiosk		
Application No:	HGY/2007/1697	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	02/10/2007
Location:	281 The Roundway N17 7AJ		
Proposal:	Two-storey side extension, part single, part two-storey rear extension, insertion of two rear dormer windows along with rooflights to front and side roofslopes.		
Application No:	HGY/2007/1722	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	03/10/2007
Location:	26 Bennington Road N17 7NU		
Proposal:	Replacement of existing wooden sash windows / doors with double glazed uPVC casement windows / doors (Article 4 Direction).		
Application No:	HGY/2007/1851	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	30/10/2007
Location:	61 Creighton Road N17 8JU		
Proposal:	Conversion of outbuilding to form 1 x two bed self contained residential unit, insertion of French doors with Juliet balcony, 2 new windows, removal of existing garage doors and addition of glass skylights.		
Application No:	HGY/2007/1796	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	23/10/2007
Location:	Peabody Estate Peabody Cottages Lordship Lane N17 7QP		
Proposal:	Replacement of existing aluminium doors, windows to UPVC double glazed doors and windows to no's 11, 12, 48, 49, 50, 139, 140 Peabody Estate.		

WARD: **Woodside**

Application No:	HGY/2007/1508	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	12/09/2007
Location:	274 High Road N22 8JY		
Proposal:	Demolition of existing garage and erection of a two storey extension with accommodation in the roofspace to accommodate 3 x self contained flats, and a roof extension to front of building to accommodate an additional self contained unit.		

Application No:	HGY/2007/1421	Officer:	Matthew Gunning
Decision:	PERM DEV	Decision Date:	13/09/2007
Location:	22 Sandford Avenue N22 5EH		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2007/1634	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	08/11/2007
Location:	New River Sports Centre, White Hart Lane N22 5QW		
Proposal:	Continuation of use of car park for car boot sale on Fridays from 0600 to 1400 hrs.		
Application No:	HGY/2007/1871	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	31/10/2007
Location:	39 Eldon Road N22 5DX		
Proposal:	Conversion of ground floor residential self contained flat and office into one bed flat.		
Application No:	HGY/2007/1844	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	30/10/2007
Location:	240 High Road N22 8HH		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2007/1826	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/10/2007
Location:	2 Lyndhurst Road N22 5AT		
Proposal:	Use of property as four self contained flats.		
Application No:	HGY/2007/1805	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/10/2007
Location:	New Testament Church Of God, Arcadian Gardens N22 5AA		
Proposal:	Listed Building Consent for the erection of handrails to the sides of the steps along the west facing entrances and for the installation of a wireless fire detection system to a Grade II Listed Building.		
Application No:	HGY/2007/1804	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/10/2007
Location:	Woodside Cafe, Woodside Park, High Road N22 4LJ		
Proposal:	Erection of single storey front extension to existng café.		
Application No:	HGY/2007/1390	Officer:	David Paton
Decision:	GTD	Decision Date:	16/10/2007
Location:	91 The Roundway N17 7HB		
Proposal:	Erection of a two storey end of terrace dwelling comprising of two bedroom ground floor flat and one bedroom first floor flat.		
Application No:	HGY/2007/1781	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	15/10/2007
Location:	Side wall on Bracknell Close & 39 Winkfield Road N22 5RP		
Proposal:	Erection of Royal Mail pouchbox.		

Application No: **HGY/2007/1767** Officer: Luke McSoriley
Decision: GTD Decision Date: 15/10/2007
Location: 22A Wolseley Road N22 7TW
Proposal: Erection of rear dormer window and insertion of two velux windows to front elevation

Application No: **HGY/2007/1719** Officer: Ruma Nowaz
Decision: REF Decision Date: 08/10/2007
Location: 68 Cranbrook Park N22 5NA
Proposal: Retention of existing single storey rear extension.

Application No: **HGY/2007/1714** Officer: Matthew Gunning
Decision: REF Decision Date: 08/10/2007
Location: 68 Cranbrook Park N22 5NA
Proposal: Retention of 7 self contained units as HMO (House in Multiple Occupation).

Application No: **HGY/2007/1712** Officer: Valerie Okeiyi
Decision: REF Decision Date: 03/10/2007
Location: 6 Earlham Grove N22 5HJ
Proposal: Retrospective planning application for further conversion of property into a total of 5 x self contained flats (revised scheme).

Application No: **HGY/2007/1545** Officer: Matthew Gunning
Decision: GTD Decision Date: 18/09/2007
Location: 51 Norman Avenue N22 5ES
Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1579** Officer: Ruma Nowaz
Decision: GTD Decision Date: 24/09/2007
Location: 91 Granville Road N22 5LR
Proposal: Erection of rear dormer window.

Application No: **HGY/2007/1201** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 25/09/2007
Location: 3 Stuart Crescent N22 5NJ
Proposal: Retrospective planning permission for the erection of wooden framed lean-to in rear garden.

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Haringey Council

Agenda item:

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Planning Committee

On 4th December 2007Report Title: **Development Control and Planning Enforcement work report**Report of: **Niall Bolger Director of Urban Environment**Wards(s) affected: **All**Report for: **Planning Committee****1. Purpose**

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

2. Summary

Summarises decisions taken within set time targets by Development Control and Planning Enforcement Work since the 1st October Committee meeting.

3. Recommendations

That the report be noted.

Report Authorised by: **Shifa Mustafa****Assistant Director Planning Policy & Management**Contact Officer: **Ahmet Altinsoy****Senior Administrative Officer****Tel: 020 8489 5114****4. Local Government (Access to Information) Act 1985**

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

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

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Planning Committee 4 December 2007

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

October 2007 Performance

In October 2007 there were 194 planning applications determined, with performance in each category as follows -

83% of major applications were determined within 13 weeks (6 out of 5)

65% of minor applications were determined within 8 weeks (36 out of 55 cases)

77% of other applications were determined within 8 weeks (102 out of 133 cases)

For an explanation of the categories see Appendix I

Year Performance – 2007/08

In 2007/08 up to the end of October there were 1259 planning applications determined, with performance in each category as follows -

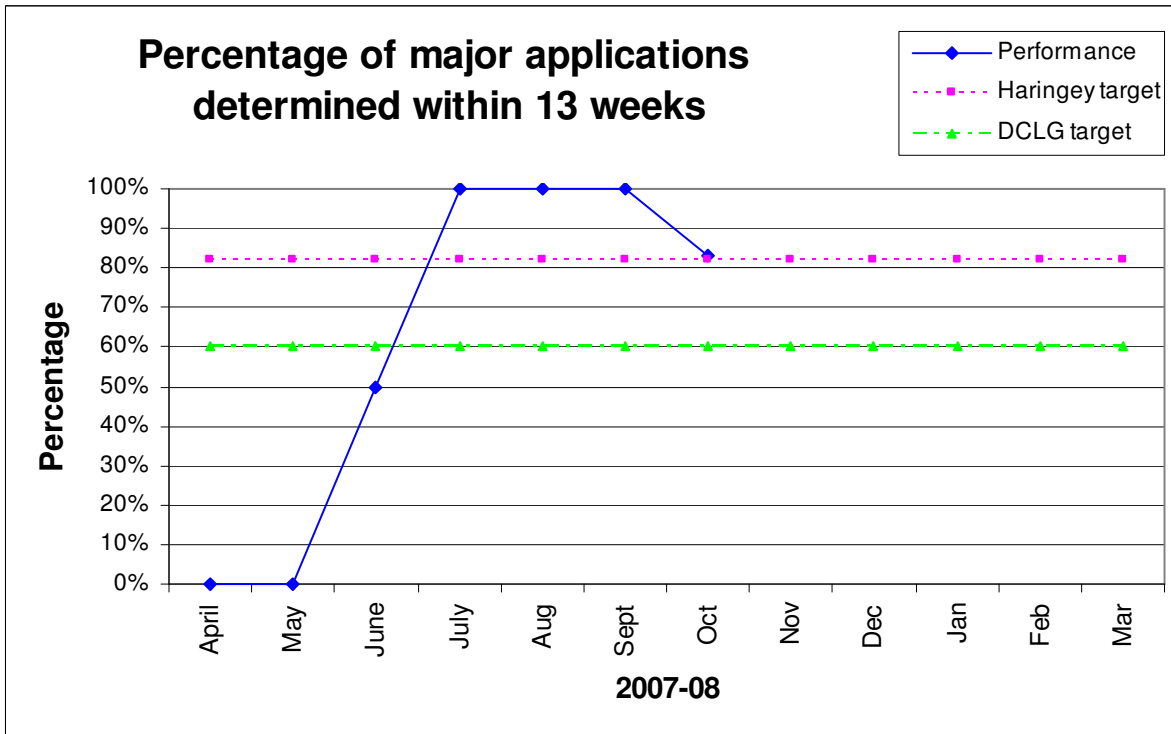
64% of major applications were determined within 13 weeks (9 out of 14 cases)

76% of minor applications were determined within 8 weeks (255 out of 336 cases)

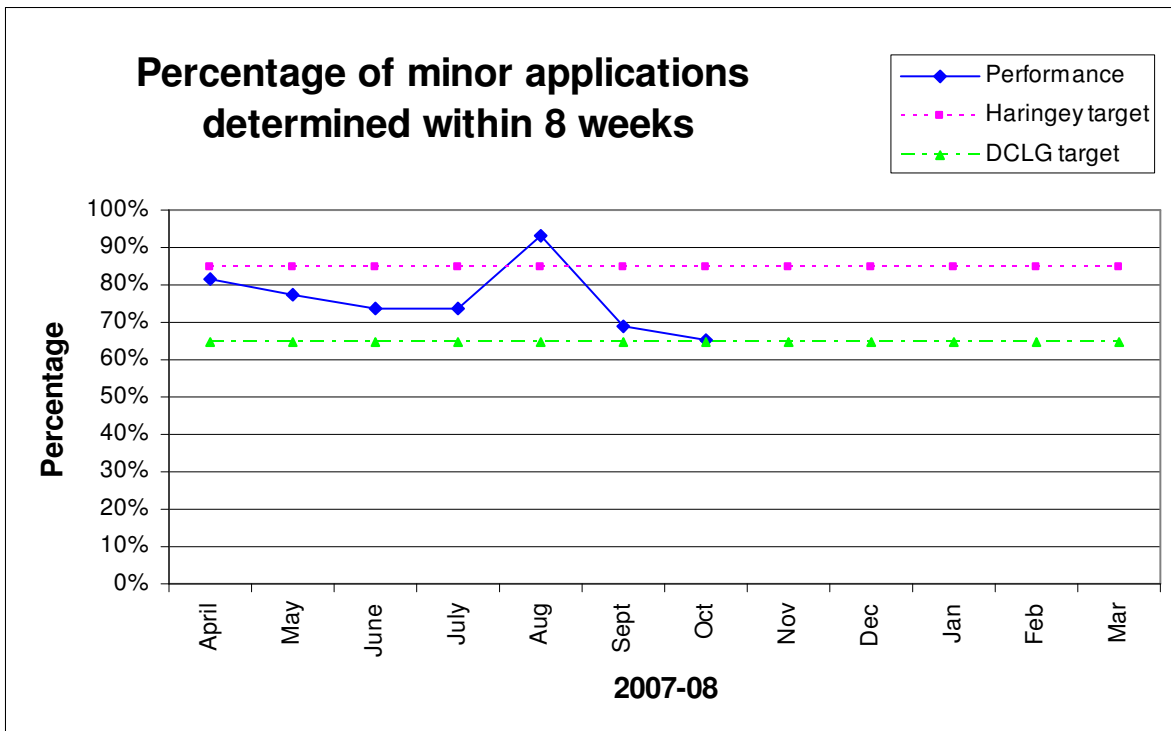
86% of other applications were determined within 8 weeks (785 out of 909 cases)

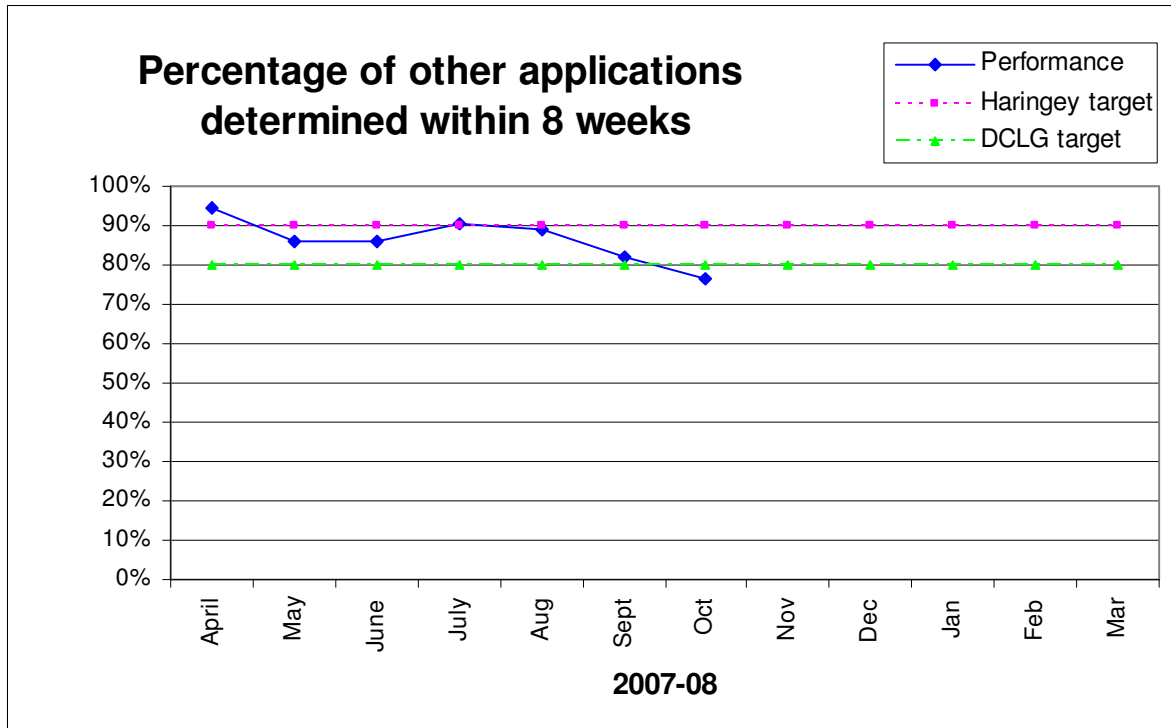
The monthly performance for each of the categories is shown in the following graphs:

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

October 2007 Performance

In October 2007, excluding Certificate of Lawfulness applications, there were 162 applications determined of which:

69% were granted (111 out of 162)

31% were refused (51 out of 162)

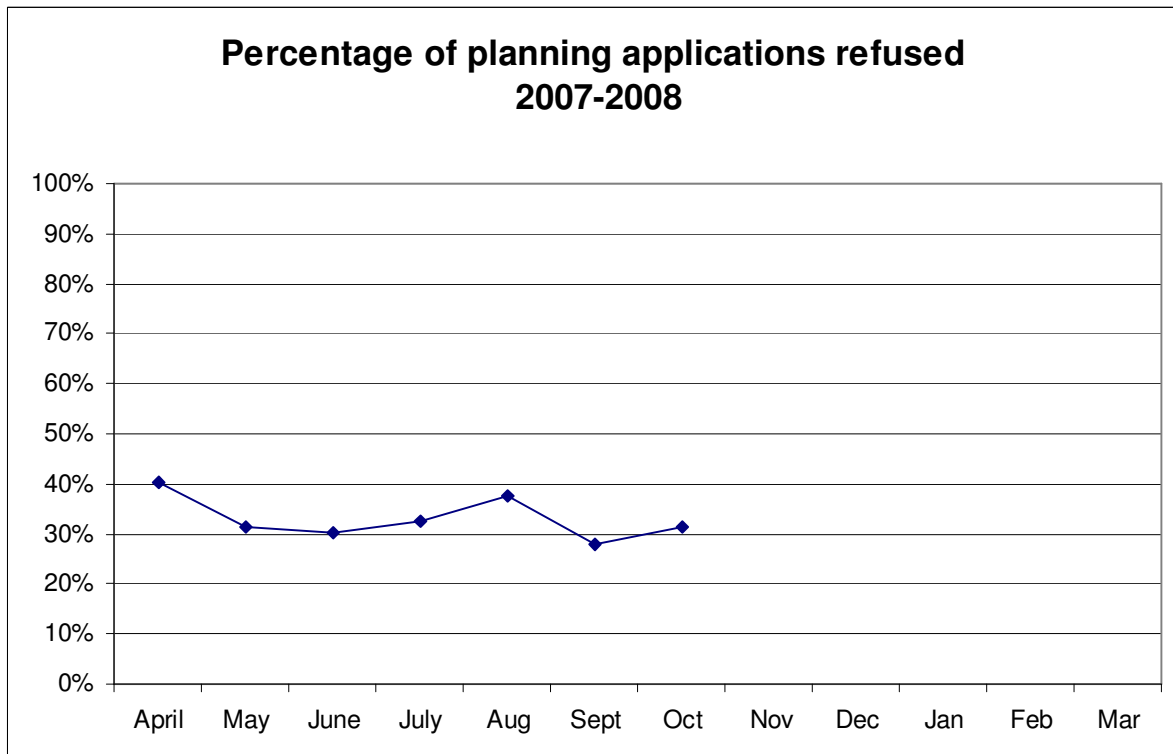
Year Performance – 2007/08

In 2007/08 up to the end of October excluding Certificate of Lawfulness applications, there were 1025 applications determined of which:

67% were granted (687 out of 1025)

33% were refused (338 out of 1025)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

October 2007 Performance

In October 2007 there were 15 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

53% of appeals allowed on refusals (8 out of 15 cases)

47% of appeals dismissed on refusals (7 out of 15 cases)

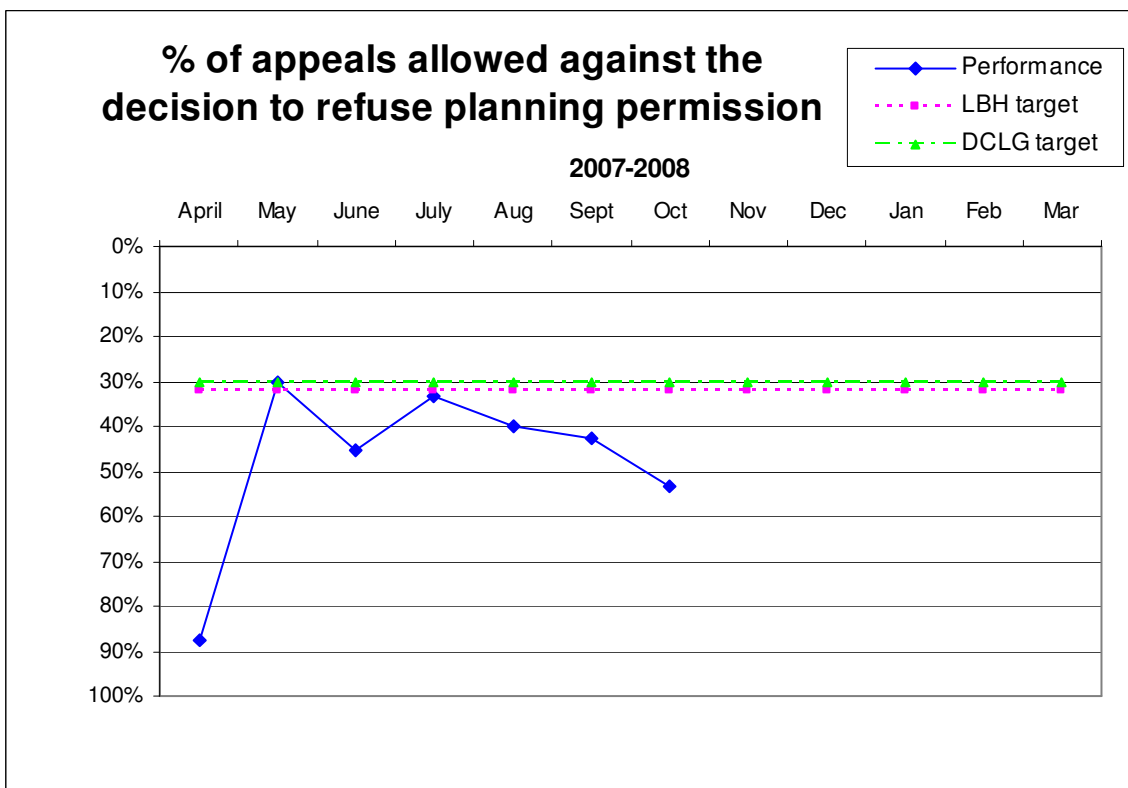
Year Performance – 2007/08

In 2006/07 up to the end of October there were 68 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

47% of appeals allowed on refusals (32 out of 68 cases)

53% of appeals dismissed on refusals (36 out of 68 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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STOP NOTICES SERVED		
BREACH OF CONDITION / PLANNING CONTRAVENTION NOTICES SERVED	24 Hanover Road, N15 – Unauthorised Residential Conversion 32 Hornsey Park Road, N8 – Unauthorised Residential Conversion 71 Hornsey Park Road, N8 – Unauthorised Felling of TPO Tree 74 Burgoyne Road, N4 – Unauthorised Residential Conversion 399 Lordship Lane, N17 - Unauthorised Change of Use	07/09/07 12/09/07 17/09/07 24/09/07 26/09/07
PROSECUTIONS SENT TO LEGAL		
APPEALS/ATTENDANCE		
SUCCESSFUL PROSECUTIONS		
COMPLIANCES		
ENFORCEMENT NOTICES WITHDRAWN	58-60 High Street, N8 - Unauthorised Erection of Structure – Withdrawn on successful Appeal	05/10/07

ENFORCEMENT REPORT FOR PLANNING COMMITTEE 4th DECEMBER 2007

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS COMPLETED	68 Cranbrook Park, N22 – Unauthorised Erection of Structure	11/10/07
	43 Barrington Road, N8 – Not In Accordance With Permission	15/10/07
	138 Fortis Green Road, N10 – Unauthorised Erection of Structure	15/10/07
	3 Ridge Road, N8 - Unauthorised Residential Conversion	25/10/07
	57 Cobham Road, N22 – Unauthorised Residential Conversion	26/10/07
	1 St. Margarets Avenue, N15 - Unauthorised Residential Conversion	05/11/07
	80 Beaconsfield Road, N15 - Unauthorised Change of Use	05/11/07
	65 Cranleigh Road, N15 - Unauthorised Extension	05/11/07
	39 Mannock Road, N22 - Unauthorised Residential Conversion	05/11/07
	1 Ellenborough Road, N22 - Unauthorised Erection of Structure	05/11/07
	r/o 397-399 Lordship Lane, N17 – Unauthorised Change of Use – S215 Prep	05/11/07
	138 Fortis Green Road, N2 – Unauthorised Erection of Structure	06/11/07
	2-4 Cranbrook Park, N22 - Unauthorised Erection of Structure	06/11/07
	83 Priory Gardens, N6 - Unauthorised Erection of Structure	08/11/07
S.330 - REQUESTS FOR INFORMATION SERVED	57 Cobham Road, N22 – Unauthorised Residential Conversion	16/10/07
	68 Cranbrook Park, N22 – Unauthorised Erection of Structure	22/10/07
	138 Fortis Green Road, N2 – Unauthorised Erection of Structure	02/11/07
ENFORCEMENT NOTICES SERVED	112 Dukes Avenue, N10 – Unauthorised Erection of Satellite Dish	15/10/07
	30 Cholmeley Crescent, N6 – Unauthorised Erection of Structure	16/10/07
	57 Cobham Road, N22 – Unauthorised Residential Conversion	16/10/07
	40 Tetherdown , N10 – Contravention Of Article 4 Area Policy	16/10/07
	230 Boundary Road, N22 - Unauthorised Residential Conversion	17/10/07
STOP NOTICES SERVED		
BREACH OF CONDITION / PLANNING CONTRAVENTION NOTICES SERVED		
PROSECUTIONS SENT TO LEGAL	None	
APPEALS/ATTENDANCE		
SUCCESSFUL PROSECUTIONS	None	
COMPLIANCES		
ENFORCEMENT NOTICES WITHDRAWN	None	

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Haringey Council

Agenda item:

Planning Committee	On	4th December 2007
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Report Title: **Revision of the Codes and Protocol for Planning Committee**

Joint Report of: **The Assistant Director, Planning & Development Management and the Monitoring Officer**

Wards(s) affected: All	Report for: Non-Key Decision
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1. Purpose

1.1 To consider and adopt revised versions of the Members' Code of Conduct for Planning Committee, the Code of Conduct for Member Site Visits and the Protocol for Hearing Representations at Planning Committee.

2. Recommendations

2.1 That Members approve and adopt:

- (i) The Members' Code of Conduct for Planning Committee, set out at Appendix 1
- (ii) The Code of Conduct for Member Site Visits, set out at Appendix 2, and
- (iii) The Protocol for Hearing Representations at Planning Committee, set out at Appendix 3 to this report.

Report Authorised by:

N.B.
Niall Bolger, Director of Urban Environment

John Suddaby, Monitoring Officer

Contact Officer: **Terence Mitchison, Senior Project Lawyer Corporate**

terence.mitchison@haringey.gov telephone 0208-489-5936

3. Director of Finance Comments

3.1 There are no specific financial implications

4. Head of Legal Services Comments

4.1 The adoption of the revised Codes and Protocol would assist in protecting the Council as Planning Authority from legal challenge and would be consistent with the new national Members Code of Conduct.

5. Local Government (Access to Information) Act 1985

The background papers set out below can be inspected by contacting Maria Bilbao on 8489-5950:

The former Parts C4 to C6 in the Council's Constitution and the Haringey Members Code of Conduct adopted in May 2007

6. Background

6.1 There are three "Planning Procedures" that apply specifically to the work of the Planning Committee: (i) the Members' Code of Conduct for Planning Committee, (ii) the Code of Conduct for Member Site Visits, and (iii) the Protocol for Hearing Representations at Planning Committee.

6.2 Before the revisions to the Constitution adopted by Annual Council on 21 May 2007, these "Planning Procedures" were formally within the Council's Constitution as Parts C4, C5 and C6. Since Annual Council these "Planning Procedures" have ceased to be part of the Constitution but they still remain in force to regulate the proceedings of the Planning Committee and Members conduct in relation to Planning functions. The consequence of removing them from the Constitution is that they are under the control of the Planning Committee without requiring any confirmation of changes from full Council.

6.3 The three "Planning Procedures" have not been amended significantly since May 2002 when they were adopted as Parts of the first Council Constitution that ushered in "executive arrangements". There have been many changes over the last 5 years that need to be taken into account. Probably the most important is the new national Members' Code of Conduct that applies to all the work of local Councillors not just in the Town Planning sphere. The new rules that govern the actions of Members declaring a prejudicial interest must be reflected in the Members' Code of Conduct for Planning Committee.

6.4 Members will be aware that the proceedings of the Planning Committee are also subject to the Committee Procedure Rules (Part 4 Section B of the Constitution) and the Miscellaneous Standing Orders (Part 4 Section C). These Rules are in the Constitution because they affect the work of all Committees and Sub-Committees across the Council.

6.5 The Committee Procedure Rules contain provisions relating to matters such as the appointment of a "substitute Member" when a regular Member cannot attend a Committee and the removal of persons causing a disturbance. The Miscellaneous Standing Orders deal with matters such as the Statement of Members' Attendances and criticism of officers

at meetings. These two sections of the Constitution were reviewed by the Constitution Review Working Group early this year and a few changes were adopted at the last Annual Council.

7. The Members' Code of Conduct for Planning Committee

- 7.1 The text changes proposed to the Members Code of Conduct for Planning Committee are set out in Appendix 1 to this report. The words proposed for deletion are shown struck through. The words proposed for addition or insertion are shown in italics and underlined. References in this section of the report to paragraph numbers are references to the relevant paragraph in the Code at Appendix 1.
- 7.2 Throughout the Code references to the former Planning Applications Sub-Committee have been replaced by references to the Planning Committee. References to the Assistant Director, Planning and Development are updated to the Assistant Director, Planning and Development Management.
- 7.3 In paragraphs 2.01 to 2.05 the legislation is updated to include the Planning and Compulsory Purchase Act 2004 and the quotations from Government policy take account of new guidance in Planning Policy Statements.
- 7.4 In paragraph 2.02 the statutory plan is now the UDP adopted in 2006, replacing the 1998 plan, and there is a new reference to the Local Development Framework. Paragraph 2.01 and the new paragraph 2.08 mention the role of the London Plan and the Mayor of London's Planning powers.
- 7.5 Changes to paragraph 3.01 make clear that the Code applies to all applications for permission or approval under Planning legislation even when the Committee is being consulted informally. There is no need to specify matters such as listed building consent individually.
- 7.6 At paragraph 5.01 there is a significant change to reflect best practice with regard to Member training. Members are now required to have undertaken appropriate Planning training before participating in decisions at all. The reference to a 3 month period allowed for training while a Member serves on the Committee has been deleted.
- 7.7 In paragraph 5.02 the reference to the General Purposes Committee is deleted because the GPC no longer has any reserve Planning functions since the review of the Council's Constitution.
- 7.8 Paragraph 5.06 deals with the dangers of reaching conclusions in advance of the Committee meeting and it adds the risks of "bias" and "pre-determination" which could expose a decision to legal challenge.
- 7.9 Paragraph 5.12, on the "personal involvement" of Members with parties to applications, now makes it clear that the interest which must be declared is a "prejudicial interest". The test for this is re-stated in the terms used in the national Members' Code of Conduct.

Added to the end of this paragraph is the requirement that a Member with a prejudicial interest must avoid any attempt to influence the decision “improperly” (i.e. in ways not open to ordinary members of the public).

- 7.10 A Member declaring a prejudicial interest will, as previously, be debarred from participating in the Committee’s decision (paragraph 5.12). However, the national Members’ Code of Conduct contains new mandatory rights for such a Member which have now been incorporated into the Council-wide Haringey Members’ Code of Conduct. A Member declaring a prejudicial interest may attend during that item but only for the purposes of making representations, answering questions or giving evidence and provided that the meeting is open to the public. Otherwise the Member must leave the chamber. This is now in a new paragraph 5.13.
- 7.11 In paragraphs 5.07 and 5.08 references have been added to these rights of Members with a prejudicial interest under paragraph 5.13. So where a Member of the Committee expresses a firm view on an application, or makes representations to the Planning Service, before the relevant Committee, that Member will have a prejudicial interest.
- 7.12 Paragraphs 6.04 and 6.05 apply the rules on Members who do, or may, have prejudicial interests to Members who are not on the Planning Committee. These Members, if they declare a prejudicial interest, also have the right to attend during the item but only for the purposes of making representations, answering questions or giving evidence when the meeting is open to the public.
- 7.13 Paragraph 5.15 on “hospitality” has been amended to make a distinction between improper inducements offered by lobbyists on the one hand and proper proposals for planning obligations reported by officers on the other hand.
- 7.14 In paragraph 5.22, which deals with Council-owned land, the reference to “The Executive” has been replaced by the words “Cabinet or other Council body”. There is no absolutely clear rule but there is a real risk that a perception of “bias” could undermine a decision on a Planning application if it had been taken by a Member who had previously participated in a land management or disposal decision taken by another Council body in relation to the same site.
- 7.15 Paragraph 6.03 clarifies the rights of Members not on the Planning Committee to attend Planning Committee meetings using the procedure now set out in paragraph 46 of the Committee Procedure Rules (Part 4 Section B of the Constitution). This involves giving advance written notice to the Chair of their wish to attend.
- 7.16 In paragraph 7.01 the references to the former National Code of Local Government Conduct and the former Part C of the Constitution have been deleted.
- 7.17 Paragraph 8.08 will include mention of the Council’s Standards Committee since an allegation that a Member has breached the Members’ Code of Conduct can now be investigated locally by the Haringey Standards Committee.

7.18 Paragraph 9.01 deals with criticism of Planning Officers at Committee. This has been amended in line with the Miscellaneous Standing Orders (Part 4 Section C in the Constitution). Members should endeavour to avoid public criticism of officers at the meeting but this does not stop Members asking proper questions. Concerns about individual officers should be raised with the Assistant Director Planning and Environmental Control or with the Director of Urban Environment at first instance rather than with the Chief Executive.

8 The Code of Conduct for Member Site Visits

- 8.1 The text changes proposed to the Code of Conduct for Member Site Visits are set out in Appendix 2 to this report. The references in this section of the report to paragraph numbers are references to the relevant paragraph in the Code at Appendix 2.
- 8.2 The procedure now generally adopted for site visits is an official visit arranged by officers in advance of the report first being considered at Committee. Members should try wherever possible to attend the official visit. A personal site visit by a Member alone is the “fallback” option. For this reason paragraph 1.02 is deleted as no longer appropriate.
- 8.3 Amendments are proposed in paragraphs 1.03 and 1.04 to reflect the intention, consistent with best practice, that most applications will require a site visit with only a minority of the simpler cases being determined without one. The old paragraph 1.05 is deleted as no longer appropriate.
- 8.4 The intended procedure is that the Assistant Director Planning and Environmental Control in consultation with the Chair will decide which cases require site visit taking into account the views of individual Committee Members. This is now provided for in the new paragraph 1.05.
- 8.5 Site visits are to be arranged in advance of the application first being reported to Committee. The idea is to avoid any deferral of applications for site visits which would prejudice the achievement of the tight prescribed time limits for determining applications. The procedure is set out in the new paragraph 1.06 and the old paragraphs 1.06, 3.01 and 3.02 are deleted as inappropriate.
- 8.6 Changes are made to the new paragraphs 3.02 (“Procedure on Site”) and 3.03 to achieve the objective of a fair and transparent process during site visits. In most cases objectors against, and supporters of, the application will not be invited. Members would be guided around the site by officers alone. In a few cases specific objectors and supporters may be invited to site visits where this is necessary to explain the issues to Members (paragraph 3.03).
- 8.7 The changes made to paragraphs 3.04 and 3.05 are for clarification and reflect the idea that the site visit will generally be taking place before the application is first reported to Committee.

- 8.8 The new paragraphs 3.06 and 3.07 encourage Members to attend every official site visit arranged for them. If that proves impossible, then Members should try to visit the site on their own.
- 8.9 No change is proposed to the long-standing rule, now in paragraph 3.08, that a Member's failure to visit the site will not automatically disqualify that Member from participating in the decision at Committee. A new provision is suggested at the end of this paragraph to the effect that the Assistant Director Planning and Environmental Control in consultation with the Chair may advise a Member not to participate in the decision if the Member's failure to visit the site at all beforehand would make a proper understanding of the issues impossible.

9 The Protocol for Hearing Representations at Planning Committee

- 9.1 The text changes proposed to the Protocol for Hearing Representations at Planning are set out in Appendix 3 to this report. The references in this section of the report to paragraph numbers are references to the relevant paragraph number in the Protocol at Appendix 3.
- 9.2 The change to paragraphs 2.01 and 2.03 and the new paragraph 2.02 are intended to put Beyond doubt the different procedures applied to members of the public applicants and others outside the Council who are required to complete a standard form when they wish to address the Committee as compared to the procedure for Members not on the Planning Committee and officers outside the Planning Service who should give advance written notice to the Chair when they wish to speak. The rule for Members is already in paragraph 46 of the Committee Procedure Rules (Part 4 Section B of the Constitution).
- 9.3 In paragraph 2.04 the Deputations Procedure is now in paragraph 29.10 of the Committee Procedure Rules not Standing Order 37. In paragraph 2.05 the Petitions Procedure is now in paragraph 11.1 of the Council Procedure Rules.
- 9.4 In the old Protocol for Hearing Representations at Planning Committee there were different procedures for those applications where officers were recommending refusal as compared to those where officers were recommending the grant of permission. This cannot strictly be reconciled with the rules of Natural Justice because in all cases the applicant should have the same right to have representations heard as the objector's side. Accordingly, the old paragraph 2.06 has been deleted and the heading of paragraph 2.07 has been amended so that it applies to all cases regardless of the officer's recommendation.
- 9.5 In paragraph 2.07(e) an obsolete reference to Standing Order 41 is deleted as this is now in paragraph 46 of the Committee Procedure Rules, as explained above.
- 9.6 The small change in paragraph 2.08(a) and the deletion of sub-paragraphs 2.08(c) and (d) reflect the intention that applications will not, so far as possible, be deferred for site

visits which should take place before the meeting. Exceptionally, applications may have to be deferred for some other reason.

- 9.7 The correction in paragraph 2.08(b) is to clarify that the speaker opposing the applicant will be an “objector”.
- 9.8 The example given in paragraph 2.09 (b) for doubling the time and the speakers allowed for large/controversial applications has been clarified and corrected.
- 9.9 In paragraph 2.10 the old rigid maximum time of one and a half hours allowed for dealing with any application is being amended. Greater flexibility would now be allowed for the very few applications of exceptional significance but the expressed aim is to deal with all other applications within one hour.

10 Financial Implications

- 10.1 There are no specific financial implications.

11 Legal Implications

- 11.1 The adoption of the revised Codes and Protocol would assist in protecting the Council as Planning Authority from legal challenge and would be consistent with the new national Members Code of Conduct.

12. Equalities Implications

- 12.1 There are no specific equalities implications.

13. Recommendations

- 13.1 That Members approve and adopt:
- (i) The Members' Code of Conduct for Planning Committee, set out at Appendix 1
 - (ii) The Code of Conduct for Member Site Visits, set out at Appendix 2, and
 - (iii) The Protocol for Hearing Representations at Planning Committee, set out at Appendix 3 to this report.

14. Use of Appendices / Tables / Photographs

- 14.1 Appendix 1 – the proposed Members' Code of Conduct for Planning Committee
- 14.2 Appendix 2 – the proposed Code of Conduct for Member Site Visits
- 14.3 Appendix 3 – the proposed Protocol for Hearing Representations at Planning Committee.

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APPENDIX 3

Protocol for Hearing Representations at Planning Applications Sub-Committee

GENERAL PRINCIPLES

- 1.01. The *Planning Sub-* Committee will operate this protocol with two particular aims:
- (a) to allow those who apply on the night to make representations to be heard by the Committee on items on the agenda for the meeting.
 - (b) to get through the agenda expeditiously to avoid delay to applications and wasted journeys by the public.

THE PROCEDURE FOR ADDRESSING THE COMMITTEE

- 2.01. All those *persons outside the Council* wishing to address the Committee will complete a form stating their details prior to the commencement of the Committee meeting. (Assistance will be available for anyone finding difficulty filling in the form.)
- 2.02. *The rule in paragraph 2.01 does not apply to Members not on the Planning Committee nor to officers outside the Planning Service who wish to address the Committee. They should give written notice of their attendance to the Chair preferably before the meeting but in any event as soon as they arrive at the meeting. The Chair will generally allow such Members and officers to speak but this is always at the Chair's discretion in accordance with paragraph 46 of the Committee Procedure Rules in Part 4 Section B of the Council's Constitution.*
- 2.03. The Chair will allow those *persons outside the Council* completing the form to address the Committee except where there are several people applying to speak, in which case there will be a limit as shown below.

2.04. For any issue which is within the Committee's terms of reference, but for which there is not a report on the agenda, members of the public may use the Deputations Procedure in accordance with ~~Standing Order 37~~ paragraph 29.10 of the Committee Procedure Rules to make their representations to the Committee.

2.05. With respect to Petitions, for this Committee the requirement in ~~Standing Order 37~~ paragraph 11.1 of the Council Procedure Rules for 5 days' notice will not apply so that members of the public may submit petitions (without addressing the meeting) on any issue which is within the Committee's terms of reference at any meeting without giving due notice.

2.06. For items on the agenda which are not planning applications

(a) Where several people indicate a wish to speak on an item, the Chair will allow only two speakers. Each speaker will be given 3 minutes (or speakers may decide to divide the total time of 6 minutes unequally between themselves).

~~2.06 For applications with the recommendation to refuse permission~~

~~(a) Normally representations would **not** be heard by the Committee, but if considered necessary by the Committee, only supporters of the application and objectors to the application may be permitted to speak (i.e. the applicant will not be given the opportunity to speak since applicants have formal mechanisms for a statutory right of appeal.) The Chair will allow up to two speakers on either side with a total time of 6 minutes for each side divided between them.~~

2.07 For planning applications with the recommendation to grant permission

(a)	Planning officer presents case, with possible supplementary presentation from other officers.
(b)	Committee asks specific questions on the presentation e.g. clarifying facts, policies etc.
(c)	For applications relating to Conservation Areas, the Chair may allow a representative of the relevant Conservation Area Advisory Committee to address the Committee for up to 3 minutes, followed by any questions from Committee Members.

(d)	Objectors - up to 2 speakers with a total time of 6 minutes divided between them followed by any questions from Committee Members.
(e)	Any interested Councillors who are not Members of the Committee may, with the permission of the Chair, address the Committee (in accordance with Standing Order 41:1) for up to 3 minutes, followed by any questions from Committee Members.
(f)	The Applicant and any supporters will have the right to reply for an equivalent length of time as given to those objecting to the application (the total time to be divided between them) followed by any questions from Committee Members.
(g)	Committee Members ask further questions as necessary of Planning Officers/other officers.
(h)	Committee Members debate the case and consider the recommendation including conditions.
(i)	Chair brings discussion to conclusion and seeks a decision on the recommendation(s), taking vote(s) as necessary. Following the vote, there will be no further discussion of the item.
(For certain cases the procedure may be varied to allow for adjournments for confidential legal advice.)	
The Committee will be aware that some so-called "objectors" can be overall in support of a development but be looking, for example, for some amendment or condition to protect their amenity.	

2.08 For applications which are considered but deferred

- (a) Normally, the Committee will hear representations on both/all sides (for example, as set out in para. ~~2.08~~ 2.07 above) before they make a decision to defer for ~~some~~ any reason. ~~such as a site visit.~~ For site visits, the Committee will agree which parties should be invited to attend; there will usually be a maximum of two representatives of the objectors and two representatives of the applicants.
- (b) When the application is re-submitted to the Committee, further representations will normally only be allowed if some fresh matter has arisen since the first Committee meeting. If this further submission is exceptionally allowed, the number of people speaking will be limited to one ~~speaker~~ objector for a further 3 minutes. The applicant will have a right to reply of 3 minutes.

- ~~(c) In the case of applications deferred for a site visit, Members will have regard to the Code of Conduct for site visits and those who were not able to attend the visit will listen carefully to the views of those who were.~~
- ~~(d) In some cases the Sub-Committee, at the very beginning of the meeting, may decide that they need to visit the site before hearing views for and against the application. In these cases, the officers may present the case and answer Members' questions, and the Sub-Committee will then defer the case without further discussion. At the subsequent meeting when the item is re-submitted, the normal representations procedure (for example, as set out in paragraph 2.07 above) will apply.~~

2.09 For larger or more contentious applications

- (a) In relation to larger and/or more controversial applications (as agreed by the Committee), the Chair may allow double the number of speakers, with double the total length of time to be divided between them).
- ~~(b) For example: in relation to para. 2.07 (d) above this would be four speakers with a total of 12 minutes divided between them . and in relation to para. 2.08(b) above (*and to applications which have already been considered by the Development Control Forum): two speakers with a total of 6 minutes.~~
- (c) The applicant and any supporters will normally have a right to reply of the same length of time as taken by the objectors.

- 2.10. ~~The maximum amount of time allowed for dealing with any application will be~~ The Committee will aim to deal with all applications, except those of exceptional significance, within one and half hours, and the Chair will take active steps to keep to these time-scales in the interests of all participants. Councillors will also act to deal fairly and expeditiously and will therefore limit themselves to 5 minutes for questions and 5 minutes for comments in relation to each application, and will act jointly to limit themselves as a whole to a maximum of 30 minutes of questions and comments for any one application.

3. IMPLICATIONS FOR DECISION MAKING

- 3.01. While the matters contained in this protocol are primarily procedural, a key justification for consultation in the planning process is that developments are improved as a result of local input. This should remain the objective of discussions and representations at the Committee (and of those representations made prior to the Committee meeting which will have been taken into account in the writing of the report).

4. EQUAL OPPORTUNITIES

- 4.01. The adoption and publication of a protocol giving clear information about planning procedures and getting involved in decisions would improve access to the system by all communities in the Borough, as well as potential investors. Arrangements will be put in place to make the policy principles within this protocol available in pamphlets in different languages and in larger print.

5. LEGAL IMPLICATIONS

- 5.01. As the law is currently understood, a Committee deciding planning applications is not exercising "quasi-judicial" functions to which the Rules of Natural Justice apply and the process does not give rise to the "Right to a Fair Trial" under Article 6 of the Human Rights Act 1998. Notwithstanding the absence of a legal right to a "hearing" by any party, where a Council does formalise procedures for deciding planning applications, which include hearing the various interested parties, this will give rise to legitimate expectations that those procedures will be applied fairly and consistently. Substantial failure to adhere to set procedures could render the Council liable to legal challenge by way, of Judicial Review (most likely by aggrieved objectors). This does not mean that there cannot be exceptions to the procedures in special circumstances or in the interests of overall fairness.
- 5.02. The establishment of procedures along the lines proposed will improve the efficiency, transparency and participatory nature of the Committee's decision making. It should therefore help protect the Council from complaints of maladministration and from legal challenges.

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Members' Code of Conduct for Planning Applications Sub- Committee

PURPOSE OF THE CODE

1.01. This Code of Conduct has been adopted by Haringey Council's Planning Committee to ensure the highest standards in the performance of its planning function. It is a voluntary code, agreed by all Members of the Council Committee.

1.02. Consistency and fairness are important qualities in the public eye and they are vital to the conduct of a Planning Committee. Adherence to the Code is intended to build public confidence in the Council's planning system.

1.03. The purpose of the Code is:

- (a) to state how the Members of the Planning Applications Sub-Committee will exercise those functions, including behaviour in relation to applicants, residents and other third parties.
- (b) to ensure a consistent and proper approach by all Members to the exercise of planning functions
- (c) to ensure applicants and their agents, residents and other third parties are dealt with by Members consistently, openly and fairly
- (d) to ensure the probity of planning transactions and the high standards expected in public office
- (e) to ensure planning decisions are made openly, fairly and in the public interest, in accordance with legislation and guidance.

- 1.04. The Code does not remove the responsibility of Members to exercise their statutory discretion to determine the merits of individual applications or proposals.
- 1.05. This Code of Conduct relating to planning matters is intended to be supplementary to The Members' Code of Conduct under the Local Government Act 2000. The provisions of the Code of Conduct continue to have full force and affect the purpose of this Code is to provide more detailed guidance on the standards to be followed in relation to planning matters.
- 1.06. Copies of this Code will be made publicly available and be kept under review.

2. BACKGROUND TO THE COUNCIL'S PLANNING FUNCTIONS

Determination of Applications

- 2.01. The planning process is governed by the primary legislation, in particular the Town and Country Planning Act 1990, *the Planning and Compulsory Purchase Act 2004*, by case law and relevant Government guidance, principally in the form of Planning Policy Guidance Notes *or Planning Policy Statements* (PPGs *or PPSs*). *The London Plan is also a material consideration which must be taken into account when considering planning applications within the Borough of Haringey.*
- 2.02. Planning law requires Members of local planning authorities to determine all planning applications "in accordance with" the statutory development plan "unless material planning considerations indicate otherwise" (Section 54A 1990 Act). ~~"Those deciding such planning applications should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance."~~ The statutory plan in Haringey is the Unitary Development Plan adopted in ~~March 1998~~ *July 2006. It is in the process of being replaced by the Local Development Framework.*

- 2.03 The responsibilities of the local planning authority must be performed without undue influence or personal interest and when determining planning applications Members must take into account planning matters only. The members of the authority "are elected to represent the interests of the whole community in planning matters" (PPG1 PPS1). Views expressed by neighbouring occupiers, local residents and any other third parties must be taken into account but "local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission, unless that opposition is founded upon valid planning reasons which can be substantiated" (PPG1 PPS1).
- 2.04. The planning system also "does not exist to protect the private interests of one person against the activities of another..... The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest" (PPG1 PPS1).

Enforcement

- 2.05. The purpose of the planning enforcement provisions of the 1990 and 2004 Acts is to protect the integrity of the planning system and the development control process. Whether to take enforcement action in any particular case and what action to take in the circumstances are matters for the authority's discretion. The existence of a breach of planning control is not in itself grounds for the institution of enforcement action.

Appeals to the Secretary of State

- 2.06. An applicant who has been refused planning permission or other approval, and those responsible for developments the subject of enforcement action, have a right of appeal to the Secretary of State. If it is shown that the Council's

conduct in dealing with the matter was unreasonable, the appellant's costs may be awarded against the Council. The most frequent example of unreasonable behaviour is a failure to substantiate an authority's decision on the relevant planning grounds in the particular case.

Other Powers of the Secretary of State

- 2.07. The Secretary of State possesses a range of powers which could be exercised where a local planning authority appears to be making inconsistent decisions, or decisions which are seriously in conflict with national and development plan policies. This could involve use of the power to "call in" applications, so the application would be determined by the Secretary of State following a public inquiry. A permission granted by the Council can in special circumstances be revoked, modified or discontinued, but subject to compensation payable by the Council.

Powers of the Mayor of London

- 2.08. The Mayor of London possesses a range of planning powers with regards to developments taking place in London. The London Plan sets out the Mayor's policies and guidance for development taking place within London, in particular major developments or those with London wide significance. The Mayor can in certain circumstances prevent developments going ahead that are inconsistent with the London Plan.

Administration of Planning Functions in Haringey

- 2.09. The performance of the Council's planning function is largely delegated to the Planning Committee, and to officers of the Council pursuant to arrangements made under Section 101 of the Local Government Act 1972.
- 2.10. Many decisions are made under delegated powers by the Assistant Director, Planning and Development Management in accordance with a scheme of delegation approved by the Council.
- 2.11. The Assistant Director, Planning and Development Management is responsible and accountable to the Council for the Planning and Development Service which deals with the administration of all planning matters. The Heads of Development Control are responsible and accountable to the Assistant Director, Planning and

Development *Management* for the immediate management of the Council's development control function.

3. APPLICATION OF CODE

3.01. The Code applies to the conduct of Members in relation to all applications for permission / approval under the Planning Acts. ~~including applications for listed building consent, conservation area consent, and certificates of lawfulness.~~ The Code also applies to decisions to take or not to take enforcement action under the Acts. The principles would also be relevant where consideration was to be given to the inclusion or otherwise of specific proposals within the statutory local plan ~~(the UDP)~~ *even when the Committee was being consulted informally rather than making the final decision.*

In the following sections references to determination of planning applications should be taken as referring also to all these other matters.

4. THE MEMBERS' CODE OF CONDUCT

4.01. The Members' Code of Conduct applies to members of the Planning Committee as to all Members of the Council. The parts of the Code on personal and prejudicial interests, the register of those interests and receipt of gifts and hospitality are particularly relevant. Members of the Committee should also have regard to the general principles of conduct when exercising their Planning functions.

5. CONDUCT OF MEMBERS OF PLANNING COMMITTEE

Training

5.01. The Council will ensure that all Members of the Planning Committee have received appropriate training on planning legislation and relevant matters prior to ~~appointment or within three months of appointment~~ *their participation in the work of the Committee.* The Council will make available updating training for Planning Members, and will encourage all other Members of the Council to take part in planning training.

General Principles

- 5.02. This section of the Code of Conduct applies solely to Members of the Council's Planning Committee, ~~and to the General Purposes Committee~~ when determining planning applications or considering the inclusion of local plan proposals or resolving to take planning enforcement action. It is intended to ensure that the integrity of the decision making process is not impaired, either in reality or in perception, through a lack of openness in decision-making, or through the lobbying of those Members who will make decisions.
- 5.03. This part of the Code is also designed to ensure that, wherever possible, representations made to Members form part of the public information leading to any decision.
- 5.04. The conduct of Members of the Council who are not Members of the Planning Committee is governed by the next section of the Code, where greater flexibility is permitted, and where those Members are given greater freedom to discharge their role as representatives of the local community within a clear framework.
- 5.05. The Council's responsibility is to make decisions with knowledge of the relevant development plan policies, taking into account all other material considerations and any representations, applying the appropriate weight to each. In addition, it is "important that elected Members receive open and impartial professional advice from their Planning Officers. Members should make planning decisions on the basis of a written officers' report" ~~(PPG1)~~ (PPS1).
- 5.06. This can only be done at the Committee. Conclusions reached in advance of the Committee risk being on partial facts, without the relevant advice, and without the ability to view all the material considerations before applying appropriate weight. They are therefore open to misunderstanding, and possibly, to legal challenge on the grounds that the right things have not been taken into account, or immaterial things have been taken into account, or that the Members concerned have been subject to "bias" or "pre-determination".
- 5.07. For these reasons Members should not reach or express any firm conclusion on an application prior to the relevant Committee. If, for any reason a Member decides, in

advance of the Committee, to express a firm and final view on the development, he or she will not take part in the deliberations of the Committee but may exercise the rights in paragraph 5.13 below.

- 5.08. Where any Member makes representations to the Planning Department, in writing or orally, in relation to any application, those representations will be recorded for inclusion in the report. Where these representations constitute a firm and final view on the development, the Member will not take part in the deliberations of the Committee but may exercise the rights in paragraph 5.13 below.

Approaches by Applicants

- 5.09 Members of the Planning Committee will discourage any applicant or agent, or other interested party such as a landowner from approaching them in any way in relation to planning applications. If an approach is received, the Member will take care not to give any commitment, or the impression of a commitment that he or she holds any particular view on the matter.

- 5.10. If an approach is received by a Member of the Planning Committee from an applicant or agent or other interested party in relation to a particular planning application, then the Member will:
- (a) Inform such applicant that such an approach should only be made to Officers of the Council or to elected Members who are not Members of the Planning Committee.
 - (b) Keep an adequate written record so as to enable the Member to disclose the fact of such an approach if and when the application or proposals is considered by the Planning Committee; and
 - (c) Disclose the fact and nature of such an approach at any relevant meeting of the Planning Committee.

In this context an approach should be noted where the discussion extends beyond simple information to the merits or demerits of the particular proposals.

- 5.11. Where a Member of the Planning Committee receives written representations directly in relation to a planning application, the Member will pass the correspondence to the Assistant Director, Planning and Environmental Control in order that those representations may be taken into account in any report to the Planning Committee.

Personal Involvement

- 5.12. Where a Member of the Planning Committee has had any personal involvement with an applicant, agent or interested party, whether or not in connection with a particular application before the Planning Committee, or any other personal interest which an observer knowing the relevant facts would reasonably regard as so significant that it was likely to prejudice the member's judgement of the public interest ~~which could possibly leave an observer to suppose to suppose that there might be any possibility that the involvement could affect the Member's judgement in any way~~, then the Member will declare a relevant prejudicial interest in accordance with the provisions of the Members' Code of Conduct (Part 5 Section A of the Council's Constitution) Council's Standing Orders. The Member must abstain from discussion and voting on the matter and leave the room while that application or other matter is under discussion except as provided in paragraph 5.13 below. The Member must also avoid any attempt to influence the decision improperly.
- 5.13. A Member declaring a prejudicial interest in an item may attend during that item but only for the purposes of making representations about the matter, answering questions or giving evidence about it and then only when the meeting is open to the public. Otherwise the Member must leave the room while that application or other matter is under consideration.

Social Contacts

- 5.14. Members of the Planning Committee will minimise their social contacts with known developers and agents and refrain altogether from such contacts when developments are known to be contemplated or applications are being proposed, or where controversial decisions are likely to be needed.

Hospitality

- 5.15. Members of the Planning Committee will reject any offers of gifts, hospitality or future favours made personally or by way of deals for the Council or the community, from lobbyists. Any such *improper* approach will be reported immediately to the Chief Executive. Outside the scope of this rule are proposals for community/public benefit to remedy problems connected with the development reported by officers as part of a proposed planning agreement.

Informal meetings with Chair / Vice Chair

- 5.16. To ensure a full understanding and accommodation of the Council's planning and economic objectives, there will be occasions when it will be for the Chair and Vice Chair of the Planning Committee to meet with potential developers and others. The following principles will be followed: -
- (a) The meeting will be pre-arranged and will be organised by or through the Assistant Director, Planning and Development Management.
 - (b) No meeting will occur without the presence throughout of Council Officers.
 - (c) A record of the meeting will be kept by the Council's Officers.
 - (d) In the event of a planning application being made in respect of the development proposals discussed at the meeting, the record will be made available for public inspection and will form a background paper to any Committee Report.
 - (e) Meetings will be conducted on the strict understanding that the purpose is to allow a full and frank exchange of views, any opinions expressed by Officers or Members will not be binding on the Council or fetter its discretion in the event that an application is made.

Residents/Local Groups/ Other Occupiers

- 5.17. If a Member of the Planning Committee is approached by local residents, business or other occupiers in relation to an application, which the residents or others wish to object to

or support, the Member will listen to the views but will take care not to give any commitment, or the impression of a commitment that they hold any particular final view on the application.

5.18. Members of the Planning Committee will:

- (a) Encourage the interested party to contact another Ward Member or other elected Member who is not a Member of the Planning Committee.
- (b) In the case of significant meetings on planning matters keep an adequate written record so as to enable the Member to disclose the fact of such an approach if and when the application or proposals is considered by the Planning Committee; and
- (c) Disclose the fact and nature of significant discussions at and relevant meeting of the Planning Committee.

In this context "significant" would include any meetings or discussions which consider the merits or demerits of the particular proposals extended beyond simple information.

5.19. Meetings and discussions with constituents are important part of a Ward Member's functions, and this Code is not intended to harm those contacts unnecessarily. Members of the Planning Committee ~~however~~ should avoid taking an active role in meetings to promote residents' objections to applications. Nothing in this Code prevents Members from listening to local concerns, giving factual information about an application or the planning process, or from directing residents to other sources of information or assistance.

5.20. Where a Member of the Planning Committee receives written representations directly in relation to a planning application, the Member will pass the correspondence to the Assistant Director, Planning and Environmental Control in order that those representations may be taken into account in any report to the Planning Committee.

At Committee

5.21. The responsibilities of Members of the Planning Committee in considering planning matters are set out in paragraph 5.05 above. At the Committee, Members will, in particular, avoid

expressing any view on the matters under consideration until the report has been presented, any other relevant advice is given, and all oral representations have been heard.

Council Owned Land

- 5.22. The Planning Committee from time to time considers applications involving land owned or recently owned by the Council. Members will consider carefully whether they should take part in the deliberations of the Committee on an application, involving that land, where they took part in any decision of the Executive Cabinet or other Council body in relation to the land. They will take into account whether an observer with knowledge of all the relevant facts would suppose that there might be any possibility that the involvement in the decision on the land could amount to reaching prior conclusions on the planning issues, or other-wise affect the Member's judgement in any way.
- 5.23. Any Member, whether or not a Member of the Cabinet, will take great care in the consideration of applications, or local plan proposals, affecting land owned or recently owned by the Council to ensure that the planning decision is made and seen to be made solely on planning grounds.

6. MEMBERS NOT ON PLANNING COMMITTEE

- 6.01. The Members' Code of Conduct applies to all Members of Council. The parts of the Code which will be particularly kept in mind as a general context for the exercise of planning functions are set out in paragraph 4.01 above.
- 6.02. Where any Member submits representations in writing or orally in relation to any application, local plan proposal, or enforcement decision those representations will be recorded for inclusion in the officers' report.
- 6.03. Councillors who are not Members of the Planning Committee may attend meetings of the Committee, and at the discretion of the Chair address the Committee. In that case paragraph 46 of the Committee Procedure Rules (Part 4 Section B of the Council's Constitution) will apply. This requires the Member to give written notice to the Chair of his/her attendance, preferably before the meeting but in

any event as soon as the Member arrives at the meeting. Members of the Council are not required to complete any form used by the public to request permission to speak.

- 6.04. ~~Members will not seek to address the Committee where personal involvement with an applicant, agent or interested party could possibly lead an observer to suppose that there might be any possibility that the involvement could affect the Member's judgement in any way.~~ Where a Councillor who is not a Member of the Planning Committee has had any personal involvement with an applicant, agent or interested party, whether or not in connection with a particular application before the Planning Committee, or has any other personal interest which an observer knowing the relevant facts would reasonably regard as so significant that it was likely to prejudice the Member's judgement of the public interest then the Member will declare a prejudicial interest in accordance with the provisions of the Members' Code of Conduct. The Member may only attend the meeting as provided in paragraph 6.05 below. The Member must also avoid any attempt to influence the decision improperly.
- 6.05. A Member declaring a prejudicial interest may attend the meeting but only for the purposes of making representations for or against the relevant application, answering questions or giving evidence about it and only when the meeting is open to the public. Otherwise the Member must leave the room while that application or other matter is under consideration.
- 6.06. Where an approach has been received by an elected Member (not being a Member of Planning Committee) from an applicant, agent or other interested party in relation to a planning application, that Member will, in any informal discussions with any Member of the Planning Committee, disclose the fact and nature of such an approach and have regard to the matters set out at paragraph 7.01 below.

7 OTHER CONDUCT OUTSIDE COMMITTEES

- 7.01. In discussions between Members generally and Members of the Planning Committee (at party group meetings or other informal occasions) Members will have regard to: -

- (a) the principles governing the conduct of Members set out in the ~~National Code of Local Government Conduct~~, Members' Code of Conduct.
- ~~(b)~~ the principles governing the conduct of Members of Planning Committee set out in this Code and the Protocol for Hearing Representations at Planning Committee ~~as set out in Part C~~
- (c) the obligations placed on Members of the Planning Committee not to give commitments in relation to any planning application prior to consideration of the full Officer report, advice and representations at Committee.
- ~~(d)~~ ~~the principles governing the conduct of Members set out in the Members' Code of Conduct.~~

8. SANCTIONS

- 8.01. The Council will seek to ensure adherence to this code by all Members.
- 8.02. Complaints about failure to adhere to the Code should be made to the Chief Executive of the Council.
- 8.03. A failure to adhere to the Code gives rise to a range of potential consequences to the Council, and individual Members, especially if this results in inconsistency. The normal sanction of the democratic process is through the ballot box. Councillors may make a reputation in their community not only for their beliefs but also for their general conduct. Beyond the normal democratic process, a number of specific consequences can be identified.

Judicial Review

- 8.04. If applicants or objectors are convinced that the Council, in determining an application, did not observe their statutory obligations to carry out all necessary procedures, for example the Council did not base their decision on the Development Plan and or did not take into account all representations or all material considerations, or took into account irrelevant considerations, they may apply for Judicial Review of the decision, which might result in it being

quashed. In such circumstances it would be normal for the costs of an applicant to be awarded against the Council.

The Local Government Ombudsman

- 8.05. Although the Local Government Ombudsman (LGO) will not investigate the balance of argument or merits in any planning decision, ~~s/he~~ the LGO may agree to investigate a planning complaint if it concerns the manner in which a decision was taken. If it is found that injustice has been caused by maladministration in the light of statutory or established Council policy or procedures, ~~s/he~~ the LGO will recommend redress, which may take the form of compensation.
- 8.06. Where the LGO makes a finding of maladministration on the basis of a breach of the Members Code of Conduct then the report may name the individual Member and give particulars of the breach.

District Auditor

- 8.07. Each of the above courses of action, and other actions such as unreasonable behaviour as part of an appeal, could result in significant extraordinary costs to the Council. These costs will be closely examined by the District Auditor. Where it appears that a loss has been incurred, or deficiency caused, in the Council's accounts by the wilful misconduct of any Persons, ~~s/he~~ the District Auditor is required to certify that the loss or deficiency is due to that person(s). This can lead to surcharging of such persons and possible disqualification from office.

Standards Board

- 8.08. Breaches of the Planning Code which are also breaches of the Members' Code of Conduct will be subject to report to the Council's Standards Committee and potentially to investigation by the Standards Board for England or the Council's Standards Committee. Following an adjudication, a Member found not to have complied with the Code of Conduct may be suspended or disqualified from membership of the Council.

9. OFFICERS OF THE COUNCIL

- 9.01. In common with Members generally, all Members of the Planning Applications Sub-Committee may at any time contact the relevant Planning Officer to seek information in relation to any planning application.
- 9.02. Members of Planning Committee will not attempt in any way to influence the contents of the Officer's report or the recommendation made on any matter. Representations made by Members whether or not in writing will be recorded by the relevant officer and included in the report
- 9.01. Any criticism of Planning Officers by Members of the Planning Committee shall be made in writing, to the ~~Chief Executive,~~ Director of Urban Environment or Assistant Director, Planning and Development Management and not to the Officer concerned. Members will endeavour to avoid any public criticism of officers but this does not prevent Members asking officers proper questions.

APPENDIX 2

Code of Conduct for Member Site Visits

1. Background

1.01. Members of the Planning Applications Sub-Committee have generally been locally elected representatives on the Council for more a number of years. Many have also been on the Planning Committee for months if not years. They have therefore developed a good knowledge of the Borough. They have also been trained in dealing with planning matters

~~1.02. Members of the Committee receive the planning application reports at least 3 days ahead of the Committee, and can take time to visit sites for themselves, to help their decisions at the Committee.~~

1.02 At the Committee meeting site maps, scheme drawings and sometimes photographs are on display and available. Officers' reports describe relevant site characteristics, following their own site visits. Officer visits are not routinely made to the homes/premises of objectors, as adequate technical assessments can usually be made from maps, drawings and by visiting the application site.

1.03. In ~~the great majority of~~ *a few of the simpler* cases, this site knowledge and information will be sufficient for the Committee to reach a decision on applications.

1.04. In ~~some more complex~~ *most* cases, however, the Committee may decide that it needs *will need* the additional information that a site visit can provide, before reaching a conclusion.

~~1.05. Such cases might be:~~

~~(a) where inspection from the street is insufficient to understand the nature or impact of the development, or~~

~~(b) where particular views or relationships can only be fully appreciated by seeing inside the site.~~

~~1.06. The Committee will then agree to defer the application for a Members' site visit to be arranged.~~

1.05 The Assistant Director, Planning and Development Management, in consultation with the Chair of the Committee, will decide which cases require a site visit. Members of the Committee are entitled to make representations to the Assistant Director about which cases do, or do not, require a site visit.

1.06 Site visits will be arranged on Mondays to Fridays during daylight hours. So far as practicable, they will be fixed sufficiently in advance of the Committee meeting to enable Members to ask officers to address specific points, arising from the site visit, in the report on the application.

2. The Purpose of Site Visits:

- 2.01. The purpose of such site visits is for the Committee to see the site in order to reach an informed decision. It is not intended to provide a separate opportunity for objectors, supporters, applicants or others to lobby the Members, to argue their case or discuss the merits of the application.
- 2.02. It is essential that fairness and probity are safeguarded in all the proceedings of the Planning Committee. This means preventing even the appearance of undue or unfair influence, or biased behaviour.
- 2.03. In accordance with the adopted Members Code of Conduct for Planning Committee ~~on planning matters~~, Members must avoid being involved in lobbying for or against an application, or reaching a firm view on an application before final determination at Committee. The proper place for discussion and presentation of views is therefore at the Committee.
- 2.04. On site, without some safeguards, there is a serious risk of breaching the principles of fair hearings. Individual Members can hear different arguments from different people, and all sides are not heard equally.

- 2.05. To ensure fairness and probity, therefore the Committee will observe the following protocol for site visits. The on-site procedures are based on those followed by the national Planning Inspectorate.

3. Site Visit Protocol

- 3.01. ~~**At Committee:** Normally, the Committee will hear representations on both/all sides, so they know the concerns before the visit. The Committee will then agree to defer for a site visit, and agree which parties should be invited to attend, to assist the visit. Objectors and others with a direct interest in the scheme will normally be included in the visit. There will usually be a maximum of two representatives from each group. The applicants will also be asked to limit their representatives to two.~~
- 3.02. ~~**The Arrangements:** The visit will normally be arranged by the Committee Clerk, on a date as soon as possible after the Committee deferral in time for the application to be determined at the next formal meeting of the Committee. Visits will usually be arranged between Monday and Friday during daytime hours.~~
- 3.01 Access to the site will be arranged with the site owners or their agent. In some cases arrangements will also have to be made with adjoining properties which have to be entered.
- 3.02 **Procedure on Site:** The planning officer(s) will show the Members round the site(s)/area, showing relevant scheme drawings, and pointing out significant features. Some practical assistance from the owner/agent may be necessary. Members may ask officers or others factual questions, but will not otherwise discuss the application.
- (a) ~~Objectors and others in attendance are asked not to talk to the Members except to draw their attention to some feature of the site or provide some factual information.~~
- (b) ~~Members are not able to hear arguments about the merits of the application during the site visit.~~
- (c) ~~If the visit becomes the occasion for lobbying by numbers of people, or for demonstrations, the Members may have to close the visit and ask for it to be rearranged as a more private visit.~~

- 3.03 In a few cases the Assistant Director, Planning and Development Management,, in consultation with the Chair of the Committee, may decide to invite particular local residents or objectors/supporters to attend a site visit for the purpose of ensuring access, pointing out specific matters or answering factual questions. Normally, neither objectors nor supporters will be invited to site visits.
- 3.04 If a site visit becomes the occasion for lobbying by numbers of people or for demonstrations, the Members may have to close the visit and ask for it to be visit may have to be adjourned and rearranged as a more private visit.
- 3.05 As a result of the visit, the Members of the Committee may ask the officers to address some specific issue in the report on the application. ~~prepare a further report amplifying some aspect of the development or to assess some new factor.~~ Usually the case will be returned to the Sub-Committee with the original report
- 3.06 In order to ensure that Members of the Committee fully understand the physical characteristics of each application site, its surroundings and the impact of the proposed development, it is desirable that Members attend every site visit.
- 3.07 Any Member of the Committee who is unable to attend the official site visit should endeavour to visit the site him/herself before the meeting and will avoid any discussion of the merits of the application while at the site.
- 3.08 Members of the Committee have to come to an independent view on an application, taking into account all relevant facts and views. If a Member of the Committee is unable to attend the site visit, this does not disqualify him/her from taking part in the final decision. The Member will, however, listen very carefully to the views of those Members who benefited from the visit. In some cases the Member may decide it would be better not to take

part in the decision. *The Assistant Director, Planning and Development Management, in consultation with the Chair of the Committee, may advise a Member who has not visited the site that he/she should not participate in the decision in certain cases because of the difficulty of understanding the issues relevant to the application without visiting the site.*

3.05 ~~As a result of the visit the Members may ask the officers to prepare a further report, amplifying some aspect of the development or to assess some new factor. Usually the case will return to the Sub-Committee with the original report.~~

~~**3.06 When the Committee again considers the case,** the Chair will not normally allow representations made at the original meeting to be repeated.~~

~~If some fresh fact has arisen as a result of the visit, he/she may allow further representations. In that case, normal procedures will apply, to allow a fair hearing for all sides.~~

~~3.07 Members of the Committee have to come to an independent view on an~~

~~application, taking into account all relevant facts and views. If a Member of~~

~~the Committee is unable to attend the site visit, this does not disqualify~~

~~him/her from taking part in the final decision. The Member will, however,~~

~~listen very carefully to the views of those Members who benefited from the~~

~~visit. In some cases the Member may decide it would be better not to take~~

~~part in the decision.~~

~~**3.08 In some cases the Committee may decide, at the very beginning that they need to visit the site/area first, before hearing views for and against. In these cases, the officers will present the case and answer Members' questions, and the Committee will then defer**~~

~~the~~

~~**case without further discussion. At the visit the above rules will apply. At the subsequent Committee, the normal procedures for hearing representations will apply.**~~



Haringey Council

Agenda item:

10**Planning Committee****On 4th December 2007**Report Title: **Planning Enforcement Project Update**

Forward Plan reference number (no applicable):

Report of: **Eubert Malcolm Service Manager Enforcement Response**

Wards(s) affected: All

Report for: **Non Key Decision**

1. Purpose To update committee Members on the progress of the planning enforcement Project

2. Introduction by Cabinet Member (not necessary)

3. Recommendations

To note progress of the planning enforcement project

Report Authorised by: **Robin Payne Assistant Director Urban Environment**

Contact Officer: **Brian Ellick Interim Team Leader Planning Enforcement**

4. Director of Finance Comments

5. Head of Legal Services Comments

6. Local Government (Access to Information) Act 1985

7. Strategic Implications

7.1 To reduce the historical backlog of planning enforcement open cases and enable an improvement in planning enforcement performance.

8. Financial Implications

8.1 The project is currently being funded by salary under spends across the business unit. Recruitment following restructuring of the enforcement service is expected to allow continued funding until the end of December 2007.

9. Legal Implications

9.1 It should be noted that the Council may face the potential of having abuse of process arguments raised on behalf of defendant's for undue delay in the Council bringing prosecution action against land owners and occupiers especially when many years have lapsed after the initial Enforcement Notice was served without any particularly persuasive reason. It has been suggested in leading case law however that this argument should only be successful in exceptional circumstances. Since the implementation of the Human Rights Act 1998, direct regard should also be had to Article 6(1) of the European Convention for the Protection of Human Rights and the related Strasbourg jurisprudence which states, in broad terms that in the determination of a person's obligations or of any criminal charge against him, everyone is entitled to a fair and public hearing within a reasonable time and Article 6(3) sets out a list of what are described as minimum rights which must be afforded to any one charged with a criminal offence. These include the following:

- (a) to be informed promptly, in a language he understands and in detail, of the nature and cause of the accusation against him;
- (b) to have adequate time and facilities for the preparation of his defence.

10. Equalities Implications

10.1 Providing an effective planning enforcement service will help ensure fair and equal outcomes for all service users.

11. Consultation

11.1 No consultation apart from head of finance and legal services

12. Background

12.1 The Planning Enforcement Project commenced in January 2007 and has been running for nine months. The Project was the result of a proposal put forward to Planning Application Committee (PAC) to reduce and manage the open planning enforcement cases by two thirds within four to six months.

12.2 In order to better manage the open cases the project was broken into three phases. At the start of the project there were a reported 1531 open cases. At the end of October 2007 there were a reported 711 open cases.

12.3 The process for closing any case within the project requires authorisation from either one of the two heads DC. It was agreed by Development control (DC) that in the first

phase project 20 cases per week could be referred over to the two heads of DC for closure.

PHASE 1 FOUR YEAR RULE

12.4 Under the four year rule, any case where work was carried out over four years ago is immune from legal action.

12.5 In the first phase of the project 489 cases were originally deemed to fall within the four year rule, however after close examination of each case a percentage of the cases were deemed not suitable to close under this rule and as a result required further investigation.

- 495 cases received
- 311 cases closed (immune)
- 178 requiring further enforcement investigation

PHASE 2

12.6 Phase two addressed cases that were received from 2004 - 2006. As the project moved into phase two there was a reduction in the amount of cases referred to the two heads of DC for closure. This was due to cases requiring further investigation into the alleged breach and more enforcement action being taken.

- 1036 Cases received
- 437 Cases closed
- 559 Cases Open

PHASE 3

12.7 Phase 3 was to deal with the remaining cases, and would effectively incorporate the regular cases received on a daily basis. Phase three is envisaged to address the regular cases which are received daily. These cases are the new complaints received from January 2007 until present. Once the caseload in phase 1 & 2 are deemed manageable then the regular cases received will be incorporated into the phase 3 of the project.

- Cases received 759
- Cases closed 458
- Cases open 301

Overview phases 1& 2

12.8 To date 820 cases in total have been closed on the project. This means that 53.56 % of the 1531 cases are closed. There is a remaining 711 cases (46.44%) which require further investigations. At least 90% of the remaining open cases have had some form of planning enforcement investigation action taken. There is an envisaged reduction

the amount of cases being closed due to cases in phase two requiring further investigation and enforcement action being taken.

12.9 The remaining open cases are being reviewed and will be dealt with in order of priority, namely:

Priority 1

12.10 Cases which have the most detrimental effect to the environment / amenity i.e. those that breach planning control regulations in relation to Article four areas, conservation areas, and listed / protected buildings.

Priority 2

12.11 Breaches which are unlikely to be granted permission without substantial modification to the development. These breaches could effectively be of a similar nature to the types currently being addressed in priority one.

Priority 3

12.12 Breach of Planning Control of a minor / temporary nature with limited planning concerns. These types of breaches would only require minimum remediation in order to comply with planning regulations and have a very limited negative impact on the local amenity.

12.13 On analysis of previous closed cases we envisage that at least half (355 cases) of the remaining 711 cases can be resolved by December 2007.

13. Conclusion

13.1 Although it has taken longer than expected to reach the current milestone of closing 53.56 % of the original 1531 open cases. The project is continuing to progress successfully and we are continually reviewing our processes in attempt exceed the objective of closing two thirds of the open cases. During the course of this project a number of cases have been satisfactorily resolved without the need for Enforcement Notices or prosecution. A number of cases have been resolved through negotiation, removal of unauthorised, sheds, satellite dishes, fences and advertisements.

Closed cases:	820
Open cases:	711
Enforcement Notices:	100
S330:	70
TSN :	1
PCN:	7

Recommendations

- 13.2 To continue with the planning enforcement project until the end of December 2007.
- 13.3 To report back to PAC at the end of January 2008 to make further arrangements for management of planning enforcement activity.

14. Use of Appendices / Tables / Photographs

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Haringey Council

Agenda item:

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

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Planning Committee 4 December 2007

Item No. 12

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2007/2036**Ward:** Noel Park**Date received:** 28/09/2007**Last amended date:** 12/11/2007**Drawing number of plans:** BA9630607/01, 02, 03; PL-01, PL-02A to PL-07A incl.**Address:** 120 - 128 Mayes Road N22

Proposal: Alterations and extensions to the existing building, including the creation a ground and first floor front extension and recessed part second floor extension to create a three storey building comprising of 528 sq.m of B1 space at ground floor level with 9 self contained units at upper levels, along with 17 secure cycle spaces and 2 off street car parking spaces.

Existing Use: B1**Proposed Use:** Mixed Use B1 / C3**Applicant:** Mr Tony Savva, Compton Homes Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Classified Road

Officer Contact: Matthew Gunning

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

SITE AND SURROUNDINGS

The application site is a rectangular shaped site, 0.1 hectare in size, with frontage onto Mayes Road and Jack Barnett Way. The site contains an existing 1950s two storey building (with a rear extension) stepped back from Mayes Road. This building has been used as a 'Job Centre', but this use has recently ceased and has moved to a new 'Job Centre Plus', located at Granta House in Wood Green. The site has an arched access along the south-eastern boundary which provides access to the rear of the property. The existing building on site is set back from Mayes Road and has a large grass area with a small one bar boundary fence to the front.

This part of Mayes Road is generally residential in character. To either side of the application site are 1970s style residential maisonettes/ terraces with

small front gardens. Jack Barnett Estate, to the rear of the application site, is a backland estate located between Mayes Road and Parkland Road, which is accessed by way of a pedestrian access which runs off Parkland Way, and which connects with other footpaths through to Mayes Road. This estate consists of small terrace properties with small courtyard front gardens. Further to the north west of the site there are a number of buildings used for commercial purposes. Mayes Road has a mix of building types and contains a number of Victorian suburban dwellings. Wood Green town centre is located 500 metres to the east of the site. The application site does not fall within a Conservation Area.

PLANNING HISTORY

HGY/2006/2276 - Outline planning application for demolition of existing 2 storey job centre and erection of 1 x 3 storey block comprising 1 x one bed, 5 x two bed and 3 x three bed self contained flats –Approved 20/03/2007

HGY/2006/1737 - Demolition of existing buildings and erection of 2 x 3 storey blocks comprising 4 x one bed and 14 x two bed self contained dwelling units (outline planning application) – Refused 16/11/2006.

OLD/1979/0685 - Installation of five escape and five exit – Granted 11-04-79

OLD/1960/0699 - Use of land as buildings yard laying on concrete paving and erection of front boundary wall – Refused 31-01-60

OLD/1955/0524 - Erection of crown office. - 04-11-55

DETAILS OF PROPOSAL

The proposal is for alterations and extensions to the existing building, including the creation a ground and first floor front extension and recessed part second floor extension to create a three storey building comprising of 528 sq.m of B1 space at ground floor level with 9 self contained units at upper levels; along with 17 secure cycle spaces and 2 off street car parking spaces to the rear of the site. The residential accommodation will consist of 1 x studio, 3 x 1 bed, 4 x 2 bed and 1 x 3 bed units.

CONSULTATION

Internal

Transportation

Cleansing

Legal Services

Building Control

Policy

Ward Councillors

External

Thames Water

1-32 (e) Jack Barnett Way

31 -51(o) Parkland Road
104 – 144 (e), 81-109 (o) Mayes Road
21 White Hart Lane
104c Mayes Road

RESPONSES

London Fire & Emergency Planning Authority – Are satisfied with the proposal.

Transportation - The proposed development is located where the public transport accessibility level (PTAL) is high, with Wood Green tube station a walking distance away. We have therefore considered that majority of the prospective residents of this site would travel by public transport, especially with the proximity of the underground station. There is also the presence of Wood Green controlled parking zone operating Monday to Saturday from 0800hrs to 1830hrs and Monday to Sunday from 0800hrs to 200hrs, west and east of the site respectively, which provides adequate on- street car parking control at this location.

In addition, our interrogation with TRAVL trip database has revealed that, based on comparative London sites (Albion Wharf - SW11, Fraser Ct - RM1, Leathermarket Ct - SE1, Parliament View - SE1 and Watergardens - SM1 and other similar offices), the residential and office aspects of this development would only generate 3 combined vehicle movements, in and out of this site, in the critical morning peak hour. We have subsequently considered that this level of car trips would not have any significant adverse impact on the existing traffic or indeed car parking demand at this location. Moreover, this location has not been identified within the Council's UDP as that with car parking pressure. We also took into account the high PTAL for this site and deemed that a development of this nature is suitable for a car-free development and hence would not require car parking spaces. Notwithstanding, the applicant has proposed 2 car parking spaces and 17 cycle racks with secure shelter, as detailed on Plan No.PL-02.

However, there is the concern that cyclists are hindered by the general lack of highway safety features, for these vulnerable road users along Mayes Road, especially around its junction with Coburg Road and Caxton Road. As part of the cycling study for this area this year, we have identified a series of measures geared towards enhancing the sub-standard cycle route 'Link 78' including the introduction of parking/entry treatment schemes, with the appropriate costs already documented. We will therefore be seeking some financial contribution towards executing these works, which are predominantly in the immediate vicinity of this development. Consequently the highway and transportation authority would not object to this application subject to the conditions that the applicant contributes by way of Section 106 agreement, £15,000 towards schemes tailored towards assisting cyclists, in the vicinity of this proposed development and that the residential element of this proposal is defined as 'car free' and therein future occupiers will not 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.

Local residents - Letters of objection have been received from the following residents - 8, 15, 16, 17, 18, 22, 28 Jack Barnett Way – and are summarised as follows. A letter has been received from Lynne Featherstone MP supporting the objections raised by local residents.

- Height of the building will result in loss of light to gardens and windows;
- Loss of privacy / overlooking;
- Lack of parking space;
- Disruption and noise;
- Noise associated with the new residential units will impact amenity and peaceful nature of Jack Barnett Estate;
- Concern / uncertainty about the commercial use;
- The proposed building materials will be out of keeping with the character of Mayes Road;
- Extra volume of cars would have a negative affect on the already noisy road – Mayes Road.

Thames Water – In regards to sewerage and water infrastructure Thames Water have no objection.

Note: Local residents were re-consulted on the amended plans on 15/11/07 and any further comments will be reported at the Planning Committee Meeting.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport

The London Plan - 2004

Policy 2A.3 Areas for Intensification
Policy 3A.1 Increasing London's Supply of Housing
Policy 4B.3 Maximising the Potential of Sites
Policy 4B.6 Sustainable Design & Construction

Adopted Unitary Development Plan, 2006

G1 Environment
G2 Housing Supply
AC1 The Heartlands / Wood Green
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD6 Mixed Use Development
UD7 Waste Storage
UD10 Planning Obligations
EMP1 Defined Employment Area – Regeneration Area
ENV9 Mitigating Climate Change: Energy Efficiency
HSG1 New Housing Development
HSG2 Change of use to Residential
HSG9 Density Standards
HSG10 Dwelling Mix
EMP5 Promoting Employment Uses
M3 New Development Location and Accessibility
M4 Pedestrian and Cyclists
M9 Car Free Residential Development

Supplementary Planning Guidance

SPG1a Design Guidance
SPG3a Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes
SPG3b Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG7a Vehicle and Pedestrian Movement
SPG9 Sustainability Statement
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG10c Educational Needs Generated by New Housing Development

ANALYSIS / ASSESSMENT OF THE APPLICATION

This application follows on from a previous approval for the demolition of the two storey job centre and erection of a three storey block comprising of 9 self contained units. The main issues in regards to this application are considered to be (1) principle of a mixed use scheme, (2) the design and bulk of the proposed extensions, (3) the layout/ standard/ mix of accommodation of the proposed residential units, (4) impact on the amenity of adjoining occupiers.

Principle of a Mixed Use Scheme

The application site is not located within a defined employment area. The 'Haringey Heartland Development Framework' along with AC1 (The Heartlands/ Wood Green) encourage redevelopment and intensification of use. The redevelopment of this site will still retain a high proportion of BI space.

The redevelopment of this site with a mixed use scheme is in accordance with the broader principles of Central Government Planning Policy, namely with paragraph 27 of PPS1 which seeks to "to promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings'. This is also reflected in policy UD6 'Mixed Use Development' which states that where "where appropriate development should include a mix of uses in order to ensure sustainable development, particularly where such developments are located in town centres, areas of high public transport accessibility and within major new development'.

The principle of 9 residential units for this site was established by way of most recent approval (Planning Ref: HGY/2006/2276 approved 20/03/2007). The application site is located within an established residential area, close to Wood Green town centre and close to a number of public transport facilities. Residential development is considered appropriate for this site and to be in accordance with the sequential approach advocated in policy HG1 'New Housing Development'.

This site has an area of 0.1 hectares in size. This residential element of the proposal will have a habitable room density of 461 habitable rooms per hectares (HRH). The Adopted Unitary Development Plan (UDP) states that residential development in the borough as a general guideline should be in the density range of 200-700 habitable rooms per hectares.

In terms of the London Plan (2004), the plan categorises density ranges in terms of location, setting, existing building form and massing. Based on the density matrix (as shown in Table 4b.of the plan) the site is considered to be within an urban area with terrace house and flats are the predominant housing type, the site is close to a town centre and a density of 200-450 HRH would be acceptable. The proposed residential density is therefore considered to be acceptable and to be in keeping with both the density standards of the Adopted UDP and the London Plan.

Design & Bulk of the Proposed Extensions

The proposal will involve a ground and first floor front extension and the creation of a part second floor extension. At ground floor level the front extension will project forward 6 metres, to line up with the terraces to the either side. This extension will span the full width of the property but will retain an arched entrance to the side which will provide access to the rear of the

site. The first floor front extension will be stepped back (2.6 metres) from the ground floor, therefore providing space for roof terraces to the first floor flats.

The second floor extension will sit largely above the existing building and will project back 8.6 metres. The depth of the top floor has been reduced to address concerns about the loss of visible sky and consequently the levels of light/ outlook from the front windows and front gardens of the properties to the rear in Jack Barnett Estate, in particular No's 5-12 Jack Barnett Way. The second floor has been reduced by approximately 6.6 metres and will now line up with the rear building line of No's 114 and 130 Mayes Road. The roof ridge of the top floor will sit in line with the parapet wall/ roof ridge of 114, while on the other side it will sit marginally above the parapet wall/ roof ridge of No 130. Overall the height of the proposed extended building will be in keeping with the predominant heights of adjoining buildings and the overall streetscene.

In terms of facing material the front elevation will incorporate brickwork (yellow), large modern dark framed windows, glass balustrades and red cedar cladding on the recessed top floor. Overall the proposal to extend and reconfigure the front elevation will give this building a clean, modern appearance which will improve the buildings legibility and interface with the street. The new front elevation will help to give relief to the drab and utilitarian façade to the buildings to either side and relief to the dominance of dark brick. A strip of landscaping will be retained between the new front elevation and the back edge of the pavement which will improve the appearance and setting of the building.

Layout / standard & mix of Residential Accommodation

As discussed above the residential accommodation will consist of 9 self contained units. The first floor will consist of one studio unit (33 sq.m), 1 x one-bed unit (52 sq.m), 3 x two-bed units (68 sq.m, 78 sq.m, 88 sq.m) and 1 x three-bed unit (88 sq.m). The second floor will consist of 2 x one-bed units (both 48 sq.m in size) and 1 x two-bed unit (60 sq.m). All of the unit sizes and room sizes are consistent with the floorspace minima identified in SPG 3a. The six street facing residential units will have generous sized roof terraces. One of the units on the eastern side of the building will have two small first floor terraces surrounded by 1.7 metre high obscured glass privacy screens which will prevent direct overlooking to neighbouring properties. Another of the rear facing first floor residential units will have a large terrace area which will sit next to the gable end of No 21 Jack Barnett Way. This roof terrace will also be surrounded by a 1.7 metres high obscured glazed screen.

In terms of the dwelling mix policy HSG10 seeks to ensure a mix of housing types and sizes within developments to meet the range of housing needs in the borough. The recommended mix for private market housing is set out in SPG3a and requires a dwelling mix of 37% -1 bedroom units, 30% -2 bedroom units, 22% - 3 bedroom units and 11% 4 bedroom units.

The proposed development will consist of 3 x one bed, plus a studio unit (44.5%), 4 x two bed (44.5%) and 1 x three bed (11%) units. Whilst it is

acknowledged that the initial mix of 3 x one, 3 x two and 3 x three bed units represented a more appropriate mix, on balance given the constraints of the site and the need to reduce the size of the top floor, the proposed mix, as amended, is considered acceptable. It is acknowledged that flatted development of this nature have limited potential to accommodate larger family size units. On balance the proposed mix is considered to be acceptable.

Impact on Residential Amenity

As noted above the depth of the top floor has been reduced to address concerns about the loss of visible sky and consequently the levels of light/ outlook from the front windows to No's 5-12 Jack Barnett Way. The light levels/ outlook in respect of these properties are restricted as it stands because of the layout of this small estate and the height and depth of the existing job centre building. The additional floor will now appear less dominant and will not adversely affect the visual and residential amenities of neighbouring occupiers in Jack Barnett Estate. There will be a number of habitable room windows on the side and rear elevation of the first floor central wing of the building. There is already a large amount of glazing on the west elevation at first floor level which faces (at right angle) towards neighbouring properties. The proposed habitable windows along this elevation will not lead to significant overlooking/ loss of privacy to neighbouring occupiers.

As discussed above there will be two terraces on the eastern elevation of the first floor rear wing which will have a 1.7 metres high obscured glazed privacy screens to minimise overlooking/ loss of privacy from this side of the building. Along the rear elevation of the first floor wing there will be two habitable windows which will be 27 metres away from the first floor rear windows to the properties behind on Parkland Walk. There are already windows along this rear elevation. The majority of the windows on the rear elevation of top floor will serve a corridor/ staircase. It will be conditioned that these windows be obscure glazed. Overall the scheme has been designed with sensitivity to minimise overlooking/ undue loss of privacy of neighbouring occupiers.

Affordable Housing

As the proposal is below the 10 unit threshold, no affordable housing provision is required.

Transportation

The proposed development is located where the public transport accessibility level (PTAL) is high, with Wood Green tube station within walking distance. The Council's transportation team consider that the majority of the prospective residents of this site would travel by public transport, especially with the proximity of the underground station. There is also the presence of Wood Green controlled parking zone operating Monday to Saturday from 0800hrs to 1830hrs and Monday to Sunday from 0800hrs to 200hrs, west and east of the site respectively, which provides adequate on- street car parking control at this location.

It is considered that the residential and office aspects of this development would only generate 3 combined vehicle movements, in and out of this site, in the critical morning peak hour. It is subsequently considered that this level of car trips would not have any significant adverse impact on the existing traffic or indeed car parking demand at this location. Moreover, this location has not been identified within the Council's UDP as that with car parking pressure. Taking into account the high PTAL rating for this site it is considered that this site and the nature of the development is suitable for a 'car-free' development. This will be secured by way of a Section 106 agreement and will prevent future occupiers from applying for residents parking permits under the terms of the relevant traffic management order. The proposed scheme will provide 17 secure cycle spaces along the back boundary of the site as well as two car parking spaces which will be allocated to the ground floor commercial space.

Sustainability & Environmental Issues

Within the recently adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability and green elements to be incorporated into high density scheme of this nature. A sustainability checklist has been submitted with this application which refers to a number of sustainability measures; namely, the development being largely contained within the shell of an existing building, the proposal being car free and the use of glazing for passive solar gain.

Waste Storage

An enclosed bin storage area will be sited along the eastern side of the building immediately inside the arched entrance.

Planning Obligations/ Section 106

Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £27,900.00.

The Council's Transportation Officer has concern that cyclists are hindered by the general lack of highway safety features along Mayes Road, especially around its junction with Coburg Road and Caxton Road. As part of a cycling study for this area this year a series of measures geared towards enhancing the sub-standard cycle route 'Link 78', including the introduction of parking/entry treatment schemes, were identified. The Local Planning Authority therefore seeks some financial contribution towards executing these works, which are predominantly in the immediate vicinity of this development. A contribution of £15,000.00 is therefore sought.

It is also requested that the residential unit are defined as 'car free' by Section 106 and that 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". A contribution of £1,000.00 is sought towards the amendment of the TMO.

SUMMARY AND CONCLUSION

The proposed scheme is for alterations and extensions to the existing building and its conversion into 9 self contained units with 528 sq.m of B1 space at ground floor level. The front elevation of the proposed building will be extended and reconfigured and will overall give the building a clean, modern appearance which will improve the buildings legibility and interface with the street. The proposed redevelopment of this site with a mixed use scheme is considered acceptable given the proximity of the site to Wood Green town centre and its accessibility to public transport and local services. A mixed use scheme will also contribute to the development objectives for the area set out in the 'Haringey Heartland Development Framework' The density of the proposed residential development is considered appropriate for a built up site of this nature given its close proximity to good transport links and a town centre. The scale, bulk and mass of the proposed development, as amended, is considered to be acceptable and will not give rise to a significant reduction in the daylight/ sunlight levels receivable to the windows/ front gardens to the neighbouring properties in Jack Barnett Estate, nor will it give rise to a significant degree of overlooking, significant loss of privacy to these neighbouring properties. The proposed development is considered to be in accordance with policies AC1 'The Heartlands/ Wood Green', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Development', HSG1 'New Housing Developments', HSG9 'Density Standards', HSG10 'Dwelling Mix', M3 'New Development Location and Accessibility', EMP5 'Promoting Employment Uses', M9 'Car Free Residential Development' and UD10 'Planning Obligations' of the Haringey Unitary Development Plan (2006) plan and SPG1a 'Design Guidance and Design Statements', SPG3a 'Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime

Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'. Given the above this application is recommended for APPROVAL.

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2007/2036, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- (1.1) A contribution of £27,900.00 towards educational facilities within the Borough (£13,150.00 for primary and £14,750.00 for secondary) according to the formula set out in Policy UD10 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006.
- (1.2) A contribution of £15,000.00 towards highway/ cycle lane improvements within the vicinity of the site.
- (1.3) A sum of £1,000.00 shall be made towards the amendment of the relevant Traffic Management Order(s) (TMO) controlling on-street parking in the vicinity of the site to reflect that the residential units hereby approved shall be designated 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of this Traffic Management Order(s) (TMO).
- (1.4) Plus 5% of this amount as recovery costs / administration / monitoring which equates to £2,195.00. This gives a total amount for the contribution of £46,095.00.

RECOMMENDATION 2

That in the absence of the Agreement referred to in resolution (1) above being completed by 24th December 2007, planning application reference number HGY/2007/2036 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education, cycle route improvements and environmental improvements the proposal is contrary to Policy UD10 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

RECOMMENDATION 3

In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Assistant Director (PEPP) (in consultation with the Chair of Planning Committee) 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.

RECOMMENDATION 4

That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2007/2036 and Applicant's drawing No.(s) BA9630607/01, 02, 03; PL-01, PL-02A to PL-07A incl: subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. 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. These should include details of external treatment to the existing rendered walls on the north-western elevation.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

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

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the front of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development.

Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.

6. Before the building hereby permitted is occupied the proposed windows along the rear elevation of the building serving the main staircase and second floor corridor shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

7. 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.

8. Before the development hereby permitted is occupied the parking spaces shown on the approved plans shall be provided and shall not thereafter be used for any purpose other than the parking of vehicles in connection with the ground floor commercial use.

Reason: To ensure that parking is provided in accordance with the Council's standards.

9. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 the commercial part of this mixed use scheme shall be used as a B1 only and shall not be used for any other purpose including any purpose within Class B8 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 and because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

10. Notwithstanding the Provisions of Article 4(1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on any building hereby

approved. The proposed development shall have a central dish or aerial 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.

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

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

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

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: In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils c) looks to ensure the separation of foul and surface water sewerage on all new developments.

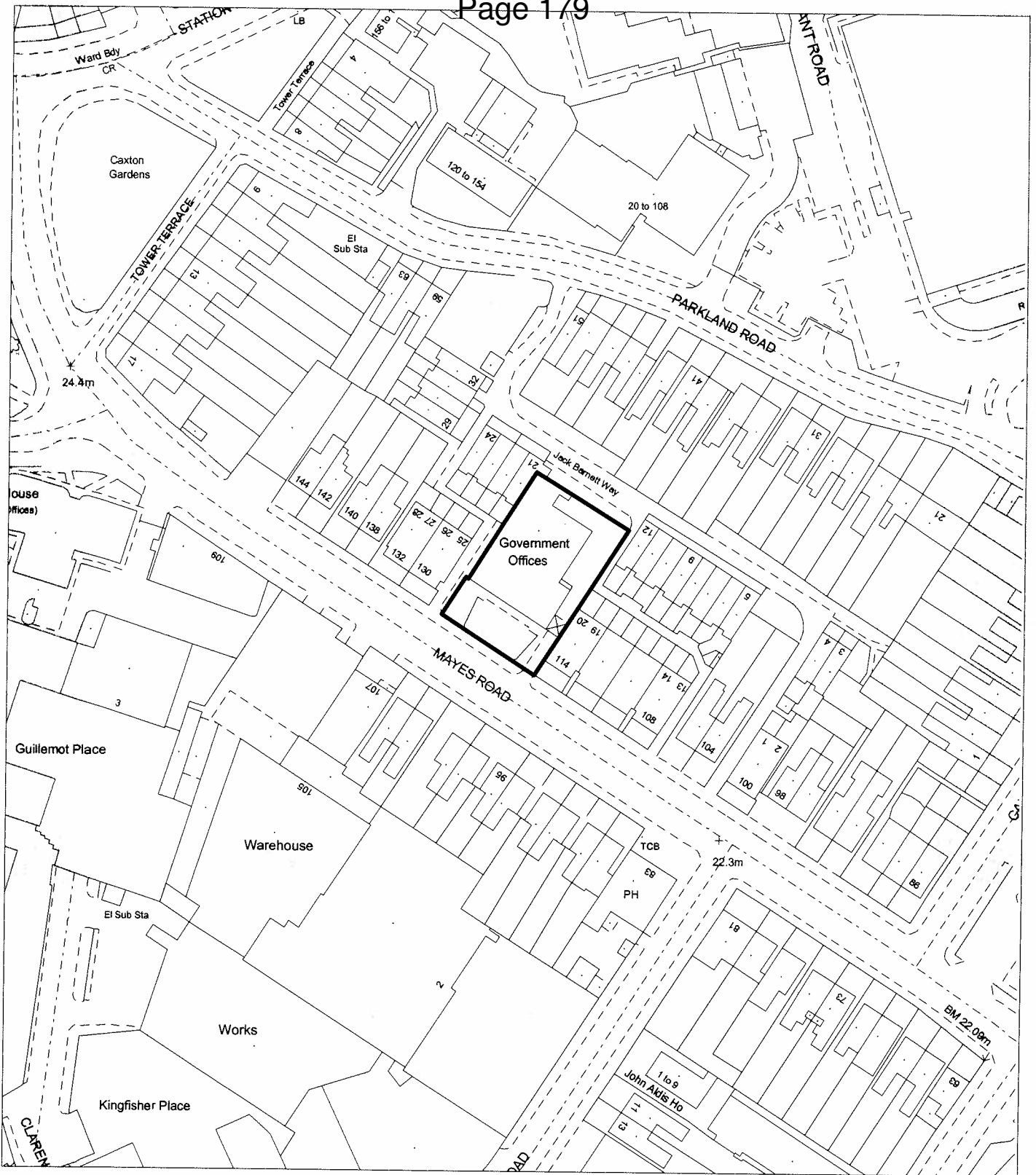
INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE: A separate application will be required for the display of signage to the ground floor commercial unit.

REASONS FOR APPROVAL

The proposed redevelopment of this site with a mixed use scheme is considered acceptable given the proximity of the site to Wood Green town centre and its accessibility to public transport and local services. The density of the proposed residential development is also considered appropriate for a built up site of this nature given its close proximity to good transport links and a town centre. The scale, bulk and mass of the proposed development, as amended, is considered to be acceptable and will not give rise to a significant reduction in the daylight / sunlight levels receivable to the windows / front gardens to the neighbouring properties in Jack Barnet Estate, nor will the proposal give rise to a significant degree of overlooking, significant loss of privacy to these neighbouring properties. The proposed development is considered to be in accordance with Policies AC1 'The Heartlands / Wood Green', UD3 'General Principles', UD4 'Quality Design', UD6 'Mixed Use Development', HSG1 'New Housing Developments', HSG9 'Density Standards', HSG10 'Dwelling Mix', M3 'New Development Location and Accessibility', EMP5 'Promoting Employment Uses', M9 'Car Free Residential Development' and UD10 'Planning Obligations' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance and Design Statements', SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

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Site plan 120 - 128 Mayes Road N22



**Directorate of
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Planning Committee 4 December 2007

Item No. 13

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2007/1651

Ward: Crouch End

Date received: 07/08/2007

Last amended date: November 2007

Drawing number of plans: 100, 101 Rev A , 102 Rev A.

Address: Jameson Lodge, 58 Shepherds Hill N6

Proposal: Construction of extension at roof level creating additional floor comprising 1 x one bed and 1 x three bed self-contained flats.

Existing Use: Residential

Proposed Use: Residential

Applicant: Paul & Morris Peljord C/O Michael Smith

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site comprises the block of flats known as Jameson Lodge, 58 Shepherds Hill on the south side of Shepherds Hill N6. It is located within the Crouch End Conservation Area.

Jameson Lodge is located between Panorama Court, a modern block of flats, and No. 60 Shepherds Hill, a Victorian gothic style building subdivided into four flats. The block was built in the 1960s and consists of 11 self contained flats. Due to the steep slope of the site the building is three storeys high at the front and four storeys at the rear. To the rear of the site is a large garden ancillary to the block with garages at the rear and to the front of the site is a large parking area.

PLANNING HISTORY

Planning permission was granted on the 23 May 1963 for the erection of blocks of flats (29 habitable rooms and 11 garages subsequently approved), HGY1963/0821.

Planning permission was refused on 5 July 2005 for the erection of an additional floor at roof level to comprise 3 additional self contained flats, HGY2005/0890. This application was subsequently dismissed on appeal in April 2006 on the grounds of visual intrusion to the top floor flats in Panorama Court and overlooking of the top floor balconies of Jameson Court and Panorama Court.

Planning permission was refused on the 25 October 2005 for the creation of additional floor at roof level to comprise 3 additional self contained flats, HGY2005/1638.

DETAILS OF PROPOSAL

This proposal seeks an additional floor at roof level comprising 1 x 1-bed and 1 x 3-bed self-contained flats. The proposed addition is largely glazed to the front and cedar clad to the sides. The one bed unit will be provided to the front and the three bed to the rear. The proposed addition is set back from the existing building parapets by approximately 1 metre at the front east side. However, the west side is set back further, approximately 4.7 metres at the rear of the block, in order to avoid overshadowing of the adjacent flats in Panorama Court. None of the areas of the flat roof remaining will be accessible from the flats.

The applicant has amended the appearance of the front elevation to give a lighter and more open appearance in the light of the comments made by the Conservation Area Advisory Committee.

Two previous schemes have been refused for this development, one of which has been dismissed on appeal. This current scheme takes into account the issues raised by the Inspector in his appeal decision, principally visual intrusion and overlooking.

CONSULTATION

Ward Councillors
Transportation
Cleansing
Building Control

Hornsey Conservation Area Advisory Committee
Conservation team

Flats 1 - 11 Jameson Lodge

Flats 1 - 16 Panorama Court
Flats 1 - 4, 60 Shepherds Hill
71 - 75, 60, 62 Shepherds Hill

RESPONSES

Transportation – no objection

Hornsey Conservation Area Advisory Committee –

“We do not object to the massing, but the appearance of the additional floor should be lighter, more open, and a contrast to the remainder of the building.”

Conservation Team – no objection in principle, design could be improved.

Eight objections have been received from local residents, from flats 5 and 9 Jameson Lodge, from flats 3, 13 and 15 Panorama Court, from flats 1 and 4, 60 Shepherds Hill and from No.62 Shepherds Hill.

The main issues raised by local residents are:

- Height / appearance – concern has been expressed that the addition of another floor will make the building too big.
- Affect on the conservation area - some residents expressed concern that the proposed additional floor will have an adverse effect on the conservation area.
- Loss of amenity – residents in Jameson Court, Panorama Court and No. 60 adjacent express concern that the proposal will result in additional loss of light, overlooking and loss of privacy to their properties.
- Parking - some residents express concern that the proposed development will result in excessive additional traffic and parking pressures in the area.

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.

CSV5: Alterations and Extensions in Conservation Areas

UD3: General Principles

UD4: Quality Design

ANALYSIS / ASSESSMENT OF THE APPLICATION

The main issues to be considered in this case are:

- Size / bulk / appearance
- Effect on the conservation area
- Overlooking / visual intrusion

Size / bulk / appearance

Policies UD3 and UD4 seek to ensure that new development complements the character of the surrounding area in terms of scale, bulk and appearance and is generally appropriate to the location. In terms of streetscape, Jameson Lodge is one of a number of modern blocks of flats in this part of Shepherds Hill. It comprises a 3-storey building to the front, of 11 flats. Panorama Court to the west is a four storey block of 16 flats. Due to the level change in Shepherds Hill, Panorama Court is higher than Jameson Lodge. The roof line of the proposed additional floor is therefore lower than the existing roof line of Panorama Court. Given that most of the blocks in Shepherds Hill are four storeys or more, the additional floor to Jameson Court is considered to be appropriate for the location.

The proposed additional floor is also set back one metre from the front elevation and between 2 metres and 4.5 metres from the sides. The setback will help to minimise the additional bulk of the structure from the street and will retain the original proportions of the block.

In terms of design and appearance, the applicant has amended the appearance of the front elevation to give a lighter and more open appearance. The additional floor is proposed as a lightweight structure, fully glazed to the front elevation, and timber clad to the sides. The design and materials are intended to reduce the visual impact on the street scene to a minimum. Also, the contrast in styles and materials of the proposal to the original building which is clearly subservient to the original building whilst being in contrast with it. The proposal is therefore considered to meet the requirements of policies UD3 and UD4 in terms of size bulk and appearance.

Effect on the conservation area

Policy CSV5 seeks to ensure that extensions and alterations to existing buildings in conservation area do not cause harm to the character and appearance of the conservation area. In this case, it is considered the proposed addition is of an appropriate size and bulk in relation to the original block and is set back from the edges of the block to retain its original shape and appearance. Also, it will not result in excessive height relative to other similar blocks in the surrounding area. In terms of design and appearance, the proposed addition is considered to be appropriate to the existing building in that the structure has clean modern lines in lightweight, contrasting materials appropriate to the location. The Conservation Area Advisory Committee have commented that they consider the massing of the additional floor to be acceptable, but the appearance should be lighter and more open,

in contrast to the remainder of the building. The applicant has amended the appearance of the front elevation to give a lighter and more open appearance.

The proposal is therefore considered not to detract from the character and appearance of the conservation area and complies with policy CSV5.

Overlooking / visual intrusion

In his decision letter of April 2006 relating to the previous application, the Inspector considered that that proposal was too close to the side kitchen windows of the top floor flat in Panorama Court and would appear visually intrusive. In order to address this issue, the proposed structure has been moved away from the side of Jameson Lodge closest to Panorama Court by approximately 4.5 metres, to be in line with the existing water tank on the roof of Jameson Lodge. This means there is a gap of approximately 9.5 metres between the proposed structure and the side windows in Panorama Court which is considered sufficient to overcome any issues of visual intrusion or loss of light of aspect to these windows in Panorama Court.

The Inspector also considered that the top floor balconies of Jameson Lodge and Panorama Court would be overlooked from the roof area outside the proposed flats. None of the flats proposed in this application have access to the roof area and no terraces or balconies are included in the scheme. A condition is also attached to prevent the flat roof areas from being used as terraces. In addition, there are no windows in the side elevations to the proposed additional floor to avoid overlooking.

In the light of the above, it is considered that the proposal will not cause loss of amenity to the adjoining occupiers by reason of visual intrusion, or loss of light or aspect, and as such complies with policy UD3 of the Unitary Development Plan 2006.

SUMMARY AND CONCLUSION

The application site comprises the block of flats known as Jameson Lodge, 58 Shepherds Hill on the south side of Shepherds Hill N6. It is located within the Crouch End Conservation Area. Two previous schemes have been refused for this development, one of which has been dismissed on appeal. This current scheme takes into account the issues raised by the Inspector in his appeal decision, principally visual intrusion and overlooking. This proposal seeks an additional floor at roof level comprising 1 x 1-bed and 1 x 3-bed self-contained flats. The proposed addition is largely glazed to the front and cedar clad to the sides.

The proposed development is considered to complement the character of the surrounding area in terms of scale, bulk and appearance and is generally appropriate to the location. It is considered the proposed addition is of an appropriate size and bulk in relation to the original block and is set back from the edges of the block to retain its original shape and appearance. Also, it will not result in excessive height relative to other similar blocks in the surrounding

area. The proposal is therefore considered to meet the requirements of policies UD3 and UD4 in terms of size bulk and appearance.

In terms of design and appearance, the proposed addition is considered to be appropriate to the existing building in that the structure has clean modern lines in lightweight, contrasting materials appropriate to the location and so complies with policy CSV5. It is also considered that the proposal will not cause loss of amenity to the adjoining occupiers by reason of visual intrusion, or loss of light or aspect, and as such complies with policy UD3 of the Unitary Development Plan 2006.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2007/1651

Applicant's drawing Nos. 100, 101 Rev A & 102 Rev A.

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. That no part of the development hereby approved or any part of the flat roof area of the existing building shall be used as a roof terrace or other amenity space in connection with the flats hereby approved.
Reason: To safeguard the amenity of surrounding occupiers
5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before

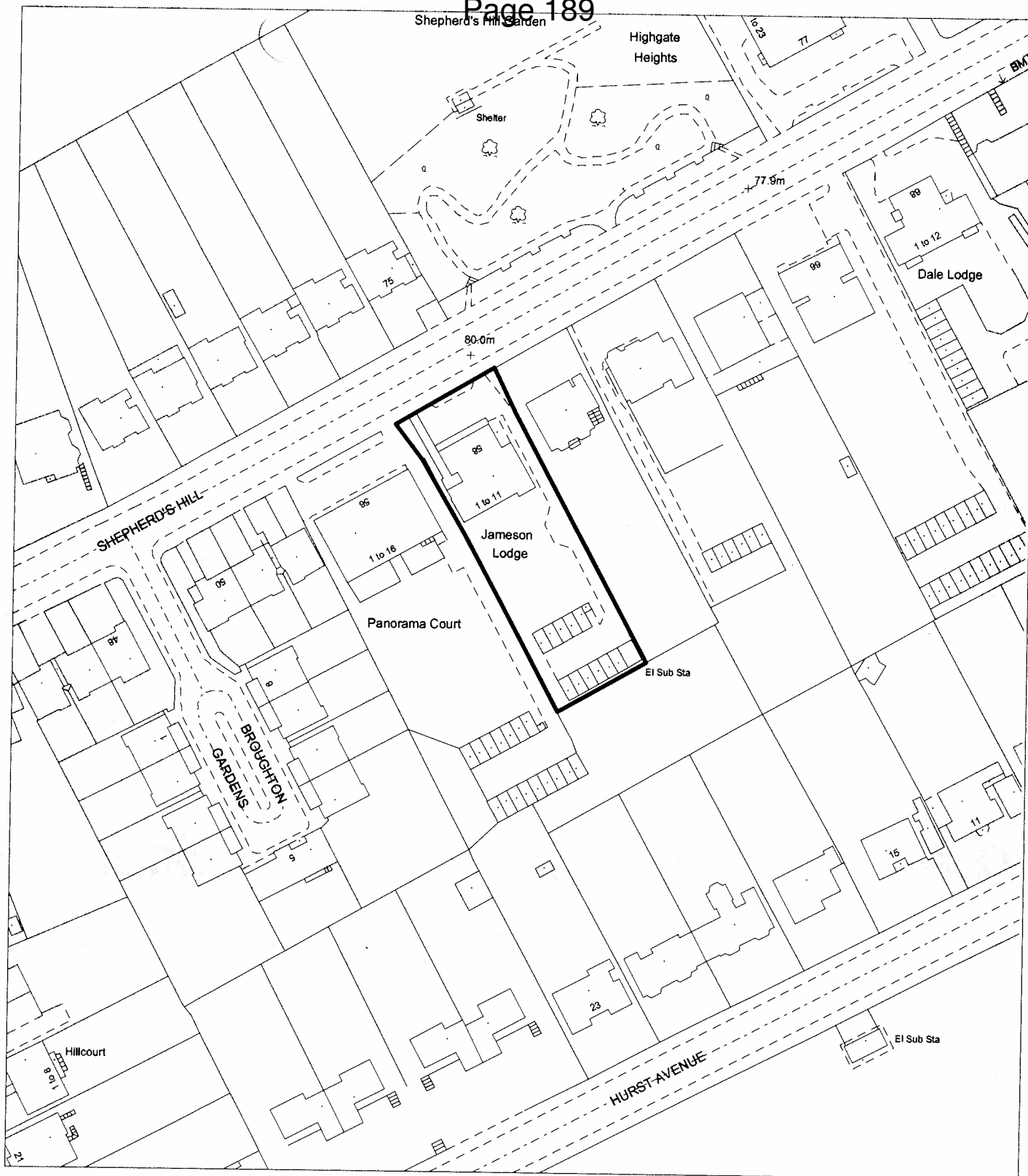
0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

REASONS FOR APPROVAL

The proposed addition is considered to be appropriate to the existing building in that the structure has clean modern lines in lightweight, contrasting materials appropriate to the location and so complies with Policies CSV5 'Alterations and Extensions in Conservation Areas' and UD4 'Quality Design' of the Haringey Unitary Development Plan. It is also considered that the proposal will not cause loss of amenity to the adjoining occupiers by reason of visual intrusion, or loss of light or aspect, and as such complies with Policy UD3 'General Principles' of the Unitary Development Plan 2006

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Site plan

Jameson Lodge, 58 Shepherds Hill N6



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Planning Committee 4 December 2007

Item No.14

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2007/1626

Ward: St. Ann's

Date received: 06/08/2007

Last amended date: N / A

Drawing number of plans: 0702/001, 002, 100, 101, 102, 110 & 111.

Address: 18 Avenue Road N15

Proposal: Demolition of existing single storey dwellinghouse and erection of 2 storey five bedroom dwelling house.

Existing Use: Residential

Proposed Use: Residential

Applicant: Forest Manor Developments Ltd

Ownership: Private

PLANNING DESIGNATIONS

Tree Preservation Order
Conservation Area
Road Network: Borough Road

Officer contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located on the east side of Avenue Road, in St. Ann's Conservation Area.

The property is a small single storey bungalow with a hipped roof, central chimney, a symmetrical front elevation and a domestic character. The building is of no particular architectural merit and appears out of place among the other residential buildings within the street scene, because most of them are either two or three storey Victorian houses. The surrounding area is residential in character.

PLANNING HISTORY

Planning permission was refused in early 2007 for the demolition of a single storey dwelling house and the erection of a three-storey building comprising 6 x 1 bedroom flats.

DETAILS OF PROPOSAL

The proposal seeks planning permission for the demolition of existing single storey dwellinghouse and erection of 2 storey five bedroom dwellinghouse This is a revised scheme following refusal.

The front amenity area would be retained. There would be some planting immediately at the front of the building and the area would accommodate refuse storage. The rear garden would also be retained, including the existing trees.

CONSULTATION

5, 7, 11, 12, 13, 14, 16, 20, 22 Avenue Road
Flats 1 – 11 Folwer House, South Grove
Transportation Group
Conservation Team
Warner Residents Association
Harringay Ladder Community Safety Partnership
Ward Councillors

RESPONSES

Conservation Team: Comment as follows –

The existing house, No 18 Avenue Road is a small single storey bungalow with a hipped roof and a central chimney. It has a symmetrical front elevation and a domestic character. It lies within St Ann's Conservation Area.

The CA is focused on St. Ann's Church and St Ann's Road. The boundary of the CA only extends a short distance up Avenue Road, and includes No 26 on the east side and No25 on the west side. The rest of Avenue Road is outside the CA.

On the east side of the road there is a mixed scale of housing, mostly 2 storeys high, sometimes with loft accommodation within roof. Essentially the street has a domestic appearance, with typical sash or casement windows, and with hipped or gabled pitched roofs. The pair of semi-detached houses next door to the north, No. 20 & 22 are 2 storeys with accommodation within their pitched roofs, and the small terrace of 3 houses next door to the south, No. 12, 14 & 16, are 2 storeys high with a hipped roof form. On the west side of the road the housing is a mixture of 2 storeys, 2 storeys with loft accommodation within roof, and full 3 storeys high.

In the assessment of the previous proposals HGY/2007/0463 & HGY/2007/046 it was identified that No 18 Avenue Road did not make a

positive contribution to the CA and before the principal of demolition could be established an acceptable replacement design had to be proposed. The previous scheme was taller, bulkier and over scaled and accordingly a design / conservation objection was raised to the scheme.

Replacement Proposal

This current scheme is a major improvement on the previous one; it is 2 storeys high and is more traditional in its appearance. It features 2 canted bays on the front elevation, with vertically proportioned windows which appear comparable to the existing windows in neighbouring houses. It has a similar eaves level and a shallow pitched hipped roof which appears in keeping with the predominant pitched roofs of adjacent houses. In its overall scale, height, bulk, and mass it appears visually compatible in this specific location in Avenue Road.

The proposed design of the replacement building raises no conflict with planning policy & guidance, and there should be no adverse effect on the character and appearance of St Ann's Conservation Area.

Accordingly I have no design & conservation objection, but suggest a condition requiring the design to be implemented without alteration, and the use of high quality external facing materials for the street elevation and roof.

Transportation Group – comment as follows:

This development proposal is located within a short walking distance of the bus route, St. Ann's Rd, providing some 12 buses per hour (two-way) for some of the residents to connect with Turnpike Lane tube station and Stamford Hill surface rail station/Seven Sisters Road bus corridor.

In addition, this site has not been identified within the Council's adopted 2006 UDP as that renowned to have car parking pressure. We have also considered that the proposed development will not generate any significant traffic or indeed car parking demand that would adversely affect the adjoining roads.

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

RELEVANT PLANNING POLICY

UD3 General Principles

UD4 Quality Design

HSG1 New Housing Developments

HSG9 Density Standards

HSG10 Dwelling Mix

CSV1 Development in Conservation Areas

SPG1a Design Guidance

SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes

SPG3B Privacy, Overlooking, Aspect, Outlook & Daylight / Sunlight

ANALYSIS / ASSESSMENT OF THE APPLICATION

The main issues are the principle of the development, impact on the conservation area, impact on amenity and parking.

1. The Principle of the Development

Policy HSG1 states that new housing developments, including conversions, will be permitted provided that the site is appropriate having regard to a sequential approach, they include a mix of house types, tenures and sizes and there is access to local services, educational and community facilities and public transport.

The residential scheme would be on a previously developed site with good public transport accessibility and local services.

Policy HSG10 states that all new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.

The demolition of the existing bungalow on the site would result in the loss of a family unit but is replaced by a larger and better quality single family dwelling house. Therefore the scheme complies with policy HSG1. The Council not only has to ensure that there is enough extra housing provided in the borough, over the plan period, to cater for the growing population, but also for the different sizes of households.

The habitable room sizes meet with the minimum standard of room and the layout of the unit is considered acceptable. Therefore, the proposed development satisfies the minimum standards for living accommodation specified in SPG3b. There is an adequate rear garden proposed. Therefore, scheme complies with the amenity space standards specified in SPG3b.

2. Impact on the Conservation Area

Policy CSV1 states that the Council will require that proposals affecting Conservation Areas preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area; recognise and respect the character and appearance of Conservation Areas; and protect the special interest of buildings of architectural or historic interest.

The existing building is of no particular architectural merit and appears out of place within the street scene. The existing building does not contribute to the architectural or historic character of the Conservation Area. It is considered that the dwelling to replace the existing building would be an improvement to the street scene. As such the scheme would enhance the appearance of the conservation area and would thus be not be contrary to the aims of policy CSV1.

Policy UD4 states that proposals for development should be of high design quality, the spatial and visual character of the development site and the surrounding area/street scene should be taken into account and certain inter-related elements should be addressed in a positive way, including form, rhythm, massing, height, scale, architectural style, detailing and materials. SPG1a states, 'New development should aim to respect and not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places'.

The existing bungalow appears incongruous within the street scene because it is single storey and neighbouring residential buildings are two or three storeys. Also, it appears out of place because of its large windows which dominate the front elevation.

Despite the variation of building types, from two and three storey Victorian houses to contemporary blocks of flats, there is some unity among the buildings in that they have pitched roofs and similar style roof shapes.

The proposed dwelling house would have pitch roof, detailing in the shape and size of the windows is more in keeping with the style of the neighbouring properties

The proposed dwelling house has been designed to blend in with and complement the surrounding architecture. There is variation of building types within the streetscene: The proposed dwelling would be more in keeping with the neighbouring residential dwellings.

Therefore, in terms of design, the proposed development is considered to accord with policy UD4 and SPG1a.

3. Impact on Amenity

Policy UD3 requires development proposals to demonstrate that 'there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking and aspect et al'. SPG3b states that 'The Council expects new developments not to result in the degree of privacy enjoyed by adjoining properties to be reduced and that new problems of overlooking are not to be created'.

The proposed dwelling would introduce a degree of overlooking from first floor level to the rear gardens of neighbouring properties that currently does not exist, it is considered that no harm result as the potential overlooking is no greater than from existing first and second floor rear windows of neighbouring properties.

It is considered that this would not result in adverse loss of privacy to the occupants of these properties; as such the proposal is not contrary to the policy UD3 and SPG3b.

4. Parking and waste

There would no parking provision as part of the scheme.

Transportation has no objection to the proposal.

Accommodation of refuse and re-cycling bins is possible in the front garden as is typical of properties in the locality.

SUMMARY AND CONCLUSION

It is considered that the proposal would not result in adverse loss of privacy to the occupants of neighbouring and adjoining properties; as such the proposal is not contrary to the policy UD3 and SPG3b. In terms of design, the proposed development is considered to accord with policy UD4 and SPG1a.

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

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2007/1626

Applicant's drawing No.(s) 0702/001, 002, 100, 101, 102, 110 & 111.

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. 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.

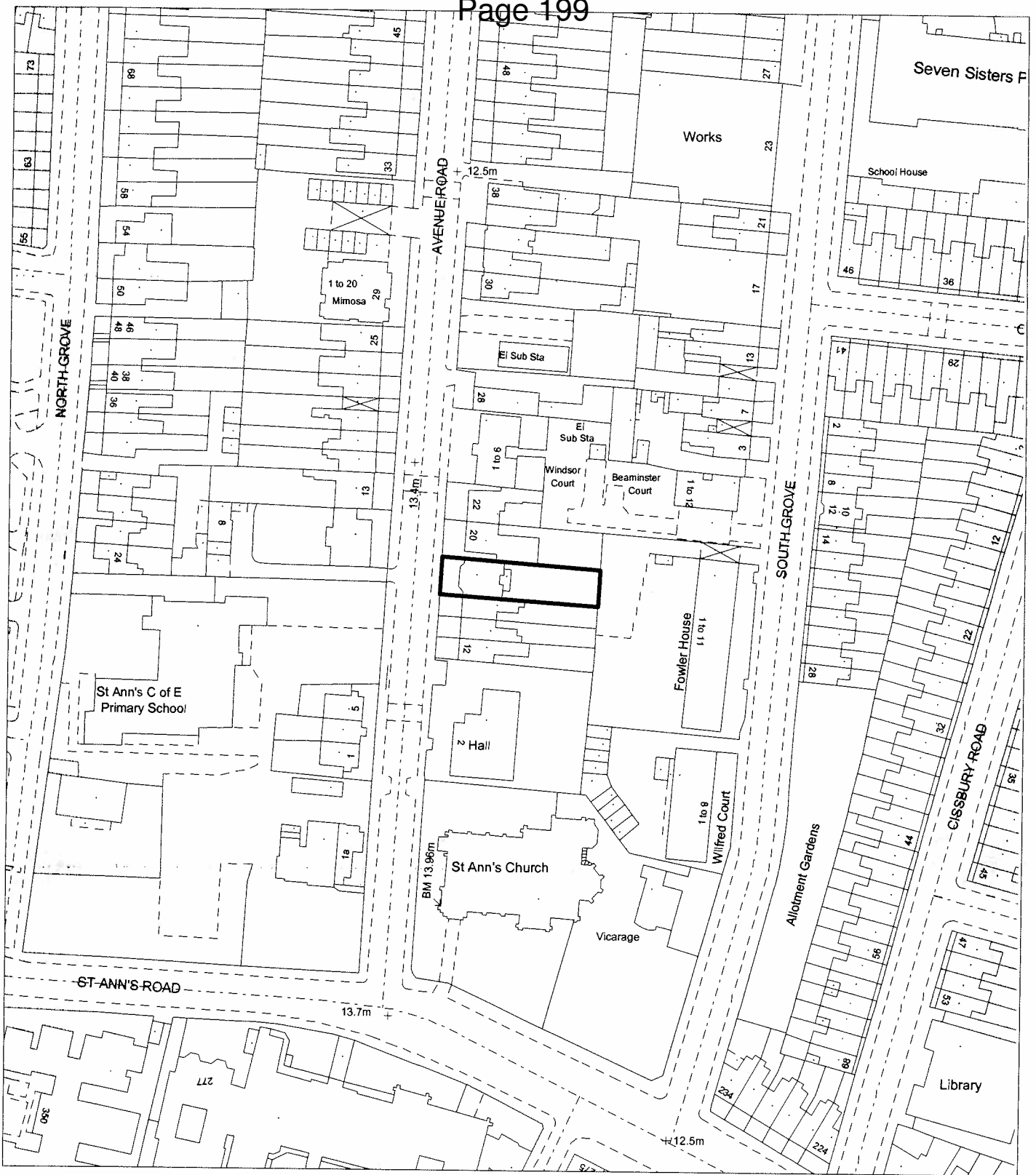
5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

REASONS FOR APPROVAL

The proposal would not result in adverse loss of privacy to the occupants of neighbouring and adjoining properties, as such is not contrary to the Policies UD3 'General Principles' and SPG3b 'Privacy, Overlooking, Aspect, Outlook and Daylight / Sunlight' of the Haringey Unitary Development Plan. In terms of design, the proposed development is considered to accord with Policies UD4 'Quality Design' and SPG1a 'Design Guidance' of the Haringey Unitary Development Plan.

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Site plan 18 Avenue Road N15



**Directorate of
Urban
Environment**

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Planning Committee 4 December 2007

Item No. 15

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2007/1627

Ward: St. Ann's

Date received: 06/08/2007

Last amended date: N / A

Drawing number of plans: 0702/001, 002, 100, 101, 102, 110 & 111.

Address: 18 Avenue Road N15

Proposal: Conservation Area Consent for demolition of existing single storey dwellinghouse and erection of 2 storey five bedroom dwellinghouse.

Existing Use: Residential

Proposed Use: Residential

Applicant: Forest Manor Developments Ltd

Ownership: Private

PLANNING DESIGNATIONS

Tree Preservation Order
Conservation Area
Road Network: Borough Road

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located on the east side of Avenue Road, in St. Ann's Conservation Area.

The property is a small single storey bungalow with a hipped roof, central chimney, a symmetrical front elevation and a domestic character.

The building is of no particular architectural merit and appears out of place among the other residential buildings within the street scene, because most of them are either two or three storey Victorian houses. The surrounding area is residential in character.

PLANNING HISTORY

Planning permission was refused in early 2007 for the demolition of a single storey dwelling house and the erection of a three-storey building comprising 6 x 1 bedroom flats.

DETAILS OF PROPOSAL

The proposal seeks planning permission for the demolition of existing single storey dwellinghouse and erection of 2 storey five bedroom dwellinghouse. This is a revised scheme following refusal.

The front amenity area would be retained. There would be some planting immediately at the front of the building and the area would accommodate refuse storage. The rear garden would also be retained, including the existing trees.

CONSULTATION

5, 7, 11, 12, 13, 14, 16, 20, 22 Avenue Road
Flats 1 – 11 Folwer House, South Grove
Transportation Group
Conservation Team
St Ann's CAAC
Harringay Ladder Community Safety Partnership
Ward Councillors

RESPONSES

Conservation Team: Comment as follows –

The existing house, No 18 Avenue Road is a small single storey bungalow with a hipped roof and a central chimney. It has a symmetrical front elevation and a domestic character. It lies within St Ann's Conservation Area.

The CA is focused on St. Ann's Church and St Ann's Road. The boundary of the CA only extends a short distance up Avenue Road, and includes No 26 on the east side and No25 on the west side. The rest of Avenue Road is outside the CA.

On the east side of the road there is a mixed scale of housing, mostly 2 storeys high, sometimes with loft accommodation within roof. Essentially the street has a domestic appearance, with typical sash or casement windows, and with hipped or gabled pitched roofs. The pair of semi-detached houses next door to the north, No. 20 & 22 are 2 storeys with accommodation within their pitched roofs, and the small terrace of 3 houses next door to the south, No. 12, 14 & 16, are 2 storeys high with a hipped roof form. On the west side of the road the housing is a mixture of 2 storeys, 2 storeys with loft accommodation within roof, and full 3 storeys high.

In the assessment of the previous proposals HGY/2007/0463 & HGY/2007/046 it was identified that No 18 Avenue Road did not make a positive contribution to the CA and before the principal of demolition could be established an acceptable replacement design had to be proposed. The previous scheme was taller, bulkier and over scaled and accordingly a design / conservation objection was raised to the scheme.

Replacement Proposal

This current scheme is a major improvement on the previous one; it is 2 storeys high and is more traditional in its appearance. It features 2 canted bays on the front elevation, with vertically proportioned windows which appear comparable to the existing windows in neighbouring houses. It has a similar eaves level and a shallow pitched hipped roof which appears in keeping with the predominant pitched roofs of adjacent houses. In its overall scale, height, bulk, and mass it appears visually compatible in this specific location in Avenue Road.

The proposed design of the replacement building raises no conflict with planning policy & guidance, and there should be no adverse effect on the character and appearance of St Ann's Conservation Area.

Accordingly I have no design & conservation objection, but suggest a condition requiring the design to be implemented without alteration, and the use of high quality external facing materials for the street elevation and roof.

St Ann's CAAC objects to the proposal on a number of grounds: The proposal fails 'to protect buildings of architectural and historical interest and their setting' – to preserve and enhance the character and appearance of conservation areas - and that development should respect and enhance Haringey's built heritage in all forms.

St Ann's CAAC also initially responded that – 'It mildly supports the proposal only if firm and enforceable conditions are set'.

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design
HSG1 New Housing Developments
HSG9 Density Standards
HSG10 Dwelling Mix
CSV1 Development in Conservation Areas
SPG1a Design Guidance
SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes
SPG3B Privacy, Overlooking, Aspect, Outlook & Daylight / Sunlight

ANALYSIS / ASSESSMENT OF THE APPLICATION

The main issues are the principle of the development, impact of demolition of the existing house on the conservation area.

1. The Principle of the Development

Policy HSG1 states that new housing developments, including conversions, will be permitted provided that the site is appropriate having regard to a sequential approach, they include a mix of house types, tenures and sizes and there is access to local services, educational and community facilities and public transport.

The residential scheme would be on a previously developed site with good public transport accessibility and local services.

Policy HSG10 states that all new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.

The demolition of the existing bungalow on the site would result in the loss of a family unit but is replaced by a larger and better quality single family dwelling house. Therefore the scheme complies with policy HSG1. The Council not only has to ensure that there is enough extra housing provided in the borough, over the plan period, to cater for the growing population, but also for the different sizes of households.

2. Impact of the demolition of the existing on the Conservation Area

Policy CSV1 states that the Council will require that proposals affecting Conservation Areas preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area; recognise and respect the character and appearance of Conservation Areas; and protect the special interest of buildings of architectural or historic interest.

The existing building is of no particular architectural merit and appears out of place within the street scene. The existing building does not contribute to the architectural or historic character of the Conservation Area. It is considered that the dwelling to replace the existing building would be an improvement to the street scene. As such the scheme would enhance the appearance of the conservation area and would thus be not be contrary to the aims of policy CSV1.

Policy UD4 states that proposals for development should be of high design quality, the spatial and visual character of the development site and the surrounding area/street scene should be taken into account and certain inter-related elements should be addressed in a positive way, including form, rhythm, massing, height, scale, architectural style, detailing and materials. SPG1a states, 'New development should aim to respect and not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places'.

The existing bungalow appears incongruous within the street scene because it is single storey and neighbouring residential buildings are two or three storeys. Also, it appears out of place because of its large windows which dominate the front elevation.

Despite the variation of building types, from two and three storey Victorian houses to contemporary blocks of flats, there is some unity among the buildings in that they have pitched roofs and similar style roof shapes.

The proposed dwelling house would have pitch roof, detailing in the shape and size of the windows is more in keeping with the style of the neighbouring properties

The proposed dwelling house has been designed to blend in with and complement the surrounding architecture. There is variation of building types within the streetscene: The proposed dwelling would be more in keeping with the neighbouring residential dwellings.

Therefore, in terms of design, the proposed development is considered to accord with policy UD4 and SPG1a.

SUMMARY AND CONCLUSION

The proposed design of the replacement building raises no conflict with planning policy & guidance, and there should be no adverse effect on the character and appearance of St Ann's Conservation Area.

It would therefore be appropriate to recommend that conservation area consent be granted for the demolition of the existing house.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2007/1627

Applicant's drawing No.(s) 0702/001, 002, 100, 101, 102, 110 & 111.

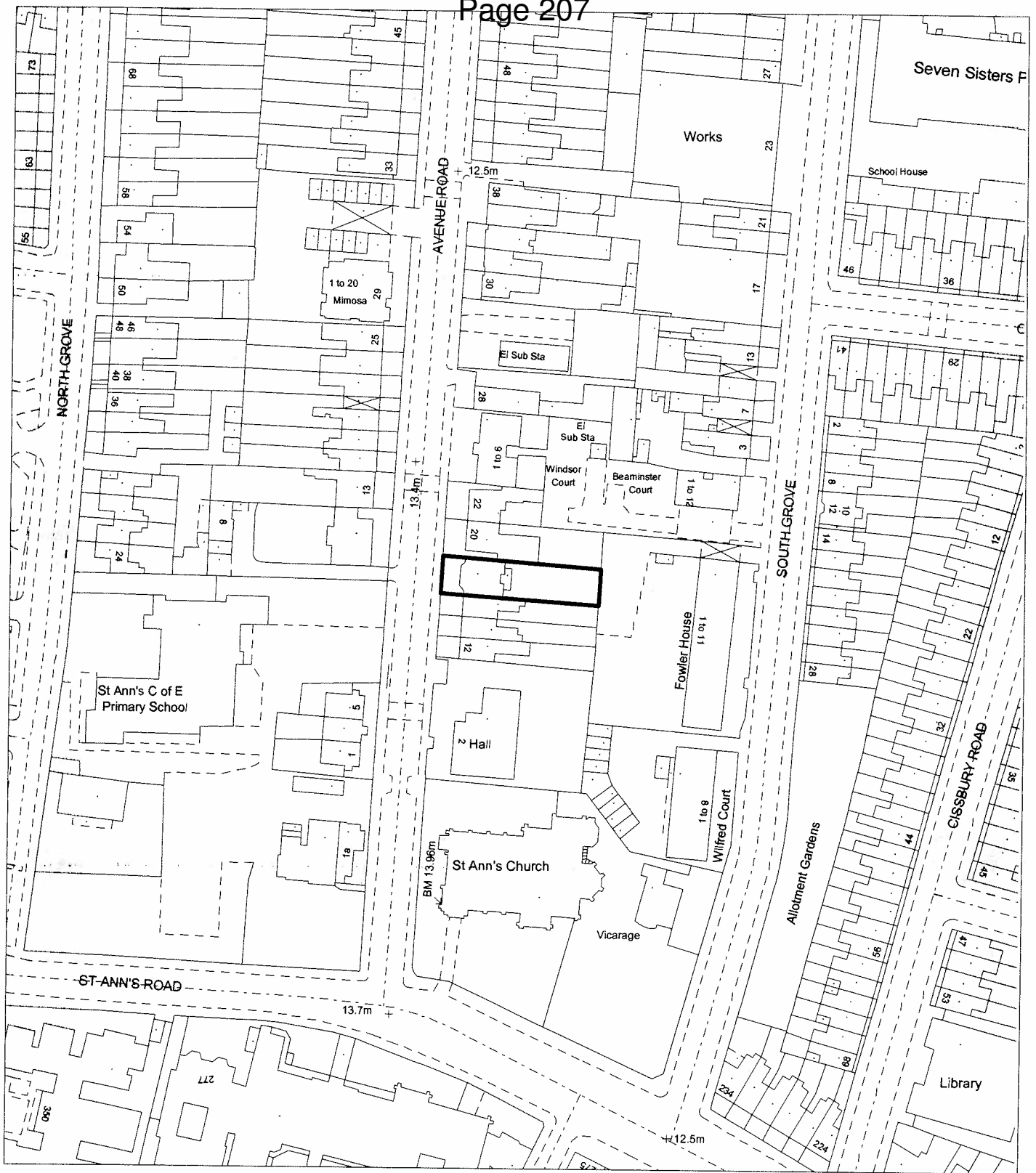
Subject to the following condition:

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

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

REASONS FOR APPROVAL

The proposal demolition would not result in adverse impact upon the conservation area, as such is not contrary to the Policies UD3 'General Principles', UD4 'Quality Design', also SPG1a 'Design Guidance' and SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight / Sunlight' of the Haringey Unitary Development Plan.



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Site plan

18 Avenue Road N15

HARINGEY COUNCIL

Directorate of Urban Environment

Shifa Mustafa
 Assistant Director
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Planning Committee 4 December 2007

Item No.16

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2007/1947**Ward:** Harringay**Date received:** 21/09/2007**Last amended date:** N / A**Drawing number of plans:** No drawings.**Address:** 24 Willoughby Road N8**Proposal:** Renewal of planning permission HGY/2006/1222 for the continuation of permission for use as a Day Nursery.**Existing Use:** nursery / residential**Proposed Use:** nursery/residential**Applicant:** Mr Ajay Patel & Mrs Bhavna Patel**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Borough Road

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

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

Large mid terrace two storey property located directly opposite Ducketts Common and nearby to Turnpike Lane & Wood Green Tube Stations. The site is also within close proximity to Wood Green high road, which is the Borough's main commercial centre. The site has existing garage to the side.

PLANNING HISTORY

Dates back from 1972, most recent relates to the following:

Use of 3 ground floor rooms as a doctor's surgery & waiting room - approved
21/10/ 1976

Change of use to bed & breakfast guest house - refused 2/ 7/85

Change of use from garage to offices - refused 18/9/95

Erection of single storey and two storey extension and change of use to day nursery - refused 20/7/04

Erection of single storey and two storey extensions and rear dormer window and change of use to day nursery – approved 27/6/05.

Renewal of planning permission for erection of single storey and two storey extensions and rear dormer window and change of use to a day nursery – approved 30/10/06

DETAILS OF PROPOSAL

Renewal of planning permission HGY/2006/1222 for the continuation of use as a Day Nursery.

CONSULTATION

Ward Councillors
21 - 29 Willoughby Road
115 -119 Sydney Road
Transportation
LBH – Children’s Service

RESPONSES

Transportation – ‘The proposed conversion is at a location with high public transport accessibility level and within Wood Green CPZ operating from Monday to Saturday between 0800hrs and 1830hrs. We have therefore considered that it is likely that some patrons of this site would travel by public transport especially as this site is within a short walking distance of Turnpike Lane tube station.

However our main concern with this development proposal lies with the disruption to the peak hour traffic flow (0800 to 0900 hours, say) along Willoughby Road, considering also that this road falls within Haringay Ladder's restricted conversion area, an area renowned to have extreme parking pressure.

In addition, our initial interrogation with 'TRAVL' database revealed that, based on a similar site (Dees Nursery, Wimbledon), this development (some 250 Sq.metres GFA) would generate a combined traffic inflow/outflow of 24 vehicular trips during the critical morning peak hour, with limited on-street parking provision for vehicles to stop momentarily and drop off passengers without impeding other vehicle movements on this road. However, it is acknowledged that the applicant has proposed four car parking spaces at the property frontage.

Consequently, the highways and transportation authority would not object to this application on the following conditions:

1. That the number of children is limited to 30 and should not exceed this number.

Reason: To minimise the traffic/car parking impact of this development on the adjoining roads.

2. The property frontage is kept free during the operation hours, for vehicles to drop off and collect children.

Reason: To ensure the free-flow of vehicle movements on the adjacent road.

None received from local residents.

RELEVANT PLANNING POLICY

CW1 New Community / Health Facilities

UD3 General Principles

SPG 11b Buildings Suitable for Community Use

ANALYSIS / ASSESSMENT OF THE APPLICATION

The site has previous planning approval for a day nursery use, which was granted on temporary basis for one year, at Committee on the 27 June 2005. It has since been granted permission for the renewal of the use in October 2006; however, the nursery was only officially opened on 24 September 2007. The current application is seeking planning permission for continuation of the day nursery use.

The main issues relating to the application are:

- 1) Location of day nurseries within Haringey
- 2) Amenity impact on existing occupiers and the locality
- 3) Parking and traffic congestion

1) Location of day nurseries within Haringey

The site, which comprise of a large terrace property, is located within close proximity to Wood Green Town Centre. The proposal would retain residential use in form of 1 bedroom flat and provide a safe & secure area for the children to play in to the rear of the property. It has existing off- street parking space for carers to drop off children and to pick them up.

The area is well served in relation to public transport with several bus links and Turnpike Lane/Wood Green tube stations in close proximity. Policy CW1 ' New Community/Health Facilities' encourages the location of community facilities where it can be easily reached by

walking or by public transport. Also it is considered that the proposed use would meet local needs and would enable carers, in particular women to earn a living. It is therefore considered that the site and its location so closely to the availability of public transport would be appropriate to meet the needs of the carers in the Borough. The proposal is considered to be in line with Policy CW1 'New Community/Health Facilities' and SPG 11b 'Buildings Suitable for Community Use', which encourages the provision of day nurseries at appropriate location.

2) Amenity impact on existing occupiers and the locality

The hours of operation would be between 8.00am and 6.00pm and a condition has been attached to this report to reduce the number of children to 30, which would minimise any adverse impact on existing occupiers and the locality. The area is a Town Centre location; as such it is considered that the existing traffic noise levels would not significantly increase. Also the day nursery opens at 8.00am, when it is considered that nearby residents would be preparing for work and as such would not be unduly disturbed. The site has the benefit of 'Ducketts Common' open space and also the out door play area would be at the rear of the property and any noise generated would be during day- time hours. Therefore the level of noise that would be generated from the proposal is considered to be minimal in line with SPG 11b 'Buildings Suitable for Community Use'.

Also the running of the nursery formally commenced in September 2007 and would need a reasonable period of time for monitoring in order to assess any possible impact.

3) Parking and traffic congestion

The scheme provides off-street parking for four vehicles, which is considered to be adequate for this location. Transportation has no objections on highway and transportation grounds subject to the number of children not exceeding 30. Also provided that, the frontage of the property is kept free during operating hours to enable carers with vehicles to drop off and collect children in order to minimise disruptions of traffic on the highway. Conditions have been attached to this report to ensure that these requirements are adhered to.

Comments received from consultation and the Council's response

There have no objections received from local residents.

SUMMARY AND CONCLUSION

The day nursery use was previously granted at Committee on 27 June 2005; however it was not officially opened until September 2007. Therefore it is considered that the use would need a reasonable period of time to monitor in order to assess any possible impact on neighbourhood. The location is considered to be well suited for nursery use and Transportation Group have commented that they have no objections on highway and transportation grounds. Accordingly the proposal is considered to be consistent to the following policies CW1 'New Community/Health Facilities', UD3 'General Principles' and SPG 11b 'Buildings Suitable for Community Use'. Therefore the proposed renewal of day nursery use on the site is recommended for approval.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2007/1947

Applicant's drawing No.(s): No drawings.

Subject to the following conditions:

1. That this permission shall be for a limited period expiring on 3rd December 2008 when the use hereby approved shall be discontinued and determined and the land reinstated to the satisfaction of the Local Planning Authority.
Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation.
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 more than 30 children including babies under 12 months, shall occupy the premises at any one time.
Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.
4. The use hereby permitted shall not be operated before 0800 or after 1800 hours on Mondays to Fridays and not at all on Saturdays and Sundays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

5. That the parking spaces shown on the frontage shall be provided prior to the commencement of the use and permanently retained to the satisfaction of the Local planning Authority and be kept free during operating hours, for vehicles to drop off and collect children and shall be permanently retained and used in connection with the use.

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

REASONS FOR APPROVAL

The day nursery use was previously granted at Committee on 27 June 2005; however it was not officially opened until September 2007. Therefore it is considered that the use will need a reasonable period of time to monitor in order to assess any possible impact on neighbourhood. The location is considered to be well suited for nursery use and Transportation Group have commented that they have no objections on highway and transportation grounds. Accordingly the proposal is considered to be consistent to the following Policies CW1 'New Community / Health Facilities', UD3 'General Principles' and SPG 11b 'Buildings Suitable for Community Use' of the Haringey Unitary Development Plan.



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Site plan

24 Willoughby Road N8



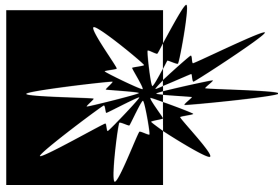
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Haringey Council

Agenda Item 17

Planning Committee

On 4 December 2007

<p>Report title: URGENT ACTIONS TAKEN IN CONSULTATION WITH THE CHAIR</p>
<p>Report of: The Chief Executive</p>
<p>1. Purpose</p> <p>To inform Planning Committee of a decision taken by the Chair under urgency procedures or delegated authority.</p>
<p>2. Recommendations</p> <p>That the report be noted.</p>
<p>Report authorised by:</p> <p>Dr Ita O'Donovan, Chief Executive</p>
<p>Contact officer: Anne Thomas</p> <p>Telephone: 020 8489 2941</p>
<p>4. Access to information:</p> <p>Local Government (Access to Information) Act 1985</p> <p>4.1 Background documents include:</p> <ul style="list-style-type: none"> • Haringey Open Space and Sports Assessment (2003) Volumes 1 and 2 • Haringey Open Space Strategy (2006) • Haringey Unitary Development Plan (2006) • Planning Policy Guidance Note 17 – Sport, Open Space and Recreation (PPG17) 2002 • The Companion Guide to PPG17 (2002) • Circular 05/2005 Planning Obligations • Towards a Level Playing Field – Sport England (2002) • The London Plan (2004) • GLA Guide to Preparing Open Space Strategies (2004)

- GLA Guide to Preparing Play Strategies (2005)

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.

1. ACTION TAKEN UNDER URGENCY PROCEDURES – 2007/08 Planning, Policy & Development

Exempt forms are denoted by ♦

No	Directorate	Date received in Committee Secretariat	Date approved by Director	Date approved by Executive Member/ Leader/ Chair	Title	Decision
1.	Urban Environment	11.09.07	10.09.07	10.09.07	S106 Agreement: Outline Planning Application at GLC Supplies Depot	To include a claw-back position in respect of that part of the S106 agreement pertaining to education so that if in the event, for any reason, the Council do not require the provision of land for the construction of a new primary school, the following recommendation will apply. In the event that the Council decide not to take up the provision of land for the construction and provision of a primary school, the developer will make a financial contribution to the Council of a minimum sum of £1.5m and subject to market conditions a maximum sum of £1.75m.
2.	Urban Environment	23.10.07		17.10.07	Draft Haringey Open Space and Recreation Standards Supplementary Planning Document	That the Committee approve the draft Haringey Open Space and Recreation Standards Supplementary Planning Document and accompanying Sustainability Appraisal Report, which are appended to this report, for formal public consultation. That a report be brought back to the Committee at a later stage recommending any necessary changes to the draft supplementary planning document as a result of comments received during the public consultation period, prior to a report to the Cabinet recommending the adoption of the supplementary planning document.

1. ACTION TAKEN UNDER URGENCY PROCEDURES – 2007/08 Planning, Policy & Development

Exempt forms are denoted by ♦

No	Directorate	Date received in Committee Secretariat	Date approved by Director	Date approved by Executive Member/ Leader/ Chair	Title	Decision