

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 7 JANUARY 2008**

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

*Members present

Also Present: Councillors Adje and Diakides

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC103.	APOLOGIES There were no apologies for absence received.	
PC104.	URGENT BUSINESS None received.	
PC105.	DECLARATIONS OF INTEREST Cllr Peacock (Chair) declared a personal interest in the application to be considered at item 11. Cllr Peacock informed the Committee that she lived in Hampden Lane N17.	
PC106.	DEPUTATIONS/PETITIONS None received.	
PC107.	<p>MINUTES</p> <p>MATTERS ARISING</p> <p>PC85 Urgent Business</p> <p>Members queried why the response to the Tottenham Hale Residents against Skyscraper Housing (THRASH) letter and report had not appeared on the agenda for this meeting. Officers responded that a response would come back to the next meeting.</p> <p>PC92 Revision of the Codes and Protocols for the Planning Committee</p> <p>The Committee enquired when the new Codes and Protocols for the Planning Committee would be implemented. The Legal representative advised the Committee that the new Codes and Protocols would come into effect once the minutes for the meeting they were considered at were agreed and signed.</p> <p>PC93 Planning Enforcement Project Update</p> <p>The Committee enquired when the update report would be</p>	

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	<p>presented to the committee. They were informed that the report was not available and would be brought back to the next meeting of the Committee.</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee meeting held on 4 December 2007 be agreed and signed.</p>	
<p>PC108.</p>	<p>APPEAL DECISIONS</p> <p>The Committee noted the outcome of 20 appeal decisions determined by the Department for Communities and Local Government during November 2007 of which 4 were allowed and 16 were dismissed.</p> <p>The Committee enquired of the appeal for 5 Cedar Road N17, the erection of a unauthorised two storey rear extension. The appeal had been heard in two parts and had succeeded in part. The Officer informed the Committee that the rear extension comprised two floors. The inspector had found that the first floor was acceptable and had placed a condition that the materials used should be a better match in keeping with surrounding properties. The ground floor the inspector had found to be unacceptable.</p> <p>It was noted that the Committee congratulated officers on the good performance in respect of appeals.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC109.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions taken under delegated powers by the Heads of Development Control (North & South) and the Chair of the Planning Committee determined between 12 November 2007 and 9 December 2007.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC110.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement. The report summarised the decisions taken within set time targets by Development Control and Planning Enforcement since the 4 December 2007 Committee meeting.</p>	

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The Committee was also asked to note the following:

Determining Planning Applications

There was one major application in November which had been completed on time, therefore recorded as 100% determined within 13 weeks. Minor applications were above the Government target but slightly below the Haringey target. In respect of the yearly performance for 2007-08, 67% of major applications were determined within Government targets, slightly below Haringey targets. Minor applications 76% were determined within Government targets and slightly below Haringey targets. Other applications 90% were determined within Government targets and again slightly below Haringey targets.

Granted/Refusal Rates for Decisions

In November 2007, there were 154 applications determined of which 69% were granted and 31% refused. In respect of the 2007/08 yearly performance up to the end of November there were 1179 application determined of which 67% were granted and 33% were refused.

Appeals against Refusal of Planning Permission

The Committee was advised that there was a correction to the report presented. In November 2007 there had been 15 appeals determined against Haringey's decision to refuse planning permission, (not 14 as stated in the report) with performance being 13.3% as 2 out of the 15 cases of appeals were allowed. This slightly affected the figures for November where improvements had been made and it was hoped that the targets would be met by the end of the municipal year. In respect of the yearly performance to date 38.3% of appeals had been allowed on refusal.

The Committee requested officers to provide a comprehensive quarterly report on the outcome of appeals concluded, how long it had taken to reach conclusion, had any cases been referred to court and whether those cases were successful. The Officer explained that once the new enforcement structure was in place a mobile picture of enforcement appeals would be provided.

The Chair reminded Members that at the last meeting of the Committee on 4 December 2007, officers had given this reassurance.

RESOLVED

That the report be noted.

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<p>PC111.</p>	<p>THE INTRODUCTION OF THE NEW NATIONAL STANDARD PLANNING APPLICATION FORM (1APP) AND THE LOCAL INFORMATION REQUIREMENTS</p> <p>The Officer presented his report and informed the Committee of the forthcoming changes to the Planning system with the introduction of the new National Standard Planning Application Form (1App) and the proposed Local Information Requirements (LIR) to accompany the new form and the current consultation process.</p> <p>The new (1App) form would replace all new planning application forms. The report set out the detailed changes and how they would be implemented in Haringey. A five week consultation period on the proposed LIR began on 19 December 2007 and would conclude on the 23 January 2008. At the end of the consultation period the comments received would be reviewed to determine the final LIRs. A final report would be brought back to the Planning Committee at its next meeting on 11 February 2008 for endorsement and adoption.</p> <p>Haringey's proposed LIRs had been drawn up in the matrix attached to the report and sets out different application scenarios and types of planning application features of the new forms in accordance with the Unitary Development Plan and Government advice. The proposed LIRs out for consultation were attached to the report at appendix 1. The intention of the new forms was to facilitate on-line applications.</p> <p>Members questioned why the LIRs did not include Road Safety. The officer responded that the LIRs had been drawn up from existing policies and that the consultation period was to look at these issues. The Committee was informed that recommendations (4 and 5) of the Scrutiny Review: Improving Road Safety in Haringey particularly in respect of Section 278 Agreements, should be included in the LIRs.</p> <p>Members asked whether sustainability statements could be requested for all planning applications, not juts major ones. Officers responded they would look into the implications of this.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1. That Officers look into the implications of all planning applications having sustainability statements. 2. That the report be noted. 	
<p>PC112.</p>	<p>658 - 660 HIGH ROAD N17</p> <p>The Officer presented the report and informed the Committee that two documents had been tabled at the meeting on this</p>	

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application:

- The Conservation Officer's design observations.
- A submission from the Tottenham CAAC.

The Officer also advised that condition 10 would need to be altered. It was proposed to reduce the number of cycle racks to be provided from 30 down to 21. A Development Control Forum had been held on this application.

The Committee was informed that the application site comprised of a ground floor commercial unit and a two storey local listed building. It was located on the east-side of the High Road at the junction with Hampden Lane and forms part of a small parade of commercial properties. The site was situated within the North Tottenham Conservation Area.

An application to demolish the existing local listed building and redevelopment of the site for office and residential use was refused planning permission on 20 July 2004, on the grounds of the demolition of the listed building. The appeal was dismissed. The Inspector had noted that "alterations have eroded the special architectural and historic interest of No 658. For this reason I do not consider that the appeal building makes such a positive contribution to the Conversation Area as to rule out its demolition and replacement". The site had a previous approval for mixed residential and office use granted on 31 March 2003.

It was considered that the proposal would contribute toward the Council meeting its housing targets, as advised in the London Plan. It was also considered that the proposed density of 571hrh was acceptable and in accordance with Council policy.

The proposed design, layout and set back features of the scheme ensured that individual units were orientated away from neighbouring properties to avoid overlooking. The development proposed five car parking spaces including one disabled bay. The scheme incorporated features to improve its energy efficiency/sustainability.

The Committee questioned the reduction in the number of cycle racks proposed and was informed that it was normal for one cycle rack to be provided per unit however, there were houses within the scheme with their own individual storage units. The five car parking spaces was queried by the Committee and whether this was a sufficient number between 27 units with one disabled space. The transport officer replied that the site was highly sustainable for public transport.

The Committee further queried the amount of amenity space to be provided per unit. The officer responded that the real amenity

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space was in the form of balconies which the applicant was asking the Committee to look at.

The Tottenham CAAC representative addressed the Committee and raised concerns on behalf of local residents. The Tottenham CAAC objected to this planning application on three grounds:

1. The loss of the historic locally listed building and the unsatisfactory high road frontage of the proposed new building was not good enough and looked like any ordinary block of flats.
2. Inadequate car parking provision. Appalling parking on Hampden Lane caused conflict.
3. Infrequent transport which was overcrowded.

These objections were detailed in the submission tabled at the meeting.

Local residents spoke and raised objections to this proposed application for the following reasons:

- There would be no privacy and overlooking.
- There was only 11-13 metres between the current and proposed buildings causing overlooking as opposed to 20 metres recommended between developments.
- Lighting was already poor along Hampden Lane.
- The proposed building did not fit in with the character of the area.
- There were Georgian/Edwardian buildings surrounding the proposed site.
- There was no tree planting proposed within the scheme.

In contrast they suggested a row of two storey houses in keeping with the area.

The applicant's representatives addressed the objections and points raised by Members. The development proposed all family units and private gardens. The amenity space provision had been provided adequately. The locally listed building was not statutory, did not contribute to the Conservation Area and had been left empty for some time. The redevelopment would be a positive inclusion to the area and the fifth floor level was set back from the street frontage. There was a marginal increase on the height of the proposed building in comparison to adjoining properties.

The car parking provision was a balanced approach taken in consideration of the on-site provision. Maintenance of the amenity space would be secured in any rent agreements. With respect to privacy and overlooking, if it was proposed to draw back the frontage further then there would be inconsistency in the

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street scene which would have an adverse effect therefore, what was proposed met national standards. It was not considered to be over density and met the policy of the UDP and London Plan.

The Committee further considered in detail the size of the units in comparison to the amenity space provided. Concern was raised regarding the scale of the development which was considered to be too dense and bulky as an application for a four storey building had previously been refused.

The Chair moved a motion to grant the application. On a vote their being two for and six against the application was refused.

RESOLVED

That planning permission be refused on the basis of bulk, mass, height, lack of amenity space and amenity in relation to surrounding properties and insufficient car parking provision as there was no CPZ in operation surrounding the site.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/2245
FOR PLANNING COMMITTEE DATED 07/01/2008

Location: 658 - 660 High Road N17

Proposal: Demolition of existing buildings and erection of a five storey building fronting the High Road and a three storey building fronting Hampden Lane, to provide a total of 115sqm. of ground floor retail (A1) / office / commercial (A2 / B1) floorspace and 27 residential units comprising 10 x one bed, 9 x two bed, 3 x three bed, 1x four bed and 4 x five bed units, 5 car parking spaces and associated amenity space, storage areas and landscaping.

Recommendation: Grant subject to conditions and section 106 Legal Agreement

Decision: Refused

Drawing No's: (PL)00 rev P, 01 rev P, 02 rev P, 03 rev P1, 04 rev P1, 05 rev P1, 06 rev P1, 07 rev P1, 08 rev P1, 09 rev P1, 10 rev P2, 11 rev P2, 12 rev P1, 13 rev P1, 14 rev P1, 15, 16 & 17.

Reasons:

1. The proposed development lies in an area of sensitive and special character worthy of retention within the North Tottenham Conservation Area and adjacent to an important group of listed buildings. The proposal would detract from the character and appearance of the area to the detriment of the locality contrary to Policies CSV1 'Development in Conservation Areas' and CSV2 'Listed Buildings' of the Unitary

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	<p>Development Plan 2006.</p> <p>2. The proposed development, by reason of its height bulk and scale and density, would be out of keeping with the character and appearance of the locality, and would have an adverse effect on the visual amenity of the locality contrary to Policies UD3 'General Principles', UD4 'Quality Design' and HSG9 'Density Standards' of the Unitary Development Plan 2006.</p> <p>3. The proposed development would be overbearing and result in an unsatisfactory degree of overlooking and loss of privacy in relation to the existing properties in Hampden Lane contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Unitary Development Plan 2006.</p> <p>4. In the absence of a formal undertaking to secure a Section 106 Agreement to secure appropriate contributions towards education provision and environmental and highway improvements arising from this development and an agreement to secure the provision of affordable housing on site, the proposal is considered contrary to Policies UD10 'Planning Obligations' and HSG4 'Affordable Housing' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG12 'Educational Needs Generated by New Housing Development'.</p> <p>Section 106: No</p>	
<p>PC113.</p>	<p>658 - 660 HIGH ROAD N17 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing buildings and erection of a five storey building fronting the High Road and a three storey building fronting Hampden Lane, to provide a total of 115sqm of ground floor retail (A1) / office / commercial (A2 / B1) floor space and 27 residential units comprising 10 x one bed, 9 x two bed, 3 x three bed, 1 x four bed and 4 x five bed units, 5 car parking spaces and associated amenity space, storage areas and landscaping.</p> <p>RESOLVED</p> <p>The Committee agreed to refuse Conservation Area Consent as planning permission for the application outlined in PC112 above was refused.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/2246 FOR PLANNING COMMITTEE DATED 07/01/2008</p>	

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	<p>Location: 658 - 660 High Road N17</p> <p>Proposal: Conservation Area Consent for demolition of existing buildings and erection of a five storey building fronting the High Road and a three storey building fronting Hampden Lane, to provide a total of 115sqm. of ground floor retail (A1) / office / commercial (A2 / B1) floorspace and 27 residential units comprising 10 x one bed, 9 x two bed, 3 x three bed, 1 x four bed and 4 x five bed units, 5 car parking spaces and associated amenity space, storage areas and landscaping.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Refused</p> <p>Drawing No's: (PL)00 rev P, 01 rev P, 02 rev P, 03 rev P1, 04 rev P1, 05 rev P1, 06 rev P1, 07 rev P1, 08 rev P1, 09 rev P1, 10 rev P2, 11 rev P2, 12 rev P1, 13 rev P1, 14 rev P1, 15, 16 & 17.</p> <p>Reason:</p> <p>The proposed demolition of this building in the North Tottenham Conservation Area would be premature in that the Local Planning Authority has not granted planning permission for a suitable replacement development. Premature demolition would result in unsightliness detrimental to the amenities of the area contrary to Policies CSV1 'Development in Conservation Areas' and CSV7 'Demolition in Conservation Areas' of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PC114.</p>	<p>HARPERS YARD, RUSKIN ROAD N17</p> <p>The Committee was informed that the application site consisted of a former industrial premises accessed from Ruskin Road. The building was two storey arranged around a court yard.</p> <p>This scheme was for mixed use with 190sqm of (B1) office floor space proposed, which was supported as it reflected the previous employment use on the site. The proposed development was considered to be a compatible use of this existing back land site given the adjoining residential uses. The proposal was for the provision of nine residential units, therefore there would be no affordable housing provided; this was because there was the B1 office use on part of the site.</p> <p>The proposed residential units were considered to satisfactorily comply with Council requirements in relation to internal floor areas, storage space and residential amenity space. It was not considered that this proposal would result in any unreasonable privacy and overlooking issues of nearby residential properties.</p>	

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The application was proposing ten on site car parking spaces (including two disabled) and ten cycle racks, which was considered acceptable and would not lead to any adverse impact on the surrounding roads.

The Officer informed the Committee that the applicant considered the education contribution was high and advised that it was for the Committee to decide whether to reduce the amount of the contribution. The Committee considered the request and decided that the education contribution was calculated using a formula applied to all applications and therefore fair and consistent.

The Committee asked the Officer to update them on the Fire Brigade's concerns and was informed that this had been dealt with by means of a dry riser.

RESOLVED

That the application be granted subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/2210
FOR PLANNING COMMITTEE DATED 07/01/2008

Location: Harpers Yard, Ruskin Road N17

Proposal: Part demolition, refurbishment and erection of part 2 / part 3 storey building comprising of 7 x three bedroom, 1 x two bedroom houses, 1 x two bedroom maisonette, B1 commercial unit with parking and amenity space.

Recommendation: Grant subject to conditions and section 106 Legal Agreement

Decision: Grant subject to conditions and section 106 Legal Agreement

Drawing No's: 206120/010, 020, 021, 030, 031, 032, 033, 034, 035, 110A, 120A, 121A, 122A, 130, 131, 132, 133A & 135.

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

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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 in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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

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

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

5. 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. 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.

7. 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.

8. 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 thereafter to the satisfaction of the Local Planning Authority.

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

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proposed development.

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

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

10. That original bricks forming part of the existing buildings to be demolished shall be cleaned, and stored securely to allow their re-use in those parts of the development to be agreed by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason: In order to safeguard the character and appearance of the locality.

11. 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.

12. No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the commercial B1 use of the premises hereby authorised.

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

13. The commercial B1 use hereby permitted shall not be operated before 0700 or after 2100 hours on any day.

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.

14. That a scheme for a shared use of the proposed vehicle access by pedestrians/cyclists, with some control within the site, in the form of different surface materials, and signage warning exiting drivers to give priority to vehicles entering the site at all times, be approved in writing by the Local Planning Authority prior to the commencement of the works

Reason: In the interests of Highway Safety.

15. That part of the development to be used for employment purposes (Use Class B1) shall be permanently retained for such purposes and shall at no time be converted into residential use.

Reason: In order to provide a balanced range of uses within the site having regard to the previous use of the site for employment purposes.

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	<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: The applicant is advised that the proposal is required to install all necessary appliances to ensure compliance with London Fire Brigade requirements.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed development for part demolition, refurbishment and erection of part 2 / part 3 storey building comprising of 7 x three bedroom, 1 x two bedroom houses, 1 x two bedroom maisonette, B1 commercial unit with parking and amenity space complies with Policies G2 'Development and Urban Design', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight', SPG3c 'Backlands Development', SPG7a 'Parking Standards', SPG7b 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10d 'Planning Obligations and Open Space' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.</p> <p>Section 106: Yes</p>	
<p>PC115.</p>	<p>426 - 428 ARCHWAY ROAD N6</p> <p>The Officer presented his report and informed the Committee that the site was located on the Northern side of Archway Road and fell within the Highgate Conservation Area and Archway Road Neighbourhood Plan area.</p> <p>There was a previous scheme proposed in 2006 for nine units and considered would result in overdevelopment of site. It was accepted that there was damage to the existing building from being derelict, neglected and evidence showed that the building suffered from poor structural stability and could not be restored. The proposed design and bulk of the development would not have an adverse effect on neighbouring properties or the overall appearance of the street scene.</p> <p>Access to the site would be via a newly reformed cross over point</p>	

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on the eastern boundary of the site and nine off street car parking spaces (including one motorcycle space) would be provided. Two trees on the north western corner of the site had been approved for felling and replacing due to their poor condition.

Cllrs Adje and Diakides entered the meeting ~ 9:15pm.

The Committee discussed the features of the design, the detail of the arches above the windows and the unusual location of back to front properties. The Committee was informed that there were back entrances between the two blocks and the development was cleverly designed to overcome overlooking.

The Chair moved a motion to grant the application. On a vote their being five for and four against, the application was granted.

RESOLVED

That the application be granted subject to conditions and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/2487
FOR PLANNING COMMITTEE DATED 07/01/2008

Location: 426 - 428 Archway Road N6

Proposal: Demolition of existing building and erection of 7 x 2 storey three bedroom houses with associated garden and parking.

Recommendation: Grant subject to conditions and section 106 Legal Agreement

Decision: Grant subject to conditions and section 106 Legal Agreement

Drawing No's: 237/01, 02, 03, 04 Revision A, 05, 06, 07, 08, 09, 10 & 11.

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; including Amended Plan 237/04 Revision A.

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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 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 site

5. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

6. The species, size and siting of the replacement trees shall be agreed in writing by the Local Planning Authority and the trees shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement trees shall be maintained and/or replaced as necessary until they are established in growth.

Reason: To maintain the visual amenities of the area.

7. Before the development hereby permitted is occupied the parking spaces shown on Plan No 237/004 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with this approved residential development.

Reason: To ensure that parking is provided in accordance with the Council's standards, in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

8. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable, shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the two additional units are occupied.

Reason: To ensure a satisfactory appearance for the development and to

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safeguard the amenities of the area.

9. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and remain until works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

10. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority before the residential units are occupied and thereafter carried out in accordance with the approved details.

Reason: To prevent adverse light pollution to neighbouring properties and Highgate Woods.

11. Notwithstanding the detail shown on drawing No 237/005 & 237/010 the windows shown on the side elevation of dwelling No 5 at first floor level shall be glazed with obscure glass and 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/ neighbouring residential properties

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

13. 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.

14. Notwithstanding the elevational details shown on drawing no. 237/010 and 237/011, detailed drawings of the front elevations of the 7 properties shall be submitted to show gauged brick arches above the door and window openings.

Reason: In order that the detailing of the elevational appearance of the property shall be appropriate to the Highgate Conservation Area.

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

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the allocation of a suitable address

INFORMATIVE: Transport for London (TFL) would ask the developer to observe that restrictions apply to the contractors as follows:

" The Archway Road (A1) is a Transport for London Road Network (Red Route) therefore no stopping is permitted during the operating hours of the Red Route and footway, except at during specific times and at specific locations

" Scaffolding or hoardings should not be erected on the footway without TfL's prior approval.

" In order to co-ordinate construction works with TFL's general maintenance and improvement programme, please contact TFL's Road Network Management.

Gordon Adam
Principal Development Control Engineer
Road Network Development (North Area)
Transport for London
4th Floor, 84 Eccleston Square
London
SW1V 1PX

INFORMATIVE: In respect of Condition 6 above suitable replacement trees would include: Hornbeam, Silver birch, Field maple and Rowan. All are low risk in terms of future subsidence damage, suitable in terms of location (native trees found in adjacent woodland) and are of value for local biodiversity.

REASONS FOR APPROVAL

The proposed replacement buildings has been carefully designed to respect the scale, height, mass, alignment, architectural detail and materials of neighbouring buildings along this side of Archway Road. The proposed development has been carefully sited to respect the constraints of the site, in particular to achieve an acceptable relationship with the adjoining Metropolitan Open Land to the back of the site and Ecological Corridor. The proposal will not give rise to significant overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Development', HSG9 'Density Standards', M10 'Parking for Development', CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas', OS5 'Development Adjacent to Open Space', OS6 'Ecological Valuable Sites and their Corridors', OS16 'Green Chains' and OS17 'Tree Protection, Tress Messes and Spines' of the adopted Haringey Unitary Development (2006) and with Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG3a 'Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and

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	<p>Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG3c 'Backland Development', SPG8a 'Waste and Recycling', SPG8b 'Materials', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 12 'Educational Needs Generated by New Housing Development'.</p> <p>Section 106: Yes</p>	
<p>PC116.</p>	<p>SITE ADJOINING 31 - 34 CORBETT GROVE N22</p> <p>The Committee was informed that this application site consisted of a triangular shaped piece of land located to the side of an existing residential block. The site was heavily overgrown and contained a number of trees along its boundaries. An application for two houses was refused in July 2007 on the grounds of a development deemed too 'cramped' on the small back land site.</p> <p>The current application was considered to be acceptable and would not adversely impact on the residential and visual amenities of occupiers of neighbouring properties. It was also considered that the room sizes of the proposed development were consistent with the floor space minima requirements and would also benefit from some external amenity space.</p> <p>The proposal included the provision of two car parking spaces next to existing car parking areas which serve Corbett Grove and would also provide two cycle stores.</p> <p>The Committee considered the application and requested that the roof cladding be replaced by some other form of material. Members felt that a four bedroom house would be too cramped in that location.</p> <p>The Chair moved a motion to grant the application. On a vote there being one for and seven against the application was refused.</p> <p>RESOLVED</p> <p>That planning permission be refused on the grounds of over development and proximity of the proposal to site boundaries.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/2261 FOR PLANNING COMMITTEE DATED 07/01/2008</p> <p>Location: Site adjoining 31 - 34 Corbett Grove N22</p> <p>Proposal: Erection of 2 storey four bedroom dwelling house.</p> <p>Recommendation: Grant subject to conditions</p>	

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	<p>Decision: Refused</p> <p>Drawing No's: 2972 PL00, 10a, 11a & 12a.</p> <p>Reason:</p> <p>1. The proposed development by reason of its height, siting and coverage of this small backland site, would represent a cramped form of development which would have an unsympathetic relationship to the adjoining properties; and represent an over development of a restricted site. Further it would detract from the amenities of adjoining residents by reason of its proximity to side boundaries, and overlooking and loss of privacy. As such the proposed development is considered to be contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the adopted Haringey Unitary Development Plan and supplementary planning guidance 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' and SPG3c 'Backlands Development'.</p> <p>INFORMATIVE: You are advised that (1) the proposed provision of two parking spaces, and (2) the provision of any access for either construction or pedestrian access to the site, is on land not within the application site nor within the control of the applicant, and in the absence of any agreement allow for such access and car parking, it would not be possible to develop this site. The Council's Housing Service and Property Service, in their role as owners of the land over which access would be sought, have stated that they would not agree to grant access to the site.</p> <p>Section 106: No</p>	
<p>PC117.</p>	<p>BRANTWOOD AUTO'S, BRANTWOOD ROAD, N17</p> <p>The Officer presented his report and informed the Committee that Brantwood Autos Car Breakers was a long established car breakers yard.</p> <p>A previous application granted in 2005 had been implemented and completed. It was considered that the proposed open fronted canopy would provide a protected area for the dismantling of vehicles by hand and the removal of fluids necessary prior to the crushing of cars. The proposed works would bring this facility up to appropriate standards set down by the Environmental Agency.</p> <p>Previous conditions restrict the hours of operation for both the car breakers yard and separate hours of use for the car press, these conditions would remain.</p> <p>The Committee requested that the hours of construction and</p>	

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demolition were in line with the hours of operation. An informative was requested that the hours of operation would continue to apply as detailed in the 2005 application.

RESOLVED

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0862
FOR PLANNING COMMITTEE DATED 07/01/2008

Location: Brantwood Auto's, Brantwood Road, N17

Proposal: Demolition of existing buildings and erection of new canopy to create working area for hand-stripping of vehicles.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 5467/01 Rev E, 02, 03 & 04 Rev A

Conditions:

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

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

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

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

3. The construction of the surface water and foul drainage system shall be carried out in accordance with details to and approved by the Planning Authority before the development commences

Reason: To prevent pollution of the water environment.

4. The construction of storage facilities for oils, fuels, or chemicals shall be carried out in accordance with details submitted to and approved in writing to the Local Planning Authority before development is commenced.

Reason: To prevent pollution of the water environment.

5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or

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	<p>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>6. Within three months of the date of this permission, a detailed scheme for the repair or reconstruction of the concrete panel fence at the northern boundary of the site with the pedestrian footpath Waggon Lane, shall be submitted to and approved by the Local Planning Authority; such scheme to be implemented within three months of the date of such approved by the Local Planning Authority. Reason: In order to provide a satisfactory appearance to the site, and in the interests of the safety and security of users of the adjoining public footpath.</p> <p>INFORMATIVE: You are reminded that the conditions imposed on planning permission HGY/2005/0918, for the use of the whole Brantwood Autobreakers Site, are still operative in respect of the building subject of this application, in particular Condition 4 of that permission regarding hours of operation.</p> <p>REASONS FOR APPROVAL</p> <p>The existing use on site is long established and provides important benefits in terms of recycling and reuse of end-of-life vehicles. Bearing in mind the existing pattern of activity/ operations on site, it is considered that the proposed changes to the building form along the western side of site will not result in an increase in the noise levels associated with this part of the site. As such the proposal will not have an additional adverse impact on the amenity of surrounding occupiers by reason of noise, smell or other nuisance. As such the proposal is considered to be in accordance with Policies UD4 'Quality Design', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV13 'Sustainable Waste Management', EMP3 'Defined Employment Areas' and EMP6 'Car Repairs, Workshops, Garages and Car Washes' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG11 'Car Repair Workshops and Garages'.</p> <p>Section 106: No</p>	
<p>PC118.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC119.</p>	<p>SITE VISITS</p> <p>The next site visits will take place on Friday 8 February 2008 at 9:30am.</p>	
<p>PC120.</p>	<p>DATE OF NEXT MEETING</p>	

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	Monday 11 February 2008. The meeting concluded at 10:00pm.	
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COUNCILLOR SHEILA PEACOCK
Chair