



Haringey Council

NOTICE OF MEETING

Planning Committee

TUESDAY, 1ST APRIL, 2008 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 12 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 Part 4, Section B, Paragraph 29 of the Council's Constitution.

5. MINUTES (PAGES 1 - 26)

To confirm and sign the Minutes of the Planning Committee held on 3 March 2008.

6. APPEAL DECISIONS (PAGES 27 - 38)

To advise the Committee on Appeal decisions determined by the Department for Communities and Local Government during February 2008.

7. DELEGATED DECISIONS (PAGES 39 - 68)

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 between 11 February 2008 and 16 March 2008.

8. PERFORMANCE STATISTICS (PAGES 69 - 78)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 3 March 2008 Committee meeting.

9. PLANNING APPLICATIONS (PAGES 79 - 80)

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

10. ARIELLA & BT SITE, 25 WATSONS ROAD N22 (PAGES 81 - 98)

Demolition of existing buildings and erection of 1 x 4 storey block, 1 x 3 storey block, 2 x 2 1/2 storey blocks and 1 x 2 storey block to accommodate 60 residential units; erection of 1 x single storey commercial building (400 sqm) together with the provision of 11 car parking spaces, secure cycle parking spaces and associated landscaping (AMENDED DESCRIPTION + AMENDED PLANS)

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

11. 159 TOTTENHAM LANE N8 (PAGES 99 - 110)

Erection of 4 storey building over 2 basement levels comprising gym and storage at sub-basement, car parking in basement, retail unit at ground floor level, 5 x one bed, 6 x two bed, 2 x three bed flats and 3 x offices on third floor. (amended description).

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

12. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

13. DATE OF NEXT MEETING

Tuesday 6 May 2008.

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19 March 2008

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

Also Present: Councillor Demirci

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC142.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Hare for whom Cllr Demirci was substituting.</p>	
PC143.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC144.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Peacock and Cllr Bevan declared a personal but not prejudicial interest in the report to be considered at item 18 on the agenda as they sat on the Member/Officer Steering Group to consider the draft Haringey Housing Supplementary Planning Document.</p> <p>Cllr Demirci declared a personal interest in item 17 on the agenda as the application was in his Ward.</p>	
PC145.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC146.	<p>MINUTES</p> <p>PC125</p> <p>Members enquired whether the three further applications to be considered for the GLS site had been granted and authorised by the Chair of the Planning Committee. In response the Chair confirmed that these applications had not been authorised.</p> <p>PC129</p> <p>Members requested in paragraph four of the minute that the word “hoped” be replaced by the word “requested” and the paragraph read as follows:</p> <p>‘The Committee acknowledged the work of the enforcement service to date and requested that funding would be make available to continue this project beyond April 2008.’</p>	

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	<p>PC131</p> <p>Members queried that it had been agreed that retrospective planning applications would be charged a planning advice fee. The Officer responded that in theory applications would be charged a fee, however in practice it would not apply as retrospective cases were normally for householder applications. The Planning Service did not normally receive retrospective applications for large scale developments.</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee held on 11 February 2008 be agreed and signed subject to the amendment to PC129.</p>	
<p>PC147.</p>	<p>APPEAL DECISIONS</p> <p>The Committee noted the outcome of 13 appeal decisions determined by the Department for Communities and Local Government during January 2008, of which 7 were allowed, 6 dismissed and 1 was an enforcement appeal. The Committee was particularly asked to note the following specific appeals:</p> <ul style="list-style-type: none"> • <u>61 Nightingale Road N22:</u> This proposal was allowed for 9 residential units. • <u>27-47 Cecile Park N8</u> The application was a back land scheme for 5 three storey houses and was dismissed. • There were also applications for crossovers 1 was allowed and 1 dismissed. <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC148.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee determined between 14 January 2008 and 10 February 2008.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	

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<p>PC149.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement Work since the 11 February 2008 Planning Committee meeting.</p> <p>The Officer asked the Committee to note that all major applications were determined within 13 weeks and 82% of minor applications were determined within 8 weeks. This was slightly below the Council's target. 93% of householder applications were also determined within 8 weeks which was above the Council's target.</p> <p>In respect of enforcement appeals these were not counted in the performance statistics, 50% were allowed and 50% were dismissed. The yearly performance to the end of January 2008; 42% were allowed and 58% dismissed.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC150.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (11/02/2008): THE NARROW BOAT PUBLIC HOUSE & 146-152 REEDHAM CLOSE N17</p> <p>The Officer advised the Committee that in considering this application they would need to consider the following issues:</p> <ul style="list-style-type: none"> • Affordable housing which was not included in the recommendations. • A proposal for a car club, however this would need to be included in the S106 Legal Agreement. <p>In terms of the conditions attached in the report the Officer informed the Committee that a further two would need to be added in relation to:</p> <ol style="list-style-type: none"> 1. The relocation of the recycling provision. 2. That 13 cycle racks be provided. <p>The Officer presented his report and informed the Committee that the residential use of the site was considered to be appropriate given the adjoining residential properties and proximity to public transport. The proposed residential units were considered satisfactory in relation to internal floor areas, storage space and residential amenity space. The building design and siting was considered to be commensurate with the established development on the site. The density of the proposed development would be approximately 625hrh and this was considered consistent with the UDP and London Plan.</p>	

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The proposal would not result in detrimental overlooking and amenity impacts on nearby residential properties. The scheme would provide 60% of the units being affordable housing. The current scheme would provide 190sqm of retail units to replace the existing shop. The proposed site was within an area with medium public transport accessibility and the applicant was proposing on-site car parking spaces and cycle racks.

The Committee questioned what was the public transport accessibility level for the area and was informed that it was 2 which was considered low, however within reasonable walking distance from Tottenham Hale Tube Station.

A local resident objected to the application on the basis that they had not been consulted on the location of the shop, the materials to be used in the development and the location of the recycling bins. It was noted that Ferry Lane Primary School was 7 metres from the proposed development and requested a condition that no demolition works would be carried out during school term time.

The applicant addressed the Committee and responded to the concerns raised by the objector. The applicant confirmed that a communal garden was to be provided along with a temporary shop during the construction of the development. The materials to be used were to be matched with existing surrounding brickwork. With respect to the demolition works these would only be carried out during working hours.

The Committee questioned the amount of amenity space to be provided in respect of the development. The Officer advised that 600sqm was to be provided overall. The 30 flats were approximate to 20sqm each and this in relation to the standards and SPG was 25sqm for individual units and 50sqm for communal areas. In terms of the communal areas there was sufficient provision however, the private individual units was just below the limit.

The Committee was further concerned to note that the Environmental Agency had wanted to see additional enhancements on the site. The Officer explained that an 8sqm buffer zone was to be provided contained in the flood risk assessment and agreed with Officers. A further detailed landscape plan was also to be provided.

Members queried the maximum density of the development which was 625hrh, however the UDP and London Plan guidelines provided for 250-450hrh. The Officer informed the Committee that consultation had taken place with the Transport Officer and based on the Public Transport Accessibility Level (PTAL rating), calculated the density which was on par with the UDP and London Plan. The Transport Officer further advised the

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Committee that the density was not only related to the PTAL rating but also the location of the development in relation to public transport which was high in the area. It was also related to the size of the development which was not unlike other buildings surrounding the site.

The Committee agreed to add the following additional conditions and informative:

Conditions:

1. That the affordable housing would be added to the recommendations as part of the S106 Legal Agreement.
2. The Car Club would also be added as part of the S106 Legal Agreement.
3. That the recycling facilities on site would be relocated so as not to be lost.

Informative:

That a named contact for the construction site be added through the Considerate Contractors Scheme, to address any concerns and that the named contact liaise with the Head teacher at Ferry Lane Primary School in advance of any demolition works.

RESOLVED

That the application be granted subject to conditions, the additional extra conditions, informative as set out above and a S106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/2414
FOR PLANNING COMMITTEE DATED 03/03/2008

Location: The Narrow Boat & 146 - 152 Reedham Close N17

Proposal: Demolition of existing public house and erection of four storey residential development comprising of one retail unit, 2 x 1 bed flats, 18 x 2 bed flats, 8 x 3 bed flats and 2 x 4 bed flats.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 25256/A/0110 rev H, 256/A/0111 rev J, 256/A/0112 rev I, 256/A/0113 rev F, 256/A/0100 rev E, 256/A/0101 rev B, 272/DE/101 rev M, 272/DE/102 rev H, 272/DE/103 rev G, 272/DE/104 rev E, 272/DE/105 rev D & 272/DE/106 rev B.

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. Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.

Reason: To prevent the increased risk of flooding.

5. Before development commences, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (except small, privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: To protect and enhance the natural features and character of the area.

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

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

7. Details of an enclosure for dustbins, the reprovision / relocation of the existing recycling bins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building as flats. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.

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Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

8. 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.

9. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1). The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2). (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

2). (b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

2). (c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3). All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2) consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

10. That not more than 30 separate units, whether flats or houses, shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

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

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

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

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

13. 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.

14. That details of a method statement dealing with the routing of delivery vehicles to the site, including a schedule of delivery times, the location of parking for heavy vehicles and parking for work men and location of storage of materials on the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to prevent nuisance to adjoining properties and insure that the proposed development does not prejudice the safety and free flow of traffic and pedestrian on the public highway

15. That details of a scheme for the prevention of dust nuisance particularly during demolition of the existing building and details of method statement for the demolition together with the publication of a named contact from the contractors responsible for the demolition and construction phases of the development including making and maintaining direct contact during the building operations with the Head Teacher of the neighbouring school shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

Reason: In order to protect the amenity of adjoining properties.

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: 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: In regards to surface water drainage Thames Water

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	<p>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:</p> <p>a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution,</p> <p>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 and</p> <p>c) Looks to ensure the separation of foul and surface water sewerage on all new developments.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed development for demolition of the existing public house and erection of 4 storey building comprising of 8 x three bedroom, 18 x two bedroom, 2 x 1 bedroom, 2 x 4 bedroom flats and 1 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 Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floorpace Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy / Overlooking, Aspect / Outlook, Daylight / Sunlight', SPG3c 'Backland 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>PC151.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (11/02/2008): 673 LORDSHIP LANE N22</p> <p>The Committee was advised that this application site was currently vacant and the proposal was virtually identical to the</p>	

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approved scheme in 2006 except for some alterations to the internal flat layout and changes to the provision of bicycle store and parking. The proposed density of the development would be 453hrh which was considered to be in line with the Council's UDP. The applicant was proposing 100% of the housing to be affordable where it was only necessary to contribute 50% of affordable housing.

A proposed scheme was submitted in 2007 which was not approved due to the two units located in the back yard and was refused because of the effect on the loss of privacy.

The Committee was further informed that the proposed accommodation was satisfactory in terms of space, standard and layout. The proposal was identical in terms of footprint, height and relationship to adjacent buildings to that of the previously approved scheme in 2006 and provided sufficient amenity space at the rear for future occupiers of the flats.

The revised scheme provided five car parking spaces at the rear and 14 cycle racks. The scheme provided bin storage and a recycling area to the rear of the proposed building.

The Officer further informed the Committee that there would also be two further amendments:

1. The recycling area would be moved slightly nearer to the site entrance to reduce carrying distance for waste collection.
2. The balconies on the flat elevation had been reduced in size and would now be Juliet balconies.

If the application were approved a revised plan would need to be submitted to take account of refuge and revised balconies.

The Committee enquired whether there was access for emergency vehicles and in response was advised that confirmation had been received from the Fire Brigade that they had no objections.

The Officer further went on to explain that the 100% affordable housing proposed 25% of the family units, 3 and 4 bed units would be social renting and the smaller units for shared ownership. Members were concerned that there was currently a trend that shared ownership properties were not being applied for. The Officer recommended that it would be useful to receive a report from Housing and Registered Social Landlords on the number of shared ownership properties not occupied.

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That the application be granted subject to conditions and a S106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/2575
FOR PLANNING COMMITTEE DATED 03/03/2008

Location: 673 Lordship Lane N22

Proposal: Erection of four storey block comprising 2 x four bed, 1 x three bed, 4 x two bed and 7 x one bed flats, with associated parking, cycle storage, refuse bay and recycling area to the rear.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 001, 003, 004A, 005A, 010B, 101C, 102C, 103C, 110C, 111B, 120B & 121B.

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 with the amended plans received on 3 March 2008.

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 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

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through suitable levels on the site.

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.

6. The structures and areas shown to house recycling facilities and refuse and waste storage on drawing 010B within the site 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.

7. The 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.

8. 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.

9. All parts of the proposed four storey block 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 elevational treatment of the proposed development shown on Drawing No's 0660/110 Rev C and 111 Rev B, further elevational drawings showing brickwork detailing to the front and rear elevations, in the form of soldier courses above windows, string course, or brick quoins, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reason: In order that the Council may be satisfied as to the external appearance of the development.

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

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	<p>to arrange for the allocation of a suitable address.</p> <p>REASONS FOR APPROVAL</p> <p>It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment that incorporates residential use is wholly appropriate. The proposed residential units will provide a contribution to housing provision within the Borough offering a mix of housing sizes and types.</p> <p>It is considered that the proposed development is in accordance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan and The Councils SPG 1a 'Design Guidance' within the UDP and introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area.</p> <p>The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight.</p> <p>A Section 106 Agreement has to be sought as part of the planning permission that includes affordable housing, education and environmental as a planning obligation to be provided by the developer.</p> <p>Section 106: Yes</p>	
<p>PC152.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (11/02/2008): 48 OAKFIELD ROAD N4</p> <p>The Committee was informed that the application site was a two storey semi-detached house on the east side of Oakfield Road and that the site lay within Stroud Green Conservation Area. The proposal was for the continuation of use as a hostel for the homeless. The site was considered to be in good order, repair and a hostel with no problems.</p> <p>Members enquired whether a 5 year extension to the condition of use was excessive. The Officer advised the Committee that the extension could be granted for a 3 year period.</p> <p>The Committee noted that the premises could not be sold without prior permission.</p> <p>RESOLVED</p> <p>That the application be granted subject to conditions and a S106 Legal Agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF:</p>	

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HGY/2007/2434

FOR PLANNING COMMITTEE DATED 03/03/2008

Location: 48 Oakfield Road N4

Proposal: Continuation of use as hostel for the homeless.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: No drawings.

Conditions:

1. That this permission shall be for a limited period expiring on 11 February 2013 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 permission hereby granted shall not enure for the benefit of the land but shall be personal to Marios and Maria Christoforou only, and upon that person ceasing to use the land the use shall be discontinued.

Reason: Permission has only been granted with respect to the special personal circumstances of the applicant and would not otherwise be granted.

3. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used as a hostel for homeless persons only and shall not be used for any other purpose including any purpose within Class C2 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. No more than 18 persons, including any resident staff, if any, and 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.

5. The amenity space associated with the premises shall be permanently retained for use by the occupants and shall not be subdivided in any manner which prejudices the use of that space by those occupants.

Reason: In order to ensure that adequate amenity space is retained in association with the property.

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	<p>6. A separate room shall be made available for use by a person responsible for the management and supervision of the hostel and such supervision shall be maintained on a 24 hour per day basis. Reason: In order to secure the proper management of the property.</p> <p>7. That the front and rear gardens be tended on a regular and kept in a tidy condition. Reason: In order to safeguard the amenities of the area.</p> <p>8. Within 21 days of the date of this permission, the person responsible for the property shall provide the Council's Environmental Health Service and all the adjoining properties with a 24 hour a day contact telephone number that will enable Council officers and adjoining occupiers to contact the person responsible for the premises in the event that noise or disturbance arising from the premises is adversely affecting adjoining occupiers.. Reason: In order to ensure that adjoining occupiers have a point of contact to deal with any problems arising from the use of the premises as a hostel for the homeless and to protect their amenities.</p> <p>REASONS FOR APPROVAL</p> <p>Subject to conditions and a Section 106 Agreement the use complies with Policies HSG5 'Hostel Accommodation' and UD3 'General Principles' of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p>PC153.</p>	<p>REFERENCE FROM PLANNING COMMITTEE (11/02/2008): 2 OSSIAN ROAD N4</p> <p>The Committee was informed that the proposed scheme had been revised since the previous appeal. The Inspector had decided to dismiss the appeal based on the effect of the terrace on the adjoining properties. The Architects had improved the design and included brick work which appeared as a single storey above ground.</p> <p>The proposed loss of the existing lock up garages was acceptable due to the close location of Finsbury Park Rail and Underground Station. The proposal had been revised since the appeal decision and the application detailed the erection of a two storey dwelling house with a lower and upper ground level. The room sizes and overall property size met the required floor areas, the site provided adequate amenity space and would not adversely impact on the garden amenities of neighbouring properties.</p> <p>The proposed development would not have a detrimental impact on the appearance and character of the Conservation Area.</p>	

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Members noted that the Conservation Officer had not expressed complimentary comments in respect of the scheme. The Officer responded that the Conservation Officer's comments had been accepted as the proposed development was modern in design. However, these comments had been weighted against the Inspector's decision notice and the design had been improved to more reflect the style of the surrounding area.

An objector addressed the Committee and advised that the boundary lines were incorrect and had not been rectified. The proposed development was in a Conservation Area and existing neighbours enjoyed the amenity space. The Objector further commented on the enormous parking problems in Ossian Road and that 25 Ferme Park Road had been over developed in 2000.

The applicant informed the Committee that the scheme had evolved over the last few years. There had been no increase in the height of the proposed scheme and therefore it was not considered to be over developed. The proposed scheme took account of neighbours concerns with regard to the brick, and the yellow brick included was considered to be more harmonious to the surrounding buildings.

The Committee queried the amount of amenity space to be provided, and whether a daylight study and land contamination report was required. The Officer replied that contamination was unlikely from a private garage. In respect of a day light study this was not required as the proposed scheme did not have an impact on adjoining properties.

RESOLVED

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0916
FOR PLANNING COMMITTEE DATED 03/03/2008

Location: 2 Ossian Road N4

Proposal: Demolition of existing garage and erection of 2 bedroom dwellinghouse.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 1277 PL/01 & 02.

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. 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.

4. No development shall take place until site investigation detailing previous and existing land uses, potential 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 to protect the health of future occupants of the site.

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

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

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

REASONS FOR APPROVAL

The proposed infill development does fit into the local scale, character and pattern of established residential area and remains in conflict with Policies UD3 'General Principles' and UD4 'Quality Design' (Fitting in new buildings into surrounding area) of Haringey Unitary Development Plan.

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	Section 106: No	
PC154.	<p>REFERENCE FROM PLANNING COMMITTEE (11/02/2008): 2 OSSIAN ROAD N4 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of existing garage and erection of 2 bedroom dwelling house.</p> <p>RESOLVED</p> <p>That Conservation Area Consent be granted as planning permission for the application outlined in PC153 above was granted.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/0917 FOR PLANNING COMMITTEE DATED 03/03/2008</p> <p>Location: 2 Ossian Road N4</p> <p>Proposal: Conservation Area Consent for demolition of existing garage and erection of 2 bedroom dwellinghouse.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing No's: 1277 PI/01 & 02.</p> <p>Condition:</p> <p>1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site 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 infill development does fit into the local scale, character and pattern of established residential area and remains in conflict with Policies UD3 'General Principles' and UD4 'Quality Design' (Fitting in new buildings into surrounding area) of the Haringey Unitary Development Plan.</p> <p>Section 106: No</p>	

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<p>PC155.</p>	<p>596 - 606 HIGH ROAD N17</p> <p>The Officer presented his report and informed the Committee that the application site fell within Bruce Grove Conservation Area and was within an area of archaeological importance.</p> <p>The development proposed an overall density of 410-430hrh taking into consideration the mixed use nature of the scheme. The buildings were located at various positions throughout the site which were regarded as relating poorly to the surrounding pattern of development. It was also considered that the proposed development failed to complement the character of the surrounding conservation area and was of a scale that was not sensitive to the area.</p> <p>The Council's Principle Transportation Officer objected to the proposed access to the site for anything other than emergency vehicle, refuse collection access as service access was not acceptable. The scheme further failed to provide adequate amenity space within the development. Waste management had identified that part of the development exceeded the maximum distance from the storage areas proposed. It was considered that a car free development was regarded as appropriate.</p> <p>Further to Members comments as to the application not being acceptable whether there were to be amendments, Cllr Bevan requested that a further reason for refusal be included that according to the UDP the application site was not in a CPZ therefore the proposed development would not be car free.</p> <p>The officer responded that it was not appropriate to accept this as a further reason for refusal. One of the reasons for refusal was that cars would not be able to access the site and centred around vehicle servicing and delivery. The Transport Officer confirmed that the Committee could not use the lack of car parking provision as a reason for refusal as the site was sustainable and transport available.</p> <p>Cllr Bevan advised that he was not in agreement with the Transport Officer's advice and moved a motion to add a condition that a further reason for refusal be included to the according to the UDP the application site was not in a CPZ therefore the proposed development would not be care free. On a vote there being 1 for and 7 against the motion was lost.</p> <p>RESOLVED</p> <p>That the application be refused planning permission for the reasons stated in the report.</p> <p>INFORMATION RELATING TO APPLICATION REF:</p>	
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HGY/2007/2583

FOR PLANNING COMMITTEE DATED 03/03/2008

Location: 596 - 606 High Road N17

Proposal: Demolition of existing buildings and erection of part 3 / part 4 storey buildings to provide 186 sqm of A1 / A2 / A3 floorspace and 48 residential units together with formation of new vehicle access to Tottenham High Road.

Recommendation: Refuse Permission

Decision: Refuse Permission

Drawing No's: 0557(PL)001, 002, 009A, 010A, 011A, 012A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 200A, 300A, 301A, 302A, 303A, 304A, 305A, 306A, 400, 401 & 402.

Reasons:

1. The proposed development lies in an area of sensitive and special character worthy of retention within the Scotland Green Conservation Area. The proposal, if approved, would seriously detract from the important character to the detriment of the vicinity contrary to Policy CSV1 'Development in Conservation Areas' of the Unitary Development Plan 2006.
2. The proposal fails to relate to the character and appearance of the surrounding area in terms of urban grain and layout, the historic heritage context, designing out crime and makes inadequate provision for amenity space for the benefit of future occupiers of the development contrary to Policy UD4 'Quality Design' of the Haringey Unitary Development Plan 2006.
3. The proposal will result in the permanent loss of No. 598 High Road, a locally listed building demolished without consent, resulting in an adverse impact on the character and appearance of the Bruce Grove Conservation Area contrary to Policy CSV7 'Demolition in Conservation Areas' of the Unitary Development Plan 2006.
4. That the vehicle servicing and delivery arrangements are unsatisfactory and will prejudice the free flow of pedestrians and vehicles in Tottenham High Road contrary to Policy M10 'Parking for Development' of the Unitary Development Plan 2006.
5. 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

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	<p>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>PC156.</p>	<p>596 - 606 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 part 3 / part 4 storey buildings to provide 186 sqm of A1 / A2 / A3 floor space and 48 residential units together with formation of new vehicle access to High Road.</p> <p>RESOLVED</p> <p>The Committee agreed to refuse Conservation Area Consent as planning permission for the application outlined in PC155 above was refused.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/2584 FOR PLANNING COMMITTEE DATED 03/03/2008</p> <p>Location: 596 - 606 High Road N17</p> <p>Proposal: Conservation Area Consent for demolition of existing buildings and erection of part 3 / part 4 storey buildings to provide 186 sqm of A1 / A2 / A3 floor space and 48 residential units together with formation of new vehicle access to Tottenham High Road.</p> <p>Recommendation: Refuse Consent</p> <p>Decision: Refuse Consent</p> <p>Drawing No's: 0557(PL)001, 002, 009A, 010A, 011A, 012A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 200A, 300A, 301A, 302A, 303A, 304A, 305A, 306A, 400, 401 & 402.</p> <p>Reason:</p> <p>1. The proposed demolition of the buildings would be premature in that the Local Planning Authority has not received an application and / or granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of preserving the character and appearance of the Scotland Green Conservation Area contrary to Policy CSV7 'Demolition in Conservation Areas' of the Unitary Development Plan 2006.</p>	

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	Section 106: No	
PC157.	<p>SHAFTESBURY HALL, HERBERT ROAD N11</p> <p>The Committee was informed that the application building was currently being used as a training centre for the Samaritans and the surrounding area was predominantly residential. The proposed building would replace the existing which was in a poor state of repair, of little architectural merit and not statutorily or locally listed.</p> <p>The proposed scheme at Shaftsbury Hall would not cause any significant harm in terms of amenity, as a training and centre for confidential support would not detract from the amenity currently enjoyed by local residents. There would be no additional parking as the local area had access to numerous bus routes and Bounds Green Underground station.</p> <p>The scheme had a total density of 464hrh which included the ground floor office, training room and call centre space. Refuge storage had been allocated at the side of the building and that the redevelopment of this site would not impact upon the ecological corridor.</p> <p>The Officer further advised the Committee that the applicant had supplied a revised drawing to show modified front and side elevations. The Samaritans had also submitted a petition with 27 signatures attached in support of the application.</p> <p>The Committee questioned the density of the proposed scheme and commented that the London Plan guidelines were 200-250sqm. The officer replied that the density interpretation of the London Plan depended upon the area which was close to a railway station and local shops nearby. Also considered was the form of the development fitting in to the surrounding area which did conform. The Committee felt that the design of the scheme did not take account of the houses along Herbert Road. In response the officer acknowledged that the proposed development was uncompromisingly modern in design and a difficult scheme to fit into the street scene.</p> <p>An Objector informed the Committee that he had not seen the revised plans or petition. The streets around the proposed site were all residential. The proposed scheme would be over developed by 70% and had the appearance of a warehouse. The land was only suitable for a two small, 2 bed houses. The proposed building would be overpowering.</p> <p>The Committee questioned the objector regarding the height of the proposed building and were informed that the surrounding houses were all 100 years old. The block on the top of the</p>	

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building was far too high. The Officer confirmed that the amended plan did not change the height or size, just the elevation of the proposed development.

The Applicant addressed the Committee and advised that the density of the flats was 50sqm above the recommended level. The design of the building was a question of taste and in context at the end of the street, near the railway line. The design had taken account of the comments and concerns of residents and Councillors to make it more of a landmark building. In respect of crime, it was considered to be a crime hotspot because of the current state of the building. The new scheme proposed to have CCTV and the area would be a CPZ area as of April 2008.

The Committee questioned the applicant regarding the signatories on the petition and whether they were local residents. The applicant replied that the petition was signed by Samaritans who lived in Haringey, however most did not live in Bounds Green.

The Committee further queried the design features as they did not blend with the Victorian look of the street, amenity space at the front of the building and the Committee sought clarification as to who would be occupying the flats. In response the applicant stated that with respect to the design, the features took into account both sides of the site and the proposed building would act as a landmark. In respect of the amenity space at the front of the building the applicant stated they were open to any recommendation from the Committee. The flats would be occupied and used by the Samaritans. Hornsey Housing Trust would be the freeholders and maintain the new building.

The Chair moved a motion to grant the application. On a vote there was 3 in favour and 5 against the motion was lost.

Cllr Dodds requested his dissent be recorded against the outcome of the vote on the motion. Cllr Dodds then left the meeting at 9:45pm.

The Committee refused the application on the grounds that the proposed scheme would cause over development of the site, the building design and its effects on the street scene with emphasis on character, access and traffic.

RESOLVED

That the application be refused planning permission on the grounds that the proposed scheme would cause over development of the site, the building design and its effects on the street scene with emphasis on character, access and traffic.

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	<p>Cllr Dodds asked that his dissent to the above resolution be recorded.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2007/2354 FOR PLANNING COMMITTEE DATED 03/03/2008</p> <p>Location: Shaftesbury Hall, Herbert Road N11</p> <p>Proposal: Demolition of existing buildings and redevelopment of site to provide new Samaritans operation centre at ground floor level and 3 x 1 bed flat at first floor level and 1 x 1 bed flat at second floor level.</p> <p>Recommendation: Refused</p> <p>Decision: Refused</p> <p>Drawing No's: 202/P/100-105, 106 & 107</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. The proposed development would result in overdevelopment of the site and would be out of keeping with the character of the adjoining houses and would detract from the visual amenities of the locality by reason of its height, bulk, amount of development, layout and design contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary development Plan. 2. The proposed development would result in an intensity of use which would be detrimental to the residential amenities of the properties in Herbert Road by reason of 24 hour access and vehicle manoeuvring contrary to Policy UD3 'General Principles' of the Haringey Unitary Development Plan. <p>Section 106: No</p>	
<p>PC158.</p>	<p>HOUSING SUPPLEMENTARY PLANNING DOCUMENT</p> <p>The Committee was asked to consider the Draft Haringey Housing Supplementary Planning Document (SDP) and to seek approval to proceed to public consultation on the SPD and the Sustainability Appraisal (SA) Report.</p> <p>The Officer presented her report and advised the Committee that the SPD would form part of the Council's Local Development Framework (LDF) and would provide guidance to supplement the housing policies of the adopted UDP.</p> <p>The SPD was intended for use in the determination of planning application for housing developments or for mixed use proposals involving housing. It provided detailed guidance on standards for</p>	

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	<p>new housing and conversions, on affordable housing provision and on housing density and design. It was recognised that the SPD would not replace the SPG policies.</p> <p>The Committee was informed that a Member/Officer steering group was established and the chair of the steering group recommended that the draft SPD be taken to the Planning Committee.</p> <p>The Committee enquired of the membership of the steering group and was informed that the membership was as follows: The Lead Member for Regeneration and Enterprise, Lead Member for Housing Services and four Members of the Planning Committee.</p> <p>RESOLVED</p> <p>That the Committee agreed the following recommendations as outlined in Section 2 of the report:</p> <ol style="list-style-type: none"> 1. That the Committee notes the work carried out to date on the proposed Haringey Housing SPD, and the accompanying Sustainability Appraisal Report. 2. That the Committee recommends consultation on both of the above documents in anticipation of adoption of a Housing SPD, following any amendments made as a result of the consultation. 	
<p>PC159.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC160.</p>	<p>DATE OF NEXT MEETING</p> <p>Tuesday 1 April 2008</p> <p style="text-align: center;">The meeting ended at 10:00pm.</p>	

COUNCILLOR SHEILA PEACOCK
Chair

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Haringey Council

Agenda item:

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Planning Committee	On 01st April 2008
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Report Title: Appeal decisions determined during February 2008		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
<p>1. Purpose</p> <p>To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during February 2008.</p>		
<p>2. Summary</p> <p>Reports outcome of 18 appeal decisions determined by the Department for Communities and Local Government during February 2008 of which 10 (56%) were allowed and 8 (44%) were dismissed.</p>		
<p>3. Recommendations</p> <p>That the report be noted.</p>		
<p>Report Authorised by: </p> <p style="text-align: center;">Ransford Stewart Interim Assistant Director Planning Policy & Management</p>		
<p>Contact Officer: Michelle Searle Senior Administrative Officer Tel: 020 8489 5570</p>		
<p>4. Local Government (Access to Information) Act 1985</p> <p>Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>		

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APPEAL DECISION FEBRUARY 2008

PLANNING APPEALS

Ward:	Alexandra
Reference Number:	HGY/2007/0237
Decision Level:	Delegated

59 Grasmere Road N10 2DH

Proposal:

Retention of rear dormer window

Type of Appeal:

Written Representation

Issues:

The effect of the dormer on the character and appearance of the dwelling and the surrounding area, with particular reference to its situation within the Muswell Hill Conservation Area

Result:

Appeal **Allowed** 7 February 2008

Ward:	Crouch End
Reference Number:	HGY/2007/0298
Decision Level:	Delegated

14 Bedford Road N8 8HL

Proposal:

Loft conversion with rear dormer window

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the area with particular regard to the effect on the Crouch End Conservation Area within which the appeal site is located

Result:

Appeal **Allowed** 15 February 2008

Ward:	Crouch End
Reference Number:	HGY/2007/1445
Decision Level:	Delegated

119 Crouch Hill N8 9QN**Proposal:**

Creation of vehicle crossover to a Classified Road

Type of Appeal:

Written Representation

Issues:

The effect of the development on highway safety

Result:

Appeal **Dismissed** 4 February 2008

Ward:	Harringay
Reference Number:	HGY/2007/1350
Decision Level:	Delegated

2 Hampden Road N8 0HT**Proposal:**

Change of use of a former off-license and basement storage area to self contained flat (ground floor) and carer's flat (basement)

Type of Appeal:

Written Representation

Issues:

Whether the proposed development would provide satisfactory living conditions, or otherwise amount to an excessive scale of development

The effect it would have upon the character and appearance of the area

Result:

Appeal **Allowed** 27 February 2008

Ward:	Muswell Hill
Reference Number:	HGY/2007/0542
Decision Level:	Delegated

Garages Rear of 178 Park Road N8 8JT

Proposal:

Change of use from garages to kitchen show room

Type of Appeal:

Written Representation

Issues:

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

The effect on the living conditions enjoyed by residents living in the vicinity

Result:

Appeal **Allowed** 11 February 2008

Ward:	St Ann's
Reference Number:	HGY/2007/0077
Decision Level:	Delegated

13 Harringay Road N15 3JB

Proposal:

Division of single terraced in two separate dwellings (ground floor and first floor) incorporating a two storey extension to the rear of the house

Type of Appeal:

Written Representation

Issues:

Whether the proposed conversion into two flats would provide acceptable living conditions for future occupiers, with particular reference to space provision

Result:

Appeal **Allowed** 29 February 2008

Ward:	St Ann's
Reference Number:	HGY/2007/0853
Decision Level:	Delegated

10-13 Olive Grove N15 3BJ

Proposal:

Conversion of loft space into a one bedroom flat with dormers and velux windows

Type of Appeal:

Written Representation

Issues:

The effect of the development upon the character and appearance of the area in which it is situated

Whether it would result in acceptable living conditions

Result:

Appeal **Dismissed** 27 February 2008

Ward:	Seven Sisters
Reference Number:	HGY/2007/1132
Decision Level:	Delegated

296 Hermitage Road N4 1NR

Proposal:

Creation of vehicle crossover to a Classified Road

Type of Appeal:

Written Representation

Issues:

The impact of the access on highway safety and the free flow of traffic along Hermitage Road

Result:

Appeal **Dismissed** 13 February 2008

Ward:	Seven Sisters
Reference Number:	HGY/2007/1099
Decision Level:	Delegated

21 Lockmead Road N15 6BX

Proposal:

Erection of single storey rear extension to existing extension

Type of Appeal:

Written Representation

Issues:

The impact on the amenities of the occupiers of 23 Lockmead Road and the character of the existing building and locality

Result:

Appeal **Allowed** 26 February 2008

Ward:	Stroud Green
Reference Number:	HGY/2006/1568 & 1569
Decision Level:	Delegated

Land Adjacent 1 Mount Pleasant Villas N4 4AU

Proposal:

HGY/2006/1569 – Demolition of derelict garages and the erection of nine new houses set around a landscaped mews, construction of nine parking spaces and cycle storage for 12 bicycles

HGY/2006/1568 – Listed Building Consent for demolition of derelict garages and the erection of nine new houses set around a landscaped mews provision of parking for nine cars and 12 bicycles

Type of Appeal:

Public Inquiry

Issues:

The effect of the height, bulk and scale of the scheme, and the loss of trees, on the character and appearance of the Conservation Area

Result:

Appeals **Allowed** 7 February 2008

Ward:	Tottenham Hale
Reference Number:	HGY/2007/0520
Decision Level:	Delegated

76 Scales Road N17 9EZ

Proposal:

Erection of rear single extension, loft conversion, conversion of single dwelling into two self contained units

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of the host building and area

Result:

Appeal **Dismissed** 26 February 2008

Ward:	West Green
Reference Number:	HGY/2007/1511
Decision Level:	Delegated

32 Stanmore Road N15 3PS

Proposal:

Interior rearrangement of second floor and loft conversion with partial width dormer to form two storey 2 bedroom flat

Type of Appeal:

Written Representation

Issues:

The impact of the rear dormer on the character and appearance of the property and of the area

Result:

Appeal **Allowed** 19 February 2008

Ward:	Woodside
Reference Number:	HGY/2007/0667
Decision Level:	Delegated

12 Barratt Avenue N22 7EZ

Proposal:

Conversion of loft and extension and second floor level flat with extension at loft floor level

Type of Appeal:

Written Representation

Issues:

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

The effect on the Wood Green Common Conservation Area within which the appeal property is located

Result:

Appeal **Dismissed** 15 February 2008

ENFORCEMENT APPEAL

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

116 Myddleton Road N22 8NQ

Proposal:

Removal of timber framed shop front and installation of an aluminium framed shop front and the installation of a roller shutter

Type of Appeal:

Written Representation

Issues:

That the breach of control alleged in the enforcement notice has not occurred as a matter of fact

Result:

Appeal **Dismissed** 18 February 2008

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

40 Tetherdown N10 1NG

Proposal:

Pebble dashing of the front elevation of the property

Type of Appeal:

Written Representation

Issues:

The impact on the character and appearance of the property and the Muswell Hill Conservation Area

Result:

Appeal **Dismissed** 26 February 2008

Ward:	Muswell Hill
Reference Number:	N/A
Decision Level:	Enforcement

144-188 Muswell Hill Broadway N10 3SA

Proposal:

Installation of external water main and associated housing on the front elevation of the property in Muswell Hill Conservation Area

Type of Appeal:

Written Representation

Issues:

The impact of the external water main and associated housing on the character and appearance of the host building and the Muswell Hill conservatory Area

Result:

Appeal **Dismissed** 20 February 2008

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

Unit 1, Gaunson House, Markfield Road N15 4QQ

Proposal:

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

Type of Appeal:

Written Representation

Issues:

Whether there are any material considerations that warrant a departure from the Council's employment strategy from the Borough

Result:

Appeal **Allowed** 27 February 2008

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

76 Scales Road N17 9EZ

Proposal:

Conversion from a single dwelling house into two self contained flats

Type of Appeal:

Written Representation

Issues:

That the requirements of the enforcement notice are excessive

That the time given to comply with the notice is too short

Result:

Appeal **Allowed** 26 February 2008



Haringey Council

Agenda item:

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Planning Committee	On 3rd March 2008
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Report Title: Decisions made under delegated powers between 11 February 2008 and 16 March 2008		
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 11 February 2008 and 16 March 2008.		
3. Recommendations See following reports.		
Report Authorised by:  Ransford Stewart Interim Assistant Director Planning Policy & Management		
Contact Officer: Michelle Searle Senior Administrative Officer Tel: 020 8489 5570		
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 11/02/2008 AND 16/03/2008

BACKGROUND PAPERS

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

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

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

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

WARD: **Alexandra**

Application No:	HGY/2008/0158	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	11/03/2008
Location:	127 Albert Road N22 7AG		
Proposal:	Installation of new doorway, external spiral stairs from first floor.		
Application No:	HGY/2008/0143	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	10/03/2008
Location:	Craigie Lea, 4 Muswell Avenue N10 2EE		
Proposal:	Provision of additional floor to create 1 x three bedroom flat and erection of 2 x dormer windows to front elevation.		
Application No:	HGY/2008/0149	Officer:	Gary Savins
Decision:	GTD	Decision Date:	07/03/2008
Location:	63 Windermere Road N10 2RD		
Proposal:	Erection of single storey rear extension at ground floor.		
Application No:	HGY/2008/0128	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/03/2008
Location:	60 Harcourt Road N22 7XW		
Proposal:	Erection of rear dormer window, conversion of existing hip roof to gable end and insertion of 2 velux windows to front elevation.		
Application No:	HGY/2008/0118	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	05/03/2008
Location:	92 Blake Road N11 2AL		
Proposal:	Erection of single storey rear ground floor extension, enlargement of existing rear dormer window and insertion of rooflight to front roofslope.		
Application No:	HGY/2008/0100	Officer:	Gary Savins
Decision:	REF	Decision Date:	04/03/2008
Location:	112 Alexandra Park Road N10 2AH		
Proposal:	Renewal of planning approval (HGY/054937) dated 18 August 1998 for restaurant use (class A3) of ground floor.		
Application No:	HGY/2008/0009	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	26/02/2008
Location:	181 Albert Road N22 7AQ		
Proposal:	Erection of rear dormer and 3 x rooflights to front roof slope.		
Application No:	HGY/2007/2601	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	22/02/2008
Location:	60 Grasmere Road N10 2DJ		
Proposal:	Tree works to include pollarding, felling and treating of 1 x London Plane tree.		

Application No: **HGY/2008/0041** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 19/02/2008
Location: Outside 32 Crescent Rise, junction of Durnsford Road N22
Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate.

Application No: **HGY/2008/0039** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 19/02/2008
Location: Outside 26 Palace Gates Road N22 7BN
Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate.

Application No: **HGY/2008/0151** Officer: Glenn Agius
Decision: GTD Decision Date: 14/02/2008
Location: 24 Elgin Road N22 7UE
Proposal: Variation of removal of condition 3 (personal permission) attached to planning application HGY/40161.

WARD: **Bounds Green**

Application No: **HGY/2008/0239** Officer: Ruma Nowaz
Decision: REF Decision Date: 12/03/2008
Location: 90 Trinity Road N22 8YB
Proposal: Retention of illuminated fascia sign.

Application No: **HGY/2007/2607** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 07/03/2008
Location: Rear of 24 Maidstone Road N11 2TL
Proposal: Erection of 2 x three bed dwelling houses with internal garages.

Application No: **HGY/2008/0109** Officer: Matthew Gunning
Decision: GTD Decision Date: 05/03/2008
Location: 72 / 72a Myddleton Road N22 8NW
Proposal: Creation of new rear entrance to flat above shop and alterations to remove existing staircase.

Application No: **HGY/2008/0131** Officer: Matthew Gunning
Decision: NOT DEV Decision Date: 05/03/2008
Location: 1 Thorold Road N22 8YE
Proposal: Conversion of ground floor 1 bed flat into 2 bed self-contained flat.

Application No: **HGY/2008/0058** Officer: Tara Jane Fisher
Decision: REF Decision Date: 27/02/2008
Location: 36 Palmerston Road N22 8RG
Proposal: Erection of single storey rear extension and erection of rear dormer window with 3 x rooflights to front elevation.

Application No: **HGY/2008/0011** Officer: Matthew Gunning
Decision: GTD Decision Date: 14/02/2008
Location: 108 Myddleton Road N22 8NQ
Proposal: Installation of new shop front.

Application No: **HGY/2008/0010** Officer: Matthew Gunning
Decision: GTD Decision Date: 14/02/2008
Location: 108 Myddleton Road N22 8NQ
Proposal: Display of 1 x illuminated fascia sign and 1 x illuminated projecting sign.

Application No: **HGY/2007/2637** Officer: Luke McSoriley
Decision: GTD Decision Date: 13/02/2008
Location: Planters adjacent to Bounds Green Junior and Infant School, Bounds Green Road N11 2QG
Proposal: Display of 4 name plates advertising planter sponsorship and Haringey Council.

Application No: **HGY/2008/0007** Officer: Gary Savins
Decision: GTD Decision Date: 12/02/2008
Location: 353 High Road N22 8JA
Proposal: Installation of new shop front and new entrance to flats.

Application No: **HGY/2008/0006** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 12/02/2008
Location: 16 Churston Gardens N11 2NL
Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front roofslope.

WARD: **Bruce Grove**

Application No: **HGY/2007/2331** Officer: Gary Savins
Decision: GTD Decision Date: 12/03/2008
Location: 144 Philip Lane N15 4JN
Proposal: Conversion of property into 2 x two bed self contained flats.

Application No: **HGY/2008/0135** Officer: David Paton
Decision: REF Decision Date: 07/03/2008
Location: 429-431 High Road N17 6QH
Proposal: Conservation Area Consent for demolition of existing two storey building and erection of four storey building to create retail unit at ground floor and residential units above, comprising 1 x three bed, 1 x two bed and 2 x one bed self-contained flats, with installation of Juliet balcony to second floor.

Application No: **HGY/2008/0134** Officer: David Paton
Decision: REF Decision Date: 07/03/2008
Location: 429-431 High Road N17 6QH
Proposal: Demolition of existing two storey building and erection of four storey building to create retail unit at ground floor and residential units above, comprising 1 x three bed, 1 x two bed and 2 x one bed self-contained flats, with installation of Juliet balcony to second floor.

Application No: **HGY/2007/2356** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 21/02/2008
 Location: 1 Strode Road N17 6TZ
 Proposal: Change of use from a shop (A1) to residential use and new external staircase up to the first floor.

Application No: **HGY/2008/0027** Officer: Matthew Gunning
 Decision: GTD Decision Date: 20/02/2008
 Location: 86A Broadwater Road N17 6ET
 Proposal: Retrospective planning application for retention of existing velux window

Application No: **HGY/2007/2571** Officer: Ruma Nowaz
 Decision: REF Decision Date: 13/02/2008
 Location: 99 Mount Pleasant Road N17 6TW
 Proposal: Alterations and reduction of overall size and floor area to existing single storey storage shed to rear of garden.

Application No: **HGY/2007/2616** Officer: Gary Savins
 Decision: REF Decision Date: 11/02/2008
 Location: 76 Higham Road N17 6NP
 Proposal: Conversion of property into 2 x two bed self-contained flats and reinstatement of existing garage.

WARD: **Crouch End**

Application No: **HGY/2008/0321** Officer: Megan Cochrane
 Decision: GTD Decision Date: 14/03/2008
 Location: 50 Coolhurst Road N8 8EU
 Proposal: Tree work to include crown reduction by 20%, remove deadwood and reshape to leave a natural outline of 1 x Plum tree.

Application No: **HGY/2007/1969** Officer: Genevieve Lee
 Decision: GTD Decision Date: 14/03/2008
 Location: 2-4 Haslemere Road N8 9QX
 Proposal: Tree works to include crown reduction 10 - 15%, crown thin 20% crown lift to statutory height of 1 x Beech tree and crown thin by 20%, shape and crown lift by 3m of 2 x Beech tree.

Application No: **HGY/2008/0217** Officer: Jeffrey Holt
 Decision: REF Decision Date: 13/03/2008
 Location: Flat B, 11 Coleridge Road N8 8EH
 Proposal: Construction of external stairs.

Application No: **HGY/2008/0168** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 13/03/2008
 Location: 34-35 Broadway Parade, Tottenham Lane N8 9DB
 Proposal: Retention of folding canopy.

Application No:	HGY/2008/0188	Officer:	Jeffrey Holt	Decision Date:	12/03/2008
Decision:	PERM REQ				
Location:	73 Priory Gardens N6 5QU				
Proposal:	Erection of rear dormer window with insertion of 2 x rooflights to front elevation.				
Application No:	HGY/2008/0166	Officer:	Stuart Cooke	Decision Date:	12/03/2008
Decision:	PERM REQ				
Location:	24 Coolhurst Road N8 8EL				
Proposal:	Erection of single storey side and rear extension.				
Application No:	HGY/2008/0183	Officer:	Glenn Agius	Decision Date:	11/03/2008
Decision:	GTD				
Location:	3 Bourne Road N8 9HJ				
Proposal:	Erection of rear dormer window and insertion of two x rooflights to front elevation.				
Application No:	HGY/2008/0220	Officer:	Stuart Cooke	Decision Date:	11/03/2008
Decision:	GTD				
Location:	96 Priory Gardens N6 5QT				
Proposal:	Erection of rear dormer window.				
Application No:	HGY/2008/0017	Officer:	Oliver Christian	Decision Date:	05/03/2008
Decision:	GTD				
Location:	42 Haringey Park N8 9JD				
Proposal:	Conversion of the ground floor of an existing three-storey, end of terrace house to form a three-bedroom self contained flat.				
Application No:	HGY/2008/0077	Officer:	Jeffrey Holt	Decision Date:	28/02/2008
Decision:	REF				
Location:	141 Crouch Hill N8 9QH				
Proposal:	Retrospective planning application for installation of timber storage shed.				
Application No:	HGY/2008/0121	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	27/02/2008
Decision:	PERM DEV				
Location:	8 Broughton Gardens N6 5RS				
Proposal:	Erection of rear single storey ground floor extension.				
Application No:	HGY/2008/0047	Officer:	Jeffrey Holt	Decision Date:	26/02/2008
Decision:	GTD				
Location:	38 Dickenson Road N8 9ET				
Proposal:	Erection of rear dormer window and alterations to extension of entrance porch.				
Application No:	HGY/2008/0106	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	21/02/2008
Decision:	GTD				
Location:	Highmount, 25-27 Mount View Road N4 4ST				
Proposal:	Replacement of existing windows with white powder painted aluminium double-glazed windows.				

Application No: **HGY/2007/2620** Officer: Oliver Christian
Decision: GTD Decision Date: 21/02/2008
Location: 55 Claremont Road N6 5DA
Proposal: Demolition of existing extension and conservatory. Erection of single storey rear extension, and erection of rear dormer window with 3 x rooflights to front elevation.

Application No: **HGY/2008/0020** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 20/02/2008
Location: 1 Womersley Road N8 9AE
Proposal: Tree works to include fell to ground level and treat the stump of 1 x Horse Chestnut Tree.

Application No: **HGY/2008/0035** Officer: Stuart Cooke
Decision: GTD Decision Date: 19/02/2008
Location: Outside 115 Park Road N8
Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate

Application No: **HGY/2008/0033** Officer: Stuart Cooke
Decision: GTD Decision Date: 18/02/2008
Location: Street planter outside 1-15 Hannay Lane N8 9QQ
Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate.

Application No: **HGY/2008/0032** Officer: Stuart Cooke
Decision: GTD Decision Date: 18/02/2008
Location: Outside 7 Topsfield Parade, Tottenham Lane N8 8PR
Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate.

WARD: **Fortis Green**

Application No: **HGY/2008/0249** Officer: Luke McSoriley
Decision: GTD Decision Date: 11/03/2008
Location: 1 Firemans Cottages Fortis Green N10 3PB
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0150** Officer: Ruma Nowaz
Decision: GTD Decision Date: 11/03/2008
Location: 36 Church Vale N2 9PA
Proposal: Tree works to include removal of 1 x Poplar (Hybrid) tree.

Application No: **HGY/2008/0144** Officer: Luke McSoriley
Decision: REF Decision Date: 10/03/2008
Location: 49 Twyford Avenue N2 9NR
Proposal: Conversion of existing garages to form 1 x one bed self-contained flat. Alterations to roof.

Application No:	HGY/2008/0071	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	28/02/2008
Location:	40 Twyford Avenue N2 9NL		
Proposal:	Conversion of existing garage into utility, storage and general work room.		
Application No:	HGY/2008/0054	Officer:	Gary Savins
Decision:	GTD	Decision Date:	27/02/2008
Location:	7 Firemans Cottages, Fortis Green N10 3PB		
Proposal:	Replacement of existing single storey rear extension with new single storey rear extension. Erection of two storey side extension.		
Application No:	HGY/2008/0070	Officer:	Gary Savins
Decision:	GTD	Decision Date:	27/02/2008
Location:	32 Beech Drive N2 9NY		
Proposal:	Retrospective planning application for retention of excavation to basement to create habitable living space at basement level.		
Application No:	HGY/2008/0075	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/02/2008
Location:	Tetherdown Primary School, Grand Avenue N10 3BP		
Proposal:	Creation of temporary crossover to a borough road.		
Application No:	HGY/2008/0056	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	26/02/2008
Location:	26 Seymour Court, Colney Hatch Lane N10 1EB		
Proposal:	Replacement of existing metal framed windows to front elevation with metal framed double glazed windows.		
Application No:	HGY/2008/0024	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	21/02/2008
Location:	68 Creighton Avenue N10 1NT		
Proposal:	Erection of two storey side and first floor rear extension. Alterations to rear roof slope to convert existing hip roof to a gable end and insertion of French doors. Erection of side dormer window.		
Application No:	HGY/2008/0043	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	19/02/2008
Location:	Street Planters, Archway Road N6		
Proposal:	Display of name plate advertising planter sponsorship and Haringey Council name plate.		
Application No:	HGY/2008/0013	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	15/02/2008
Location:	83 Osier Crescent N10 1QT		
Proposal:	Erection of single storey rear timber framed conservatory.		
Application No:	HGY/2008/0216	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	13/02/2008
Location:	34 Grand Avenue N10 3BP		
Proposal:	Erection of single storey kitchen extension to rear of property.		

Application No: **HGY/2008/0045** Officer: Ruma Nowaz
Decision: GTD Decision Date: 13/02/2008
Location: 4 - 6 Midhurst Avenue N10 3EN
Proposal: Tree works to include removal of one branch from 2 x Austrian Fir Trees.

Application No: **HGY/2007/1250** Officer: Ruma Nowaz
Decision: GTD Decision Date: 13/02/2008
Location: 28A Eastern Road N2 9LD
Proposal: Erection of two storey side extension to replace existing single storey side extension.

Application No: **HGY/2008/0019** Officer: Gary Savins
Decision: REF Decision Date: 12/02/2008
Location: 6 Colney Hatch Lane N10 1DU
Proposal: Demolition of existing garden wall and creation of vehicle crossover to a classified road.

Application No: **HGY/2007/2640** Officer: Gary Savins
Decision: GTD Decision Date: 12/02/2008
Location: 72 Woodside Avenue N10 3HY
Proposal: Enlargement of front dormer window, replacement of existing porch and alterations to front elevation.

Application No: **HGY/2007/2639** Officer: Gary Savins
Decision: PERM DEV Decision Date: 12/02/2008
Location: 72 Woodside Avenue N10 3HY
Proposal: Erection of rear single storey extension and alterations to elevations.

Application No: **HGY/2008/0064** Officer: Matthew Gunning
Decision: GTD Decision Date: 12/02/2008
Location: 9 Southern Road N2 9LH
Proposal: First floor front extension and new front porch; side and rear extension with part basement extension. Replacement of existing windows with white painted timber windows and insertion of rooflights.

Application No: **HGY/2007/2615** Officer: David Paton
Decision: GTD Decision Date: 11/02/2008
Location: Flat A, 4 Colney Hatch Lane N10 1DU
Proposal: Erection of single storey rear white PVCU conservatory.

WARD: **Harringay**

Application No: **HGY/2008/0276** Officer: Jeffrey Holt
Decision: PERM DEV Decision Date: 14/03/2008
Location: 42 Hewitt Road N8 0BL
Proposal: Erection of rear dormer window and insertion of two velux windows to front roofslope.

Application No:	HGY/2008/0173	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	14/03/2008
Location:	92 Duckett Road N4 1BW		
Proposal:	Erection of side and rear dormer windows to facilitate loft conversion.		
Application No:	HGY/2008/0164	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	12/03/2008
Location:	23 Willoughby Road N8 0JE		
Proposal:	Formation of room in roofspace and minor alterations.		
Application No:	HGY/2008/0154	Officer:	Oliver Christian
Decision:	REF	Decision Date:	11/03/2008
Location:	60 Wightman Road N4 1RW		
Proposal:	Erection of rear extension to existing Shelton Hotel to create one basement level of car parking and 4 levels of hotel accommodation comprising 18 new hotel rooms with a narrow atrium space, and 5 new car park spaces which are accessed by a car park lift.		
Application No:	HGY/2008/0153	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	06/03/2008
Location:	405 Green Lanes N4 1EU		
Proposal:	Re-location of shop front to provide a smokers area.		
Application No:	HGY/2008/0095	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	04/03/2008
Location:	491 Green Lanes N4 1AL		
Proposal:	Erection of first floor rear extension to provide self-contained residential unit.		
Application No:	HGY/2008/0108	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	28/02/2008
Location:	2 Beresford Road N8 0AJ		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2008/0097	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	28/02/2008
Location:	119 Warham Road N4 1AS		
Proposal:	Conversion of property into 2 x one bed flats and 3 x individual bedsits, erection of rear dormer window and insertion of velux window to front roofslope.		
Application No:	HGY/2008/0147	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	28/02/2008
Location:	95 Sydney Road N8 0ET		
Proposal:	Retention of existing HMO (House in Multiple Occupation).		
Application No:	HGY/2008/0034	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	22/02/2008
Location:	Flat C, 2 Duckett Road N4 1BJ		
Proposal:	Erection of privacy barrier to roof terrace on third floor and retention of existing decking on same roof terrace.		

Application No: **HGY/2008/0066** Officer: Jeffrey Holt
Decision: GTD Decision Date: 21/02/2008
Location: Finsbury Park Track & Gym, Finsbury Park, Green Lanes N4
Proposal: Installation of front access ramps between accessible changing rooms and running track.

Application No: **HGY/2008/0021** Officer: Stuart Cooke
Decision: GTD Decision Date: 15/02/2008
Location: Land Adjacent to 1 Tancred Road N4 1EH
Proposal: Erection of single storey 1 bedroom dwelling house.

Application No: **HGY/2008/0157** Officer: Megan Cochrane
Decision: PERM DEV Decision Date: 13/02/2008
Location: 102 Allison Road N8 0AS
Proposal: Erection of rear dormer window to facilitate a loft conversion.

Application No: **HGY/2008/0004** Officer: Oliver Christian
Decision: GTD Decision Date: 13/02/2008
Location: Rear of 285 Wightman Road N8 0NB
Proposal: Use of the building to rear of property as residential.

WARD: **Highgate**

Application No: **HGY/2008/0189** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 11/03/2008
Location: 2 Hampstead Lane N6 4SB
Proposal: Creation of new vehicle crossover onto North Grove.

Application No: **HGY/2008/0193** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 11/03/2008
Location: Flat 4, 57 Hornsey Lane N6 5LE
Proposal: Installation of velux window to the roof of the property.

Application No: **HGY/2008/0137** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 07/03/2008
Location: Heathways, Courtenay Avenue N6 4LR
Proposal: Amendments to previous planning application HGY/2007/0919 for demolition of existing building and erection of 1 x 2 storey, six bedroom dwellinghouse with habitable rooms, gym and pool at basement level, rooms at second floor / roof level and integral garage at ground.

Application No: **HGY/2008/0115** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 05/03/2008
Location: 33 Langdon Park Road N6 5PT
Proposal: Enlargement of existing rear extension and insertion of skylight to rear roofslope.

Application No:	HGY/2008/0218	Officer:	Matthew Gunning
Decision:	PERM DEV	Decision Date:	27/02/2008
Location:	1 Stormont Road N6 4NS		
Proposal:	Insertion of two windows to side elevation at first floor level.		
Application No:	HGY/2008/0073	Officer:	David Paton
Decision:	GTD	Decision Date:	27/02/2008
Location:	Highgate Golf Club, Denewood Road N6 4AH		
Proposal:	Conservation Area Consent for demolition of existing wooden trolley sheds and erection of new trolley sheds with roof over existing pro shop to incorporate a 3 bed self contained flat.		
Application No:	HGY/2008/0065	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/02/2008
Location:	Highgate School, North Road N6 4AY		
Proposal:	Tree works to include various works to various trees. (See attached schedule).		
Application No:	HGY/2008/0062	Officer:	Gary Savins
Decision:	REF	Decision Date:	27/02/2008
Location:	96 Talbot Road N6 4RA		
Proposal:	Erection of side and rear dormer windows, insertion of rooflights to front and rear roofslopes, and formation of self-contained two bed flat within roofspace.		
Application No:	HGY/2008/0052	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/02/2008
Location:	24 Grange Road N6 4AP		
Proposal:	Conservation Area Consent for demolition of existing house and erection of new 2 storey three bedroom single family dwelling house with rooms at basement levels.		
Application No:	HGY/2008/0051	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/02/2008
Location:	24 Grange Road N6 4AP		
Proposal:	Demolition of existing house and erection of new 2 storey three bedroom single family dwelling house with rooms at basement level.		
Application No:	HGY/2008/0072	Officer:	David Paton
Decision:	GTD	Decision Date:	27/02/2008
Location:	Highgate Golf Club, Denewood Road N6 4AH		
Proposal:	Demolition of existing wooden trolley sheds and erection of new trolley sheds with roof over existing pro shop, incorporate a 3 bed self contained flat.		
Application No:	HGY/2008/0074	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	26/02/2008
Location:	Flat 5, 11 North Road N6 4BD		
Proposal:	Replacement of existing windows to third floor front and rear with timber casement windows to match existing.		
Application No:	HGY/2007/2604	Officer:	David Paton
Decision:	GTD	Decision Date:	21/02/2008
Location:	82 North Hill N6 4RL		
Proposal:	Listed Building Consent for erection of single storey rear conservatory.		

Application No:	HGY/2007/2373	Officer:	David Paton	Decision Date:	21/02/2008
Decision:	GTD				
Location:	82 North Hill N6 4RL				
Proposal:	Erection of rear single storey conservatory extension.				
Application No:	HGY/2008/0014	Officer:	Matthew Gunning	Decision Date:	13/02/2008
Decision:	GTD				
Location:	98 Milton Park N6 5PZ				
Proposal:	Excavation to form a light well to the front of the property and a single storey side extension.				
Application No:	HGY/2007/2239	Officer:	Valerie Okeiyi	Decision Date:	13/02/2008
Decision:	GTD				
Location:	Hillside, 51 Jacksons Lane N6 5SR				
Proposal:	Crown thin by 15% and re-balance one Copper Beech tree.				
Application No:	HGY/2008/0076	Officer:	Tara Jane Fisher	Decision Date:	12/02/2008
Decision:	GTD				
Location:	Cholmeley House, Highgate School, Bishopswood Road N6 4PP				
Proposal:	Tree works to include crown reduction by 15% and crown thinning by 15% to 1 X Lime tree.				
Application No:	HGY/2008/0046	Officer:	David Paton	Decision Date:	12/02/2008
Decision:	GTD				
Location:	32 Sheldon Avenue N6 4JR				
Proposal:	Conservation Area Consent for amendments to approved planning application HGY/2007/1274 to consist of demolition of existing dwelling and erection of two storey 5 bedroom dwelling house with basement level to accommodate swimming pool, gym and games room.				
Application No:	HGY/2007/2623	Officer:	Luke McSoriley	Decision Date:	12/02/2008
Decision:	GTD				
Location:	Garden Flat 211 Archway Road N6 5BN				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2007/2394	Officer:	David Paton	Decision Date:	12/02/2008
Decision:	GTD				
Location:	32 Sheldon Avenue N6 4JR				
Proposal:	Amendments to approved planning application HGY/2007/1274 to consist of demolition of existing dwelling and erection of two storey 5 bedroom dwellinghouse with basement level to accommodate swimming pool, gym and games room.				
Application No:	HGY/2007/2633	Officer:	Gary Savins	Decision Date:	11/02/2008
Decision:	REF				
Location:	7 Stormont Road N6 4NS				
Proposal:	Installation of sliding gates and railings at entrance to drive.				
Application No:	HGY/2007/2619	Officer:	Matthew Gunning	Decision Date:	11/02/2008
Decision:	GTD				
Location:	18-22 Grange Road N6 4AP				

Proposal: Extension and alteration to existing property involving the creation of a new rear basement leisure facility below an extended garden terrace, reconstructing an existing rear extension, raising roof ridge to part of the property and insertion of a rear dormer window, alterations to front and rear elevation, internal alterations to form single dwellinghouse with ancillary residential unit.

WARD: **Hornsey**

Application No: **HGY/2008/0271** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 13/03/2008

Location: 56 Rathcoole Gardens N8 9NB

Proposal: Use of property as 3 self-contained flats.

Application No: **HGY/2007/2501** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 13/03/2008

Location: Garden Flat, 22 Hillfield Avenue N8 7DT

Proposal: Erection of single storey rear extension.

Application No: **HGY/2007/1448** Officer: Ruma Nowaz
Decision: GTD Decision Date: 12/03/2008

Location: Harvey Mews, Harvey Road N8

Proposal: Approval Of Details pursuant to Conditions 4 (thresholds and details of boundary treatment), 5 (site details), 7 (car parking), 11 (recycling, refuse and waste storage) and 12 (site investigation) attached to planning permission reference HGY/2005/0808.

Application No: **HGY/2007/1447** Officer: Ruma Nowaz
Decision: GTD Decision Date: 12/03/2008

Location: Harvey Mews, Harvey Road N8

Proposal: Approval Of Details pursuant to Conditions 4 (thresholds of site), 5 (refuse, recycling and waste storage), 7 (site investigation) and 10 (boundary wall treatment) attached to planning permission reference HGY/2007/0251.

Application No: **HGY/2008/0057** Officer: Oliver Christian
Decision: GTD Decision Date: 06/03/2008

Location: 52 High Street N8 7NX

Proposal: Change of use from storage to estate agent.

Application No: **HGY/2008/0063** Officer: Oliver Christian
Decision: GTD Decision Date: 27/02/2008

Location: 17E Ribblesdale Road N8 7EP

Proposal: Erection of rear dormer window, and insertion of rooflights to front and rear roofslopes and double-glazed window to side elevation to facilitate loft conversion.

Application No: **HGY/2008/0102** Officer: Stuart Cooke
Decision: GTD Decision Date: 19/02/2008

Location: Street Planter Junction of Middle Lane/Priory Road High Street N8

Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate

Application No: **HGY/2008/0031** Officer: Stuart Cooke
Decision: GTD Decision Date: 18/02/2008

Location: Outside 35-37 Tottenham Lane N8 9BD

Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate.

Application No: **HGY/2008/0182** Officer: Stuart Cooke
Decision: GTD Decision Date: 15/02/2008
Location: Land rear of 42-48 Newland Road N8
Proposal: Approval Of Details pursuant to Condition 3 (sample materials) attached to planning application HGY/2007/1518.

WARD: **Muswell Hill**

Application No: **HGY/2008/0237** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 11/03/2008
Location: 104 Barrington Road N8 8QX
Proposal: Erection of rear dormer window and insertion of two rooflights.

Application No: **HGY/2008/0204** Officer: Luke McSoriley
Decision: GTD Decision Date: 11/03/2008
Location: 54 Wood Vale N10 3DN
Proposal: Erection of single storey rear extension and rear dormer window, insertion of rooflights to front and rear roofslopes and conversion of garage to storage room.

Application No: **HGY/2008/0169** Officer: Tara Jane Fisher
Decision: REF Decision Date: 11/03/2008
Location: 32 Onslow Gardens N10 3JU
Proposal: Retrospective application for creation of off-street car parking to front of property.

Application No: **HGY/2008/0161** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 11/03/2008
Location: 45 Park Avenue South N8 8LU
Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front elevation.

Application No: **HGY/2008/0148** Officer: Gary Savins
Decision: GTD Decision Date: 11/03/2008
Location: 15 Hillfield Park N10 3QT
Proposal: Conversion of property into 1 x three bed and 2 x two bed self-contained flats.

Application No: **HGY/2008/0366** Officer: Ruma Nowaz
Decision: GTD Decision Date: 07/03/2008
Location: Georgians Lawn Tennis Club, Crouch End Playing Fields, Park Road N8 8JP
Proposal: Tree works to include repollarding to previous points to 12 x Poplar trees and felling to ground level and stump grinding to 1 x Ash tree.

Application No: **HGY/2008/0256** Officer: Ruma Nowaz
Decision: GTD Decision Date: 07/03/2008
Location: Georgians Lawn Tennis Club, Crouch End Playing Fields, Park Road N8 8JJ
Proposal: Tree works to include 30% crown reduction, thin lift to 5m, install root barrier, prune roots of 1 x Horse Chestnut and 30% crown reduction, thin deadwood, install root barrier and prune roots of 1 x Oak Tree.

Application No:	HGY/2008/0136	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	05/03/2008
Location:	173 Cranley Gardens N10 3AG		
Proposal:	Erection of single storey side extension, enlargement of rear first floor window, removal of existing rooflight replaced with new rooflight to front and internal alterations.		
Application No:	HGY/2008/0119	Officer:	Gary Savins
Decision:	GTD	Decision Date:	05/03/2008
Location:	220 Park Road N8 8JX		
Proposal:	Conversion of property to form 1 x one bed and 2 x two bed self-contained flats.		
Application No:	HGY/2008/0116	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	05/03/2008
Location:	12 Grand Avenue N10 3BB		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2008/0081	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/02/2008
Location:	34 Connaught Gardens N10 3LB		
Proposal:	Erection of single storey rear ground floor extension.		
Application No:	HGY/2008/0093	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	27/02/2008
Location:	Telephone Exchange, Grand Avenue N10 3AY		
Proposal:	Crown thinning of Oak tree, pruning of Plane tree.		
Application No:	HGY/2008/0059	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	26/02/2008
Location:	111 Priory Road N8 8LH		
Proposal:	Formation of vehicle crossover.		
Application No:	HGY/2007/2308	Officer:	Gary Savins
Decision:	GTD	Decision Date:	21/02/2008
Location:	70A- 72 Palace Road N8 8QP		
Proposal:	Approval Of Details pursuant to Condition 3 (materials) attached to planning application reference HGY/2006/2085.		
Application No:	HGY/2008/0037	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	19/02/2008
Location:	Street planters bottom of Muswell Hill/Park Road/ Priory Road N10		
Proposal:	Display of name plate advertising planter sponsorship and Haringey Council name plate.		
Application No:	HGY/2007/2521	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	13/02/2008
Location:	172 Muswell Hill Road N10 3NG		
Proposal:	Erection of single storey rear conservatory extension.		

WARD: **Noel Park**

Application No: **HGY/2008/0435** Officer: Luke McSoriley
Decision: GTD Decision Date: 11/03/2008
Location: 29 Westbury Avenue N22 6BS
Proposal: Use of property as restaurant (A3).

Application No: **HGY/2008/0190** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 11/03/2008
Location: 137- 139 High Road N22 6BA
Proposal: Display of 4 x internally illuminated fascia signs and 1 x internally illuminated projecting green cross sign.

Application No: **HGY/2008/0176** Officer: Matthew Gunning
Decision: GTD Decision Date: 28/02/2008
Location: 195 High Road N22 6BA
Proposal: Display of 1 x internally illuminated projecting sign.

Application No: **HGY/2008/0099** Officer: Matthew Gunning
Decision: GTD Decision Date: 27/02/2008
Location: 38-40 High Road N22 6BX
Proposal: Display of 1 x internally static illuminated sign to inside of front elevation shopfront window.

Application No: **HGY/2008/0002** Officer: Tara Jane Fisher
Decision: REF Decision Date: 13/02/2008
Location: 10 Willingdon Road N22 6SB
Proposal: Erection of single storey rear extension and conversion of property into 2 x two bed self-contained flats.

Application No: **HGY/2008/0001** Officer: Tara Jane Fisher
Decision: REF Decision Date: 12/02/2008
Location: 41 Alexandra Road N8 0PN
Proposal: Erection of single storey ground floor side extension and insertion of velux window to rear roofslope.

Application No: **HGY/2007/2632** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 12/02/2008
Location: 19 Coombe Road N22 5LB
Proposal: Use of property as 2 self-contained flats.

WARD: **Northumberland Park**

Application No: **HGY/2008/0175** Officer: Gary Savins
Decision: REF Decision Date: 11/03/2008
Location: 37 St Pauls Road N17 0ND
Proposal: Erection of rear dormer window and insertion of 2 rooflights to front roofslope.

Application No: **HGY/2008/0163** Officer: Gary Savins
Decision: GTD Decision Date: 11/03/2008
Location: Church 46 Manor Road N17 0JJ
Proposal: Erection of first floor rear extension.

Application No: **HGY/2008/0120** Officer: Matthew Gunning
Decision: REF Decision Date: 05/03/2008
Location: R/O 94 Park Lane N17 0JP
Proposal: Erection of 1 x three storey, two bed dwellinghouse.

Application No: **HGY/2008/0123** Officer: Matthew Gunning
Decision: GTD Decision Date: 21/02/2008
Location: 810-812 High Road N17 0DH
Proposal: Change of use of property to residential units only, comprising 1 x 2 bed and 1 x 3 bed houses

Application No: **HGY/2008/0122** Officer: Matthew Gunning
Decision: GTD Decision Date: 21/02/2008
Location: 810-812 High Road N17 0DH
Proposal: Listed Building Consent for change of use of property to residential units only, comprising 1 x 2 bed and 1 x 3 bed houses.

Application No: **HGY/2007/2269** Officer: Luke McSoriley
Decision: GTD Decision Date: 15/02/2008
Location: 70 Park Lane N17 0JR
Proposal: Change of use of ground floor to residential and erection of two storey block to rear comprising a total of 1 x 1 bed and 2 x 2 bed flats.

Application No: **HGY/2007/1522** Officer: Stuart Cooke
Decision: GTD Decision Date: 13/02/2008
Location: 691-693 High Road N17 8AD
Proposal: Approval Of Details pursuant to Condition 3.7 (external lighting) attached to planning permission reference HGY/2006/0710.

WARD: **St. Ann's**

Application No: **HGY/2008/0080** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 14/03/2008
Location: Chestnuts Park, St Anns Road N15 5BN
Proposal: Construction of pergola in Chestnuts cafe garden.

Application No: **HGY/2007/2635** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 14/03/2008
Location: St Ann's Library Hall, Cissbury Road N15 5PU
Proposal: Approval Of Details pursuant to Condition 4 (Site Investigation Report) attached to planning application reference HGY/2007/1273.

Application No: **HGY/2007/2147** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 14/03/2008
Location: Mimosas Court, 27-31 Avenue Road N15 5JF

Proposal: Approval Of Details pursuant to Conditions 4 (treatment of existing / new trees) and 7 (treatment of surroundings) attached to planning permission reference HGY/2004/0585.

Application No: **HGY/2008/0159** Officer: Jeffrey Holt
Decision: REF Decision Date: 11/03/2008
Location: 77 Woodlands Park Road N15 3SB

Proposal: Formation of vehicle crossover.

Application No: **HGY/2008/0132** Officer: Elizabeth Ennin-Gyasi
Decision: PERM DEV Decision Date: 07/03/2008
Location: 43 Cissbury Road N15 5PU

Proposal: Erection of rear ground floor extension.

Application No: **HGY/2008/0048** Officer: Oliver Christian
Decision: REF Decision Date: 05/03/2008
Location: 111 Glenwood Road N15 3JS

Proposal: Conversion of property into two self contained flats.

Application No: **HGY/2008/0053** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 27/02/2008
Location: Abbotsford Avenue Olive Grove N15

Proposal: Erection of new three storey, 3 bed single family dwellinghouse.

Application No: **HGY/2008/0050** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 27/02/2008
Location: Olive Grove N15

Proposal: Erection of single storey building incorporating 1 x 1 bed flat with study.

Application No: **HGY/2008/0018** Officer: Elizabeth Ennin-Gyasi
Decision: PERM DEV Decision Date: 13/02/2008
Location: 25a Woodlands Park Road N15 3RU

Proposal: Erection of rear dormer window with 2 x rooflights to front elevation.

WARD: **Seven Sisters**

Application No: **HGY/2008/0209** Officer: Megan Cochrane
Decision: GTD Decision Date: 12/03/2008
Location: 128 Wargrave Avenue N15 6UA

Proposal: Erection of rear extension.

Application No: **HGY/2008/0174** Officer: Jeffrey Holt
Decision: REF Decision Date: 11/03/2008
Location: 1 Beechfield Road N4 1PD
Proposal: Erection of side first floor extension above existing garage.

Application No: **HGY/2008/0171** Officer: Jeffrey Holt
Decision: PERM DEV Decision Date: 11/03/2008
Location: 1st Floor, Unit C 199 Eade Road N4
Proposal: Change of use from B2 (Light Industrial) to B1 (a) (Offices).

Application No: **HGY/2008/0141** Officer: Stuart Cooke
Decision: GTD Decision Date: 10/03/2008
Location: 68-79 Remington Road N15 6ST
Proposal: Replacement of existing windows with new PVCU windows.

Application No: **HGY/2008/0145** Officer: Oliver Christian
Decision: PERM DEV Decision Date: 10/03/2008
Location: 9 Crowland Road N15 6UL
Proposal: Erection of rear dormer window.

Application No: **HGY/2008/0111** Officer: Oliver Christian
Decision: REF Decision Date: 05/03/2008
Location: 31 Wargrave Avenue N15 6UH
Proposal: Retention of reduced single storey rear extension (4.30 metres).

Application No: **HGY/2008/0096** Officer: Jeffrey Holt
Decision: GTD Decision Date: 04/03/2008
Location: 37 Craven Park Road N15 6AA
Proposal: Erection of front and rear dormer windows.

Application No: **HGY/2008/0228** Officer: Megan Cochrane
Decision: REF Decision Date: 28/02/2008
Location: 61 Oakdale Road N4 1NU
Proposal: Erection of rear dormer window.

Application No: **HGY/2008/0139** Officer: Jeffrey Holt
Decision: GTD Decision Date: 28/02/2008
Location: 1-29 Templeton Road N15 6RX
Proposal: Replacement of existing windows with new PVCu windows.

Application No: **HGY/2008/0094** Officer: Oliver Christian
Decision: GTD Decision Date: 28/02/2008
Location: 5A Holmdale Terrace N15 6PP
Proposal: Tree works to include reduction to previous reduction points, crown lifting by 2m and cleaning out of crown to 1 x Lime tree.

Application No: **HGY/2008/0248** Officer: Megan Cochrane
Decision: GTD Decision Date: 28/02/2008
Location: 12 Finsbury Park Avenue N4 1DQ
Proposal: Replacement of existing timber windows with UPVC windows.

Application No: **HGY/2008/0091** Officer: Jeffrey Holt
Decision: GTD Decision Date: 20/02/2008
Location: 268-306 Tiverton Road N15 6RT
Proposal: Replacement of existing windows with new PVCu windows.

Application No: **HGY/2008/0087** Officer: Jeffrey Holt
Decision: GTD Decision Date: 20/02/2008
Location: 2-240 Tiverton Road N15 6RR
Proposal: Replacement of existing windows with new PVCu windows.

WARD: **Stroud Green**

Application No: **HGY/2007/2392** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 14/03/2008
Location: Flat A 38 Marquis Road N4 3AP
Proposal: Erection of single storey rear conservatory.

Application No: **HGY/2008/0233** Officer: Jeffrey Holt
Decision: REF Decision Date: 13/03/2008
Location: 51b Ridge Road N8 9LJ
Proposal: Creation of decking area and fence.

Application No: **HGY/2007/1975** Officer: Oliver Christian
Decision: GTD Decision Date: 13/03/2008
Location: 7 Beatrice Road N4 4PD
Proposal: Erection of single storey side and rear extension and conversion of property to create three self contained 2 bed flats.

Application No: **HGY/2008/0208** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 12/03/2008
Location: 1 Mayfield Road N8 9LL
Proposal: Demolition and rebuilding / remodelling of rear wall and the creation of new sliding doors to rear.

Application No: **HGY/2008/0138** Officer: Oliver Christian
Decision: REF Decision Date: 06/03/2008
Location: 32 Stroud Green Road N4 3EA
Proposal: Alterations to shop front including installation of shutter box to front elevation.

Application No: **HGY/2008/0105** Officer: Oliver Christian
Decision: GTD Decision Date: 05/03/2008
Location: 21A Oakfield Road N4 4NP
Proposal: Excavation of basement to create habitable rooms.

Application No: **HGY/2008/0125** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 28/02/2008
Location: 175 Mount View Road N4 4JT
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0049** Officer: Stuart Cooke
Decision: GTD Decision Date: 26/02/2008
Location: 47 & 49 Mayfield Road N8 9LL
Proposal: Erection of rear extension.

Application No: **HGY/2007/2588** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 21/02/2008
Location: Land Rear of 79 Mount View Road N4 4JA
Proposal: Demolition of existing garage and erection of two storey two bedroom single dwelling house.

Application No: **HGY/2008/0038** Officer: Stuart Cooke
Decision: GTD Decision Date: 19/02/2008
Location: Outside Charter Court, Stroud Green Road N4 3SG
Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate

Application No: **HGY/2008/0186** Officer: Megan Cochrane
Decision: GTD Decision Date: 13/02/2008
Location: 41 Victoria Road N4 3SJ
Proposal: Use of property as three self contained flats.

Application No: **HGY/2008/0022** Officer: Oliver Christian
Decision: GTD Decision Date: 13/02/2008
Location: 83a Florence Road N4 4DL
Proposal: Erection of single storey rear extension with internal courtyard.

Application No: **HGY/2007/2628** Officer: Oliver Christian
Decision: REF Decision Date: 12/02/2008
Location: 19 Oakfield Road N4 4NH
Proposal: Use of property as 4 self-contained flats.

Application No:	HGY/2008/0130	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	14/03/2008
Location:	671 Seven Sisters Road N15 5LA		
Proposal:	Conversion of upper floors from 1 x three bed flat to 1 x one bed flat and 2 x individual bedsits.		
Application No:	HGY/2008/0098	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	04/03/2008
Location:	205 Philip Lane N15 4HL		
Proposal:	Installation of new shopfront and provision of air-conditioning unit to roof.		
Application No:	HGY/2008/0090	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	28/02/2008
Location:	205 Philip Lane N15 4HL		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting box sign.		
Application No:	HGY/2008/0201	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	27/02/2008
Location:	50 Westerfield Road N15 5LD		
Proposal:	Use of property as 2 self-contained flats.		
Application No:	HGY/2008/0110	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	21/02/2008
Location:	Beaufort House, Talbot Road N15 4DR		
Proposal:	Tree works to include crown reduction by approximately 35% to 1 x Lime tree and 1 x Sycamore tree.		
Application No:	HGY/2007/2254	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	21/02/2008
Location:	1 Jansons Road N15 4JU		
Proposal:	Tree works to include felling of 1 x Plane tree.		
Application No:	HGY/2008/0086	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/02/2008
Location:	61-84 Saltram Close N15 4DZ		
Proposal:	Replacement of existing windows with new PVCu windows.		
Application No:	HGY/2008/0085	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/02/2008
Location:	33-60 Saltram Close N15 4DY		
Proposal:	Replacement of existing windows with new PVCu windows.		
Application No:	HGY/2008/0084	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/02/2008
Location:	1-32 Saltram Close N15 4DY		
Proposal:	Replacement of existing windows with new PVCu windows.		

Application No: **HGY/2008/0082** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 20/02/2008
 Location: 1-50 Blenheim Rise, Talbot Road N15 4TJ
 Proposal: Replacement of existing windows with new PVCu windows.

Application No: **HGY/2008/0078** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 20/02/2008
 Location: 1-27 St Peters House, Cunningham Road N15 4DS
 Proposal: Replacement of existing windows with new PCVu windows.

Application No: **HGY/2008/0040** Officer: Stuart Cooke
 Decision: GTD Decision Date: 18/02/2008
 Location: Outside Tottenham Green Leisure Centre, 1 Philip Lane N15 4HQ
 Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate

Application No: **HGY/2008/0023** Officer: Stuart Cooke
 Decision: GTD Decision Date: 13/02/2008
 Location: Unit 2a Tottenham Hale Retail Park, Broad Lane N15 4QD
 Proposal: Display of 4 x internally illuminated fascia signs.

WARD: **Tottenham Hale**

Application No: **HGY/2008/0219** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 13/03/2008
 Location: 107 Reedham Close N17 9PY
 Proposal: Replacement of existing windows with UPVC white double glazed windows.

Application No: **HGY/2008/0088** Officer: Jeffrey Holt
 Decision: REF Decision Date: 27/02/2008
 Location: 99 Lansdowne Road N17 0NN
 Proposal: Formation of vehicle crossover to a classified road.

Application No: **HGY/2008/0044** Officer: Stuart Cooke
 Decision: GTD Decision Date: 19/02/2008
 Location: Outside Tottenham Hale Station/Station Road/ The Hale/ Ferry Lane N17
 Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate

Application No: **HGY/2008/0036** Officer: Stuart Cooke
 Decision: GTD Decision Date: 19/02/2008
 Location: Outside 72-74 Shelbourne Road N17
 Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate

Application No: **HGY/2008/0061** Officer: Jeffrey Holt
Decision: GTD Decision Date: 13/02/2008
Location: 34 Shelbourne Road N17 9YH
Proposal: Creation of vehicle crossover to a classified road.

WARD: **West Green**

Application No: **HGY/2008/0195** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 11/03/2008
Location: 164 Higham Road N17 6NS
Proposal: Erection of rear dormer window to facilitate a loft conversion.

Application No: **HGY/2008/0142** Officer: Luke McSoriley
Decision: GTD Decision Date: 10/03/2008
Location: 5 Stanmore Road N15 3PR
Proposal: Erection of rear conservatory.

Application No: **HGY/2008/0133** Officer: Gary Savins
Decision: REF Decision Date: 05/03/2008
Location: 9 Wilmot Road N17 6LH
Proposal: Erection of two storey side extension.

Application No: **HGY/2008/0129** Officer: Luke McSoriley
Decision: GTD Decision Date: 05/03/2008
Location: 28 Westbury Avenue N22 6RS
Proposal: Change of use of ground floor from Hydrotherapy (D1 Use) to property agency (A2 Use).

Application No: **HGY/2007/2627** Officer: Matthew Gunning
Decision: PERM REQ Decision Date: 12/02/2008
Location: 16 Langham Road N15 3RA
Proposal: Use of property as HMO (House in Multiple Occupation).

WARD: **White Hart Lane**

Application No: **HGY/2008/0103** Officer: Matthew Gunning
Decision: REF Decision Date: 05/03/2008
Location: 113 Norfolk Avenue N13 6AL
Proposal: Erection of part single / part two storey side and rear extension.

Application No: **HGY/2008/0299** Officer: Ruma Nowaz
Decision: GTD Decision Date: 28/02/2008
Location: 290 White Hart Lane N17 8JP
Proposal: Formation of access ramp from highway footpath to property front entrance for disabled person.

Application No: **HGY/2008/0067** Officer: Matthew Gunning
Decision: GTD Decision Date: 28/02/2008
Location: 281 The Roundway N17 7AJ
Proposal: Erection of single storey side extension, part single, part two storey rear extension and creation of vehicle crossover.

WARD: **Woodside**

Application No: **HGY/2007/2315** Officer: Ruma Nowaz
Decision: GTD Decision Date: 12/03/2008
Location: 306 High Road N22 8JR
Proposal: Retention of garden fence in form of brick wall.

Application No: **HGY/2008/0165** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 11/03/2008
Location: 21B Woodside Road N22 5HP
Proposal: Erection of rear dormer window and insertion of velux window to front roofslope and second floor window in gable to front elevation.

Application No: **HGY/2008/0162** Officer: Gary Savins
Decision: PERM DEV Decision Date: 11/03/2008
Location: 134 Station Road N22 7SX
Proposal: Erection of single storey side extension.

Application No: **HGY/2008/0114** Officer: Ruma Nowaz
Decision: GTD Decision Date: 06/03/2008
Location: 7A Glendale Avenue N22 5AH
Proposal: Retention of a shed in rear garden.

Application No: **HGY/2008/0126** Officer: Ruma Nowaz
Decision: GTD Decision Date: 05/03/2008
Location: 21 Newnham Road N22 5SS
Proposal: Replacement of existing window with a door, replacement of existing side door and window with a window.

Application No: **HGY/2008/0117** Officer: Valerie Okeiyi
Decision: REF Decision Date: 05/03/2008
Location: 5a White Hart Lane N22 5SL
Proposal: Formation of vehicle crossover to a classified road.

Application No: **HGY/2008/0107** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 05/03/2008
Location: St Michaels Church, Bounds Green Road N22 8HE
Proposal: Formation of paved area incorporating an access ramp to the main entrance of St Michael's Church, installation of handrails on each side of existing steps and to new ramp.

Application No: **HGY/2008/0079** Officer: Luke McSoriley
Decision: REF Decision Date: 26/02/2008
Location: Land Adjacent 39 Eldon Road N22 5DX
Proposal: Erection of three storey, 2 bed dwellinghouse on vacant site adjoining property.

Application No: **HGY/2008/0055** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 26/02/2008
Location: 244 Lyndhurst Road N22 5AU
Proposal: Use of property as two self contained flats.

Application No: **HGY/2007/1571** Officer: Gary Savins
Decision: REF Decision Date: 22/02/2008
Location: 101 Maryland Road N22 5AR
Proposal: Erection of rear dormer window and insertion of 2 velux windows to front elevation.

Application No: **HGY/2007/2636** Officer: Luke McSoriley
Decision: GTD Decision Date: 12/02/2008
Location: Ellenborough Court, Ellenborough Road N22 5DB
Proposal: Display of 2 x name plates advertising planter sponsorship and Haringey Council.

Application No: **HGY/2007/2634** Officer: Matthew Gunning
Decision: GTD Decision Date: 12/02/2008
Location: 306 High Road N22 8JR
Proposal: Use of ground floor as shop (A1), first and second floors as five self contained studio flats.

Application No: **HGY/2008/0005** Officer: Ruma Nowaz
Decision: REF Decision Date: 11/02/2008
Location: 15 Pellatt Grove N22 5NP
Proposal: Erection of rear dormer window.

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Haringey Council

Agenda item:

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Planning Committee	On 1st April 2008
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Report Title: Development Control and Planning Enforcement work report		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
<p>1. Purpose To advise the Committee of performance statistics on Development Control and Planning Enforcement.</p>		
<p>2. Summary Summarises decisions taken within set time targets by Development Control and Planning Enforcement Work since the 03rd March Committee meeting.</p>		
<p>3. Recommendations That the report be noted.</p>		
<p>Report Authorised by: </p> <p style="text-align: center;">Ransford Stewart Interim Assistant Director Planning Policy & Management</p>		
<p>Contact Officer: Michelle Searle Senior Administrative Officer Tel: 020 8489 5570</p>		
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>		

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Planning Committee 1 April 2008

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

February 2008 Performance

In February 2008 there were 147 planning applications determined, with performance in each category as follows -

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

82% of minor applications were determined within 8 weeks (28 out of 34 cases)

92% of other applications were determined within 8 weeks (103 out of 112 cases)

For an explanation of the categories see Appendix I

Year Performance – 2007/08

In 2007/08 up to the end of February there were 1974 planning applications determined, with performance in each category as follows -

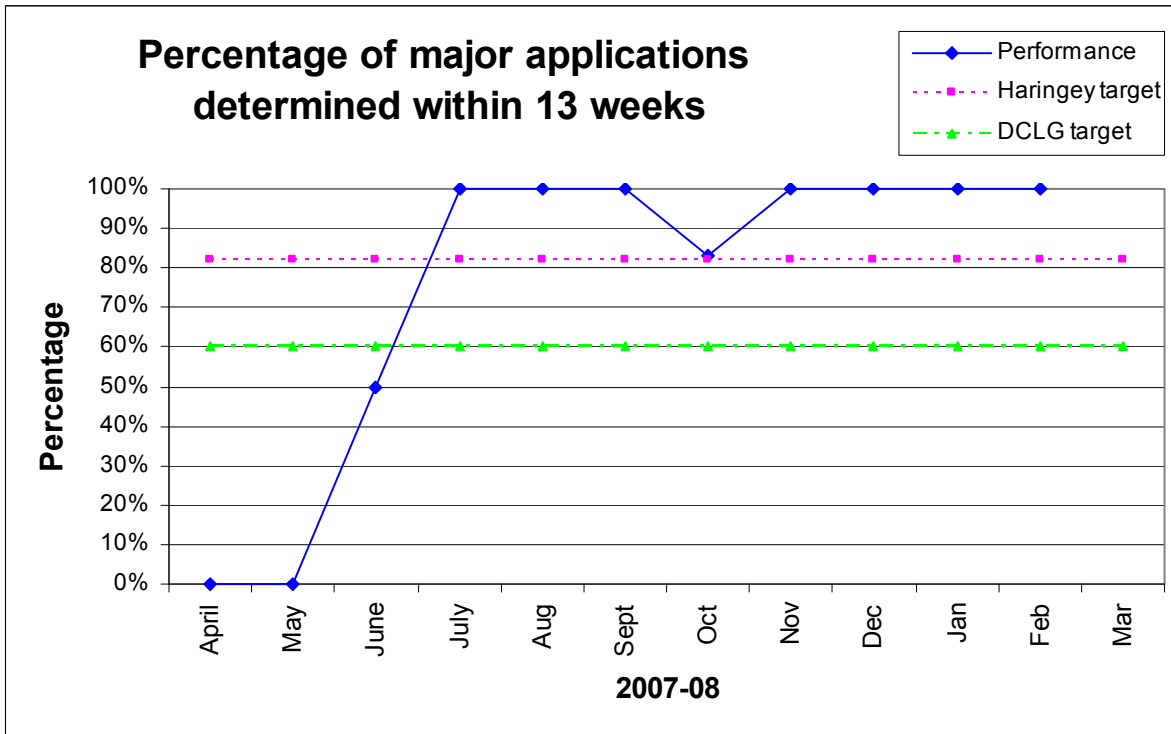
79% of major applications were determined within 13 weeks (19 out of 24 cases)

78% of minor applications were determined within 8 weeks (396 out of 510 cases)

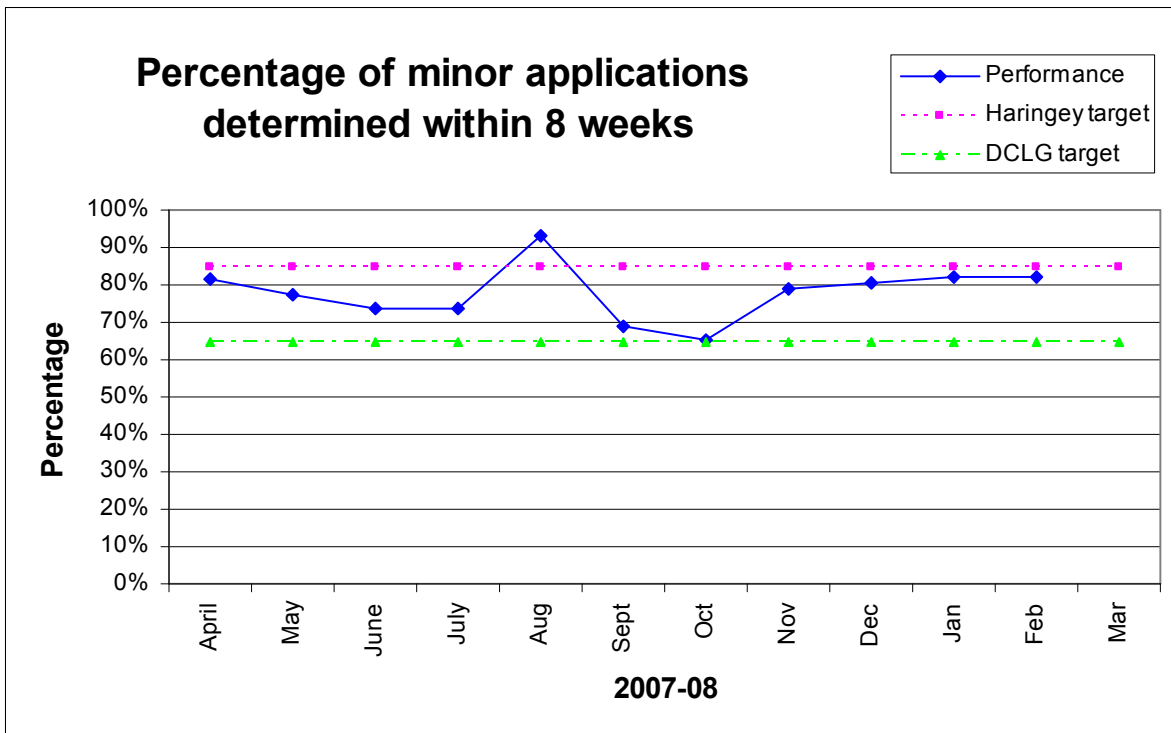
88% of other applications were determined within 8 weeks (1269 out of 1440 cases)

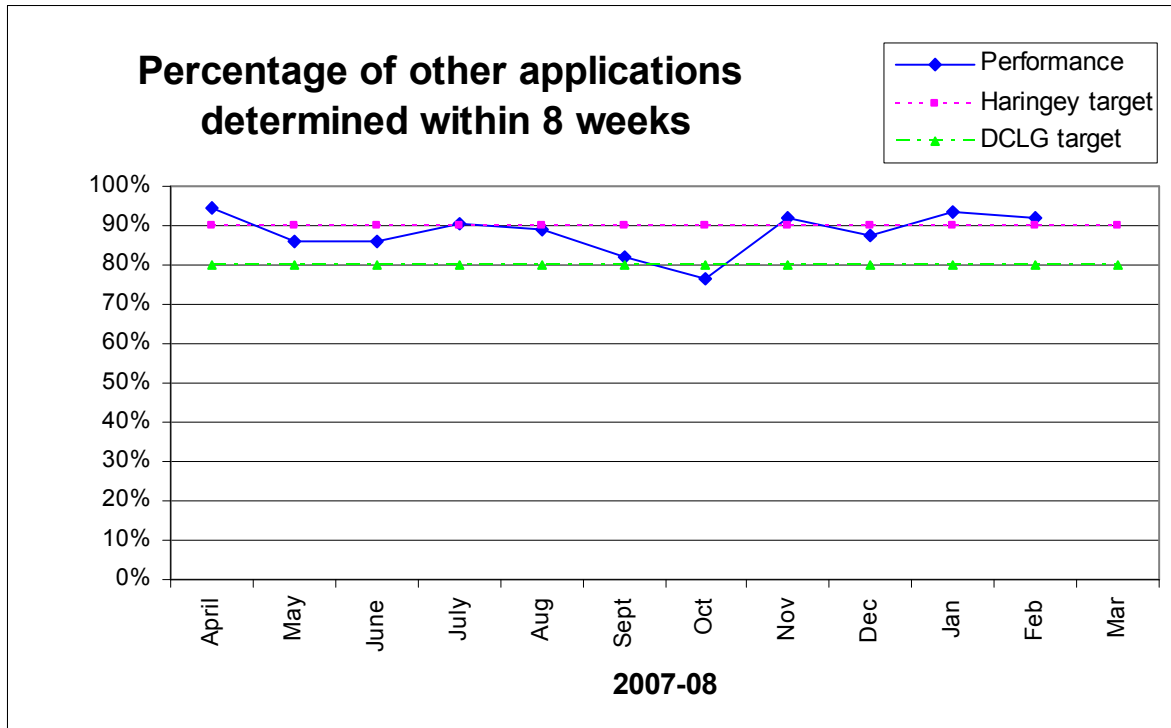
The monthly performance for each of the categories is shown in the following graphs:

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

February 2008 Performance

In February 2008, excluding Certificate of Lawfulness applications, there were 127 applications determined of which:

72% were granted (92 out of 127)

28% were refused (35 out of 127)

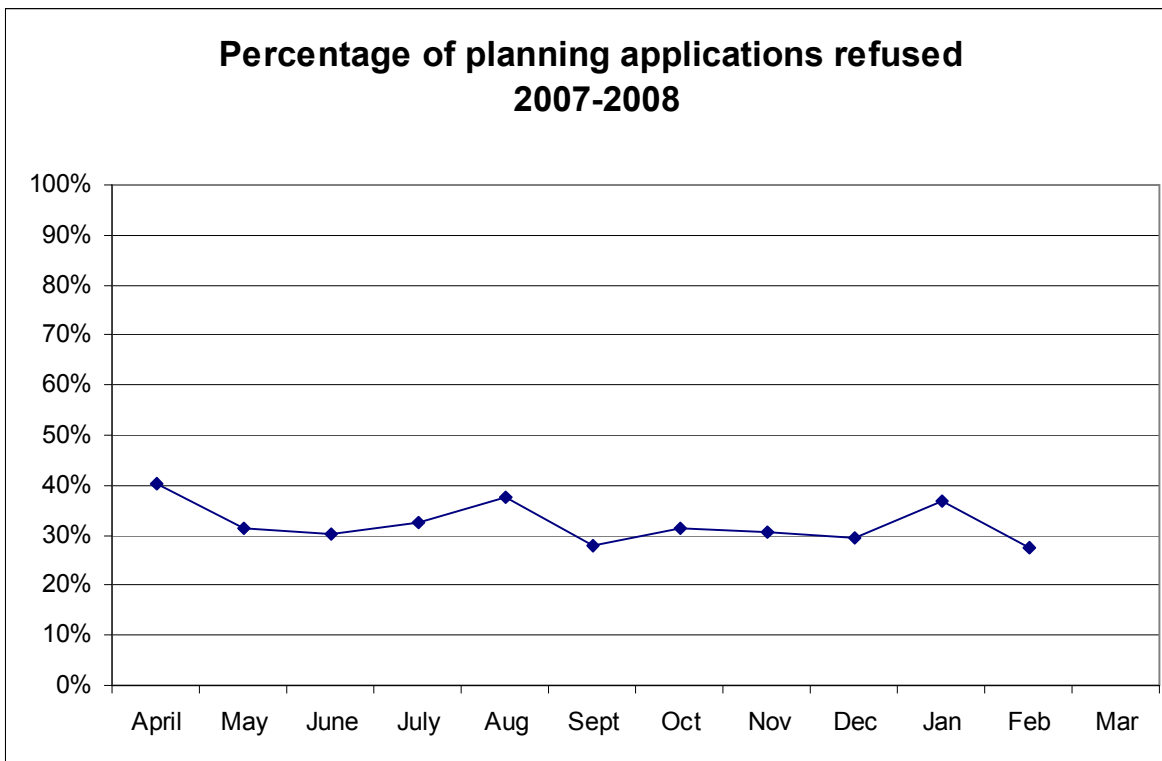
Year Performance – 2007/08

In 2007/08 up to the end of February excluding Certificate of Lawfulness applications, there were 1619 applications determined of which:

68% were granted (1096 out of 1619)

32% were refused (523 out of 1619)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

February 2008 Performance

In February 2008 there were 12 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

58.3% of appeals allowed on refusals (7 out of 12 cases)

41.7% of appeals dismissed on refusals (5 out of 12 cases)

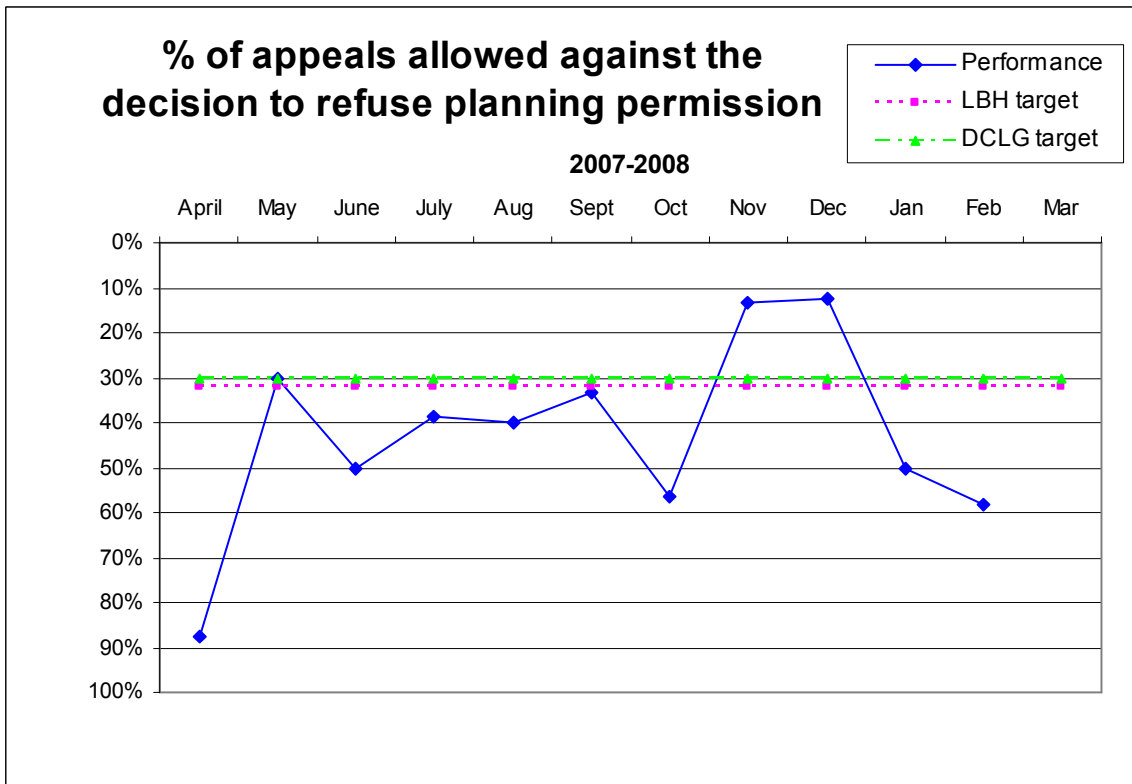
Year Performance – 2007/08

In 2007/08 up to the end of February there were 120 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

42.5% of appeals allowed on refusals (51 out of 120 cases)

57.5% of appeals dismissed on refusals (69 out of 120 cases)

The monthly performance is shown in the following graph:



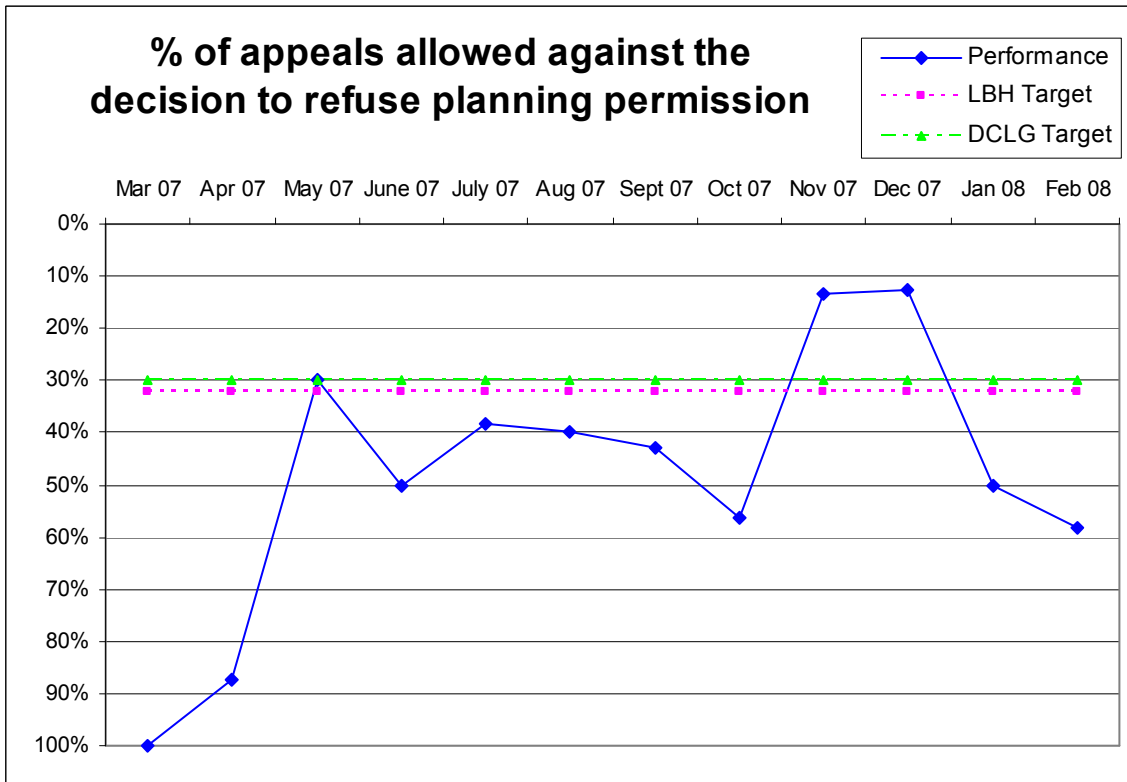
Last 12 months performance – March 2007 to February 2008

In the 12 month period March 2007 to February 2008 there were 119 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

43.7% of appeals allowed on refusals (52 out of 119 cases)

56.3% of appeals dismissed on refusals (67 out of 119 cases)

The monthly performance for this period 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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Haringey Council

Agenda item:

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Planning Committee**On 1st April 2008**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:

PP **Ransford Stewart**
Interim Assistant Director Planning Policy & Management

Contact Officer: **Michelle Searle****Senior Administrative Officer****Tel: 020 8489 5570****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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LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 15/04/2008

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/0152

Ward: Woodside

Date received: 15/01/2008

Last amended date: 11th March 2008

Drawing number of plans 3004PL_105a – 109a incl., 120a – 128a incl.

Address: Ariella & BT Site, 25 Watsons Road N22 7TZ

Proposal: Demolition of existing buildings and erection of 1 x 4 storey block, 1 x 3 storey block, 2 x 2 1/2 storey blocks and 1 x 2 storey block to accommodate 60 residential units; erection of 1 x single storey commercial building (400 sqm) together with the provision of 11 car parking spaces, secure cycle parking spaces and associated landscaping (AMENDED DESCRIPTION + AMENDED PLANS)

Existing Use: Light Industrial/ Car Park **Proposed Use:** Residential/ Commercial

Applicant: Presentation Housing Association

Ownership: Private

PLANNING DESIGNATIONS

Road Network: B Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions and a Section 106 Legal Agreement

SITE AND SURROUNDINGS

The site consists of two elements namely an area of land on the eastern part of the site formerly used by BT as overspill/ temporary car parking and secondly a large yard with a range of small buildings to the west of the site. The application site is approximately 0.5 hectares in size and is predominantly level with a slight slope to the south. The existing buildings on site include two 2-storey factory buildings and a small single storey workshop at the north of the site. The site is in a general state of neglect and does not make a positive contribution to the streetscape. Access to the site is via Watsons Road, at the junction with Ringslade Road.

The site is surrounded predominantly by residential uses in the form of two-storey terraced houses on the west, north and southern boundaries. The St Michael's Church of England Primary School and Church Hall is located to the north-west of the site. Greenridings House, a 5-storey building is located on the eastern boundary. Immediately abutting the northern boundary of the site is the designated Trinity Gardens Conservation Area. Along Bounds Green Road, the two-storey residential properties at numbers 7 and 9 are Grade II Listed buildings.

The site is situated 100m from the Wood Green High Road (a Metropolitan Town Centre) and is within walking distance of Wood Green Underground Station. Alexandra Palace overland railway station is approximately 1km walking distance from the site.

DELLIST

List of delegated recommendations

PLANNING HISTORY

HGY/2005/1011- Demolition of existing buildings and erection of 2 / 3 / 4 storey blocks comprising 11 x 1 bed, 66 x 2 bed and 12 x 3 bed flats with associated landscaping – Refused 02/09/2005 – Dismissed on appeal 11th July 2006.

HGY/2004/1920 - Demolition of existing buildings and erection of 4 x 2 storey, two bed houses and 2 x part 4/5/6 storey blocks comprising 15 x 1 beds and 55 x 2 bed flats and associated landscaping. – Withdrawn 19/10/2004.

HGY/1997/0468 - Use of the premises for car repairs and servicing including panel beating and spraying. – Granted 06-05-97

HGY/1995/1209 - Change of use to car repairs and servicing including panel beating and car spraying – Refused 09-01-96

DETAILS OF PROPOSAL

This application is an amended scheme for the demolition of the existing buildings and the erection of a 1 x 4 storey block, a 1 x 3 storey block, 2 x 2 1/2 storey blocks and a 1 x 2 storey block to accommodate 60 residential units; together with the erection of 1 x single storey commercial building (400 sqm) with the provision of 13 car parking spaces, secure cycle parking spaces and associated landscaping. This is an amendment to the original submitted scheme which had 2 x 4 storey blocks and had a total of 66 units.

CONSULTATION

Ward Councillors
Building Control
Legal Services
Noise and Pollution
Policy
Transport for London
1 – 53, (c.) 2-56 (e) Ringslade Road, N22
1-45 (c.) Woodberry Road
2-48 (e) Woodberry Road
2 – 56 (e) Ringslade Road, N22
1a, 1 – 47 (o) Warberry Road, N22
2 – 48 (e) Warberry Road, N22
1 – 9 (o) Ranelagh Road, N22
11 – 27 (o) Ranelagh Road, N22
2 – 10 (e) Ranelagh Road, N22
12 – 20 (e) Ranelagh Road, N22
1 – 21, 19a (o) Selbourne Road, N22
2 – 20 (e) Selbourne Road, N22
22 – 34 (e) Selbourne Road, N22
1 – 29 (o) Bounds Green Road, N22
1 – 9 (o) Wolsley Road, N22
2a, 2 – 40 (e) Wolsley Road, N22
16 Watsons Road, N22
1 – 31 (o) Cumberland Road, N22
2 – 32 (e) Cumberland Road, N22
Flats 1-5 Wren Court, 29 Bounds Green Road
St Michael's CoE Junior School
St Michael's Church Hall
BT Greenridings House, 245 High Road, N22

RESPONSES

London Fire and Emergency Planning Authority - The Brigade is not satisfied with the proposal. This has been brought to the attention of the applicant's. Sprinklers will need to be installed in Block C to overcome this concern.

Design & Conservation - Overall, the scheme looks good in terms of layout and relationship to the existing pattern of development. Whilst the central blocks are a storey higher than the terraced housing adjacent to the site, the London Plan supports the principle of higher density development in areas of good transport accessibility given high design standards. I believe this scheme has the potential to be a positive contribution to the local built environment and makes good use of the development site. To ensure that this scheme is of high design quality we should seek to specify excellent materials and finishes through the use of appropriate conditions.

Crime Prevention Design Adviser. – Officers comments are summarised as follows:

- Defensible Space - It is vital that there is clear demarcation between semi-public and private space within the development and that this “defensible space” is promoted for the good of the future residents. I do not generally consider a line of planting as a sufficiently robust barrier. I am especially concerned with the space around Block B and the front elevation of Block A. (Safer Places 2004, p.30)
- I am concerned that the communal entrance on Block E (next to E.0.6) appears unnecessarily recessed. This could lead to the entrance becoming a congregation point with associated anti-social behaviour issues.
- The cycle storage by the main entrance is very poorly located. It is sited away from the control and surveillance of most of the site and is too close to the public highway.
- Regardless of the Secured by Design scheme, it is crucial that all communal door entry systems are of a high security standard.
- The use of good quality lighting, especially on access points and routes throughout the scheme are a key crime prevention measure.

Transportation – Comments incorporated in the report below.

Local Residents - Letters of objection have been received from the residents of the following properties No's 2, 14, 23 Warberry Road, No's 7, 11, 12, 13 14, 15 Ranelagh Road, No's 14, 16, 18, 19, 25, 26, 30, 31, 33, 36, 38 42, 53 Ringslads Road, No's 5, 10, 16 21, 23, 22, 44, No 45 Warberry Road, No's 5, 26 Selbourne Road, No's 4, 9, 11, 20, 22 Cumberland Road, 9, 29 Bounds Green Road, No 18 Wolseley Road and No 21 Barrrett Avenue, and are summarised as follows:

- Efforts should be made to explore the potential for commercial use;
- Out of scale with surrounding residential properties - 2 storey terrace houses
- Lack of parking, impact on neighbouring roads – future residents should be prevented from obtaining parking spaces in the CPZ;
- Effects on cul de sac status, privacy and security of Ranelagh Road (residents would prefer the site be separated by a building as it is now);
- This development will make the rat-run problem on Watsons Road/ Ringslade Road worse;
- Impact of the development on neighbouring homes;
- Impact of the proposal on Victorian character of neighbouring area;
- Overdevelopment of the site;
- The proposal will place further pressure on school places, medical centre and social services,

- Overlooking to neighbouring properties/ playground of St Michael's School;
- Overshadowing to neighbouring properties;
- Architectural style should have more brick – bricks should be re-used;
- Concerns in respect of the upkeep and management of central amenity space;
- Watsons Road is unsuitable for pedestrian use;
- Watsons Road, Ringslade Road, Cumberland Road is a major rat run – measure must be taken to address/ control this;
- Proposal will overshadow and dominate Grade II Listed Buildings on Bounds Green Road;
- Volume of pedestrians and vehicular traffic will adversely affect the quality of the area;
- Poor quality of accommodation/ light levels;
- Loss of employment.

Letters of objection has been received from Avenue Gardens Residents Association & Watsons Road Action Group and are summarised as follows:

- Blocks A and B at four storeys are too high for the site and will impact the privacy and amenity of the neighbouring gardens;
- Blocks A and B will adversely dominate the streetscape of Ringslade Road;
- Access routes for emergency fire vehicles appear complicated and convoluted;
- Blocks A and B have habitable rooms directly facing each other over a space of 14m;
- The sawtooth roof form is alien to the area and will overly dominate the surrounding dwellings;
- There is very little public open space provided,
- The proposal represents overdevelopment / cramming of the site.

Arriva – Have no comment to make in regards to this application itself, but express concerns that that the additional parking demand will be generated in adjacent streets which are already heavily parked. They also express concern about the impact of the proposal on traffic generation at the junction of Watsons Road and Wood Green High Road and Cumberland Road with Stations Road.

Haringey Design Panel Review - A scheme was presented to Design Panel on 12 April 2007 and their comments are attached in APPENDIX A.

Development Control Forum – A meeting to discuss the issues of the application took place on 7th February 08 and the minutes of this meeting are attached in APPENDIX B.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement: Planning and Climate Change (Supplement to PPS1)
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport
Planning Policy Statement 22: Renewable Energy

The London Plan - 2004

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Efficient use of stock
Policy 3A.4 Housing choice
Policy 3A.5 Large residential developments
Policy 3A.8 Negotiating affordable housing in individual private residential and mixed-use schemes
Policy 3A.10 Special needs and specialist housing

Policy 4B.3 Maximising the potential of sites
Policy 4B.5 Creating an inclusive environment
Policy 4B.6 Sustainable design and construction
Policy 4B.7 Respect local context and communities
Policy 4B.9 Large-scale buildings – design and impact
Policy 4C.8 Sustainable drainage
Policy 4C.21 Design statements
Policy 6A.4 Priorities in planning obligations
Policy 6A.5 Planning obligations

Supplementary Planning Guidance (Mayor of London)

Sustainable Design and Construction (May 2006)
Housing (November 2005)
Accessible London: Achieving an Inclusive Environment (April 2004)

Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy G2: Development and Urban Design
Policy G3 Housing Supply
Policy UD2 Sustainable Design and Construction
Policy UD3 General Principles
Policy UD4 Quality Design
Policy UD6 Mixed Use Development
Policy UD7 Waste Storage
Policy UD8 Planning Obligations
Policy ENV2 Surface Water Runoff
Policy ENV3 Water Conservation
Policy ENV6 Noise Pollution
Policy ENV7 Air, Water and Light Pollution
Policy ENV9 Mitigating Climate Change: Energy Efficiency
Policy ENV10 Mitigating Climate Change: Renewable Energy
Policy ENV11 Contaminated Land
Policy ENV13 Sustainable Waste Management
Policy HSG1 New Housing Development
Policy HSG4 Affordable Housing
Policy HSG7 Housing for Special Needs
Policy HSG9 Density Standards
Policy HSG10 Dwelling Mix
Policy M2 Public Transport Network
Policy M3 New Development Location and Accessibility
Policy M4 Pedestrian and Cyclists
Policy M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
Policy M10 Parking for Development

Supplementary Planning Guidance

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
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG7a Parking Standards
SPG7b Vehicle and Pedestrian Movement
SPG7b Travel Plans
SPG7c Travel Assessment
SPG8a Waste and Recycling
SPG8b Materials

SPG8c Environmental Performance
SPG8d Biodiversity, Landscaping and Trees
SPG8e Light Pollution
SPG8f Land Contamination
SPG9 Sustainability Statement
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG10c Education needs generated by new housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

This application follows on from a previous refusal (LPA Ref: HGY/2005/1011) for a scheme for 89 residential units to be accommodated within 2, 3 & 4 storey residential blocks. This decision was subsequently dismissed on appeal (referred hereafter as the '2006 Appeal Decision') on the grounds that:

- (1) at the point of this decision there was insufficient evidence to convince the Inspector that the site was no longer required for employment uses, or that an employment redevelopment could not be considered viable; and
- (2) the residential development would result in an inappropriate quality of development in regards to its effect on the character and appearance of the host environment and future and adjoining residents.

In deterring the current application consideration has been given to the '2006 Appeal Decision', which is commented upon further in this report. The main issues in regards to the current application are the (1) the principle of a mixed use scheme, (2) the design and form of the proposed buildings, (3) transport & parking, (4) impact on residential amenity; (5) impact on setting and appearance of adjacent Conservation Area and Listed Buildings (6) environmental issues, sustainability and renewable energy and (7) planning obligations/ Section 106.

1 PRINCIPLE OF A MIXED USE SCHEME

Overall Principle

The proposal site is currently vacant and contains dated factory buildings on the western half of the site. These buildings were used for light industrial use related to the textile industry (Ariella Fashions). As discussed above the eastern part of the site was formerly used as a private car park by BT.

The application site is not located within a defined employment area. The redevelopment of this site will still retain a proportion of BI space (400 sq.m). Whilst it is accepted that there will be a reduction in the employment floorspace it is acknowledged that that the scheme will create a new building within the site to meet the requirements of a modern commercial business. Based on employment density guidance the proposed commercial building could provide sufficient floorspace for 21 office employees. According to the applicant's there were between 15 and 20 full time employees at Ariella in recent years.

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 appropriate developments should include a mix of uses in order to ensure sustainable development, particularly where such developments are located in town centres, areas of high public transport accessibility and within major new development".

The application site is located next to 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'.

Residential Density

This site has an area of 0.49 hectares. This residential element of the proposal will have a habitable room density of 433 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.

Residential 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 as set out in SPG3a requires a dwelling mix of 37% 1 bedroom units, 30% 2 bedroom units, 22% 3 bedroom units and 11% 4 bedroom units. The residential mix for the current scheme equates to 15 (25%) one bed units, 29 (49%) 2 bed units, 11 (18%) three bed units and 5 (8%) four bed units.

The recommended mix for affordable housing development is also set out in SPG3a and requires a mix of: 28% 1 bed, 20% 2 bed, 22% 3 bed flats and 32% 4 bed. The residents mix for the affordable housing element equates to 36% 1 bed, 25% 2 bed, 21% 3 bed and 18% 4 bed units.

Given the relatively small nature of this site and the constraints associated with the site the residential mix is considered to be acceptable. The proposal will make an important contribution to housing provision of the area.

Affordable Housing

In line with Planning Policy Guidance Note 3, Government Circular 06/98, policies 3A.7 and 3A.8 of the Adopted London Plan and the Council's UDP policies a proportion of affordable housing is required to be provided on site to meet the borough target of 50%. The London Plan seeks to achieve a range of types of affordable housing and an appropriate balance between social and intermediate housing, to meet a London wide objective of 50% social housing and 50% intermediate housing.

In terms of this policy requirement the scheme as initially submitted met the policy requirement. However the loss of the fourth storey to Block B has resulted in the loss of 6 x 1 bed rented units, therefore bringing the affordable housing provision down to 47% across the site.

In terms of the habitable rooms provided the scheme will provide 186 habitable rooms, of which 89 (47%) will be affordable and 97 (53%) private sale. The affordable housing provision is split 50% shared ownership (14 units) and 50% affordable rent (14 units) and is in accordance with the Policy HSG4.

On balance the proposal is considered to be an acceptable balance and to be in accordance with the requirements of policy HSG4 and SPG 10b 'Affordable Housing'.

Use of the Commercial Building

Under the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 the proposed B1 use could be used for either office (other than uses within Class A2), research and development and light industrial uses. In this instance a condition will be placed on this consent restricting the permitted change of part of the floorpace to a B8 (storage and distribution) use. This condition is considered necessary because of the restrictive access arrangements to the site and the difficulties that may arise from some B8 uses (i.e. trade counter use).

2 DESIGN, BUILT FORM & LAYOUT

Siting and Design

The residential element of the proposal will be accommodated within five blocks. The centre of the site will accommodate the largest blocks; one of which will be four storeys in height (Block A) and the second three storeys (Block B). These blocks will accommodate the flatted/maisonette development and will be located on a north south axis. Block B will accommodate private units only.

The layout of Blocks A & B generally responds to the street pattern of Ringsdale Road. These blocks will be 14m away from each other. The height of Block B has been changed, as per the amended plans, to produce a more modest building form and to improve the relationship between the blocks. This change will help to ensure adequate opportunities for views, outlook and light to the upper floor flats of Block A.

The height of Block A is considered to be acceptable as it sits close to a five storey block - Greenridings House. There are few openings on the flank walls of these blocks. Both Blocks A & B will have a distinctive roof profile (a sawtooth roof) which will help to reduce the bulk and height of these blocks. The use of sawtooth roof is a reference to the industrial heritage of the site. The side and front elevations of the Blocks A & B will be faced in red brick (with grey brick at plinth level), while the rear elevation of Block B will be mainly rendered.

The ground floor maisonettes units of Block A will have private rear gardens while the upper floor flats will have balconies/ roof terraces. The upper floor flats to Block B will have balconies while the ground floor units will have small terrace area.

The remaining three blocks are located along the peripheries of the site, adjacent to the north, south and west boundaries. Block C will be located close to the northern boundary of the site and will consist of a terrace of 6 units. This terrace will be two and half storey in height. One of these units will be a wheelchair unit. The front elevation of this terrace will be largely rendered while the rear elevation will be faced in brick. The existing brick wall along the back boundary will be either repaired or rebuilt. It is also proposed to provide a planted trellis above this brick wall. These units will have very small rear gardens however the front gardens will be much larger to take advantage of the south facing aspect. Block C will be 40m away from the nearest properties on Bounds Green Road.

Block D will be almost next to the western boundary of the site and will accommodate a terrace of 4 x 2 bedroom units. This block will be two storeys in height with a pitched roof form. These units again will have a rendered front elevation and brick rear elevation. There are no windows on the first floor elevation of these units except for high level velux windows, therefore preventing overlooking into the rear gardens of adjoining properties on Ranelagh Road. The existing boundary wall which forms part of the existing industrial building will be either retained or rebuilt as necessary with a 1m high steel railing above with climbing plants.

Block E will be built on the southern boundary of the site along the boundaries with No 48 Warberry Road and No 53 Ringslade Road and will sit in a similar position to the existing industrial building. This terrace will be two and half storey in height, with front roof dormers, and will accommodate 6 x 3 bedroom units. The existing southern boundary wall will be repaired or rebuilt as necessary and increased in height by 0.8m. There will be high level velux windows on the rear roof slope of this terrace serving staircase/ landing and bathrooms.

It is acknowledged that the north facing aspect of these units is a weakness of the overall scheme. However given the constraints of the site, the need to respect the street pattern of the surrounding area and privacy and amenity of neighbouring occupiers this arrangement is on balance considered to be acceptable.

Block E will also consist of small two-storey element which will sit at right angle to main bulk of Block E and which will line up with the front building line of Ringslade Road.

A shared communal garden area will be created in between Blocks B, C, D & E. This will be 15m by 21m and will include a children's play area.

The commercial block will be single storey in height and will be located along the eastern boundary of the site adjacent to Greenridings House.

Overall the layout of the proposed has been carefully designed and responds to neighbouring street pattern. Both Ranelagh & Ringsdale Road will be visually extended, however the scheme will not have a pedestrian link to Ranelagh Road (although it might be preferable to have some form of link, local residents were against this).

Materials

A comprehensive palette of materials, including brick, render, steel balustrades and artificial slate will be used. The external outward-facing elevation will be faced in brickwork and will reflect the style and materials of the adjacent houses- essentially brick houses with pitched roofs. The front elevation of Block A & B will have a grey brick plinth and a series of balconies along the front elevation of both front blocks. The internal courtyard facing elevations will have a different elevational treatment and will primarily consist of render and cladding.

Internal Layout/ Access

The proposed residential units will comply with Housing Corporation standards and the Council's standards as set out in SPG3a.

Amenity Space

The flatted/ maisonette units in Block A will have either private gardens, balconies or roof terraces while the units in Block B will have private balconies. As discussed above the family size units in Block C will have large front gardens and small rear gardens. The units in Blocks D & E will have very limited amenity space however these units will have access to a communal garden area, with children's play area, located in between blocks B, C, D & E.

A landscaping strategy has been submitted with this application. A boulevard of tree planting is proposed to the fronts of blocks A & B.

In the previous application the very 'limited amounts of green space' and the 'disproportionate amount of hard landscape to soft landscape' was noted by the Inspector in the appeal decision. The inclusion of a communal garden area and more private gardens has addressed this concern.

3 TRANSPORT AND PARKING

In accordance with the requirements of SPG7c a Transport Assessment has been prepared by Intermodal Transportation. The Traffic Assessment provides an assessment of the likely traffic generation associated with the proposed development, an assessment of the impact of the development on the local road network and an assessment of the accessibility of the site.

Public Transport Accessibility

This proposed development is at a location with high public transport accessibility level, with Wood Green tube station, a short walking distance away. The Council's Transportation Officer considers that a high proportion of prospective residents of this site would travel by sustainable travel modes to and from the site.

Vehicle Accesses and Parking:

The site will be accessed via the southern access point which fronts onto Ringslade Road and Watsons Road. There will be no access along the western boundary of the site.

It is proposed to provide 13 car parking spaces; 11 of which will be for residents (two of which will be mobility impaired spaces) and two for commercial use. It is also proposed to provide 40 cycle racks enclosed in a secure shelter. The Council's Transportation Officer is satisfied with the level of car parking/ cycle provision proposed.

The car parking space will be allocated to shared ownership and private sale units. Some of the residential units will be required to be 'car free' in line with a legal agreement which will prevent future residents from applying for car parking permits. The site is next to Wood Green controlled parking zone operating everyday between 0800hrs and 2200hrs, which provides adequate on-street car parking control at this location. Therefore, the characteristics of this site fulfil the criteria set out in the Council's adopted 2006 UDP Policy M9, for dedication as a car-free development.

Traffic Generation

In terms of traffic generation the Council's Transportation Officer considers that the proposed development would only generate some 18 and 11 vehicle movements in the morning and evening peak hours respectively and subsequently considers that this level of generated vehicle movements would not have any significant adverse impact on the existing traffic or indeed car parking demand on the adjoining roads.

It is therefore deemed that with this low level of projected increase in vehicular trips to and from this site, together with the restricted car parking provision the traffic impact of this development proposal on the adjoining roads will not be significant.

Walking/ Cycling

In terms of pedestrian access the site will be accessed via Ringslade Road/ Watsons Road. A development of this magnitude will have a high level of pedestrian connecting to bus stops on the High Road and Wood Green tube. The Council's Transportation Officer considers existing pedestrian safety provisions along Watsons Road to be inadequate.

A range of highway safety measures encompassing extension of footway width, relocation of street furniture, construction of a pedestrian crossing facility linking the footways together with traffic calming measures (speed humps, pinch points, site access junction entry treatment/raised tables et al) are considered necessary on Watson Road and the northern section of Ringslade Road. Such measures would also assist cyclists. These improvements will therefore be sought through a Section 106 agreement.

4 IMPACTS ON LOCAL RESIDENTIAL AMENITY

Daylight and Sunlight Issues

A daylight and sunlight study was prepared and submitted with this application to assess the likely impact of the proposed development on the nearest neighbouring residential properties. The report has been carried out in accordance with BRE Report 'Site Layout Planning for

Daylight & Sunlight” 1991, the standard identified by Haringey’s Unitary Development Plan. This Vertical Sky Component (VSC) and Average Daylight Factor (ADF) have been used in this analysis.

The VSC is a measure of the amount of light available to any window and depends upon the amount of unobstructed sky that can be seen from the centre of a window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating what is called the vertical sky component at the centre of the window. The BRE guide advises that non-habitable rooms need not be analysed for VSC.

The ADF method uses a mathematical formula, involving values for the transparency of the glass, the net glazed area of the window, the total area of room surfaces, their colour reflectance and the angle of visible sky measured from the centre of the window. This is a method that measures the general illumination from skylight and takes into account the size and number of windows and size of rooms.

The study specifically considers the nearest residential properties: namely No’s 20 & 27 27 Ranelagh Road, No 48 Warberry Road, No 53 Ringsladre Road, No’s 3, 7, 11 & 15 Bounds Green Road. The scheme is fully compliant with BRE Guidelines, meeting both the VSC and ADF criteria and in fact the scheme will deliver an improvement to daylight and sunlight to a number of windows of neighbouring properties. The proposal is in accordance with the requirement of SPG3b ‘Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight’.

Overlooking/ Privacy

The scheme has been designed to minimise overlooking to neighbouring properties. The existing boundary walls along the southern and western boundaries of the site which form part of the existing industrial buildings will be either retained or rebuilt as necessary. In addition a 1m high steel railing above with climbing plants will be placed above the western wall and a trellis above the northern boundary wall.

The buildings along these boundaries will have some high level velux windows on the rear roof slopes which will not lead to direct overlooking into the rear gardens of adjoining properties. The block along the northern boundary of the site (Block C) will sit 40m away from the nearest properties on Bounds Green Road.

The height and mass of the central block has been reduced by one floor and will not have an overbearing, dominant or detrimental impact on the residential amenities to neighbouring occupiers.

Although the Local Planning Authority (LPA) would expect normal privacy standards (i.e. 20m for two-storey development, with 10m for each additional floor) to be met; this has not been achieved in respect of Blocks A & B. However, on balance the relationship between these block is considered to be acceptable, as the blocks will have living rooms (Block B) facing bedrooms (Block A) as opposed to living rooms facing living rooms. Blocks A & B will have dual aspect flats.

5 IMPACTS ON SETTING & APPEARANCE OF ADJOINING CONSERVATION AREA/ LISTED BUILDINGS

View into the and out of the adjoining Conservation Area (Trinity Gardens Conservation Area) are limited to gaps between buildings. It is considered that the proposed development will not impact the setting/ views of the conservation area opposite this site. In respect of the previous scheme the Inspector considered that ‘important view into the Conservation Area would not be lost or harmed’.

5 ENVIRONMENTAL ISSUES, SUSTAINABILITY & RENEWABLE ENERGY

Tree Protection

There are no trees on site or significant trees located in the adjoining properties.

Sustainability

In accordance with the requirement of SPG9 a 'Sustainability Statement and Checklist' has been submitted with this application. The proposals scores high on the Council's sustainability checklist as the scheme incorporates a number of sustainable measures: namely by:

- Being a brownfield development;
- Highly accessible by public transport;
- Housing to be constructed to attain Code for Sustainable Homes Level 3;
- Careful orientation to optimise passive solar gain;
- Low energy lighting will be provided;
- Low water sanitary fittings will be submitted throughout;
- Use of renewable energy technologies;
- Housing to be constructed to attain Code for Sustainable Homes Level 3 and Building Regulations Part L;
- Use of brown roof for the commercial building which will provide a habitat for wildlife;
- Commercial space to be designed to good practice standards of energy efficiency.

Use of Renewable Energy

In accordance with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development was undertaken. The use of solar water heating (SWH) has been identified on commercial and technical grounds as the most effective solution for meeting the 10% renewable energy requirement. Individual systems will be installed to each residence. It is calculated that the inclusion of solar water heating will provide approximately 14% of the development energy requirements, representing a 12% decrease in carbon dioxide emissions. When combined with energy efficiency measures there would be 26% decrease in carbon dioxide emissions.

Environmental Impact Assessment (EIA)

The LPA have considered that an EIA was not required for this site.

6. 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.

Highway/ Environmental Improvements

A contribution of £100,000.00 is being sought for a range of highway safety measures encompassing the extension of footway width, relocation of street furniture, construction of a pedestrian crossing facility linking the footways together with traffic calming measures (speed humps, pinch points, site access junction entry treatment/raised tables et al) are considered necessary on Watson Road and the northern section of Ringslade Road. The applicant's will also be required to enter into a Section 72 Highways Act 1980 agreement for the dedication of a strip of land at the southeastern end of the site, to the highway authority, to foster the widening of the footway north of Watsons Road.

Education Contribution

In line with Supplementary Planning Guidance SPG10c 'Educational Needs Generated by New Housing', it is appropriate for Local Planning Authorities 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 £295,000.00.

The Local Planning Authority recognises the high level of affordable housing and family units being provided in the overall scheme and its associated cost. The Local Planning Authority accepts that there can be a degree of flexibility in the calculation of the education contribution. As stated in this SPG "each application will be considered on its merits on a case by case basis". The Local Planning Authority therefore accepts a contribution of £250,000.00 to be a reasonable compromise.

SUMMARY AND CONCLUSION

The proposed redevelopment of this site with a mixed use scheme comprising of 60 residential units and 400 sq.m will unlock the full potential of the site and provides a better frontage onto adjoining roads. The proposed scheme has been carefully designed in respect of the neighbouring street patterns and the building heights, forms and styles of neighbouring properties. The proposal will deliver a significant amount of high-quality affordable and market housing and will make a positive contribution to the Borough's housing supply. The density of the proposed scheme is compatible with recommended density standards and is appropriate for a built up site of this nature located in close proximity to good transport links and a town centre. The proposal will not give rise to significant overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.

Having considered the proposal against the adopted Haringey Unitary Development Plan and adopted Supplementary Planning Guidance and taking into account other material considerations, Officers consider the proposed development to be acceptable and consider that planning permission should be granted subject to an appropriate Section 106 Agreement being entered into and suitable planning conditions being imposed.

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2008/0152, 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 £250,000.00 towards educational facilities within the Borough 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 £100,000.00 is being sought for a range of highway safety measures encompassing the extension of footway width, relocation of street furniture, construction of a pedestrian crossing facility linking the footways together with traffic calming measures (speed humps, pinch points, site access junction entry treatment/raised tables et al) on Watson Road and the northern section of Ringslade Road.
- (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 other than the 11 car parking spaces proposed 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).

- (1.3) The identified 28 residential units in Block's A & C shall be provided as affordable housing and retained in perpetuity as intermediate housing and social housing.
- (1.4) Plus a recovery costs / administration / monitoring which equates to £17,550.00. This gives a total amount for the contribution of £368,550.00.

RECOMMENDATION 2

That in the absence of the Agreement referred to in resolution (1) above being completed by 14th April 2008, planning application reference number HGY/2008/0152 shall be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education facilities and contributions towards improvements to the site's junction with Watsons Road/ Ringslade Road and highway safety measures along Watsons Road 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/2008/0152 and Applicant's drawing 3004PL_105a – 109a incl., 120a – 128a incl. and 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 details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority prior to the commencement of the development.

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 surroundings of the proposed development to include detailed drawings of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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. 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. Before the development hereby permitted is fully occupied the parking spaces shown on Plan 3004PL_105a 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, together with a satisfactory point of collection 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 development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

9. 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

10. 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, B, 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.

11. 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 10.

12. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 the commercial part of the use scheme shall be used for purposes within Class 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 because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

13. No goods or materials associated with the commercial use shall be placed or stored outside of the building.

Reason: In order to safeguard the visual amenity of the area.

14. Prior to the commencement of the development hereby permitted a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details. The statement shall include:

- (i) Sequence of construction activity throughout each phase;
- (ii) Location and specification of acoustic barriers;

- (iii) Details showing how all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway;
- (iv) Details of construction lighting and parking;
- (v) The methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works; (vi
- (vi) Details of boundary hoardings and measures to ensure they are maintained in a secure and tidy condition.

Reason: To ensure that the development does not give rise to unacceptable impacts, upon neighbouring residential amenity.

15. 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 1300 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.

16. 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.

17. A supporting statement shall be submitted demonstrating consistency with the submitted Energy Assessment to the Local Planning Authority and thereafter implemented in accordance with any written approval given by the Local Planning Authority.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance.

REASON FOR APPROVAL

The proposed redevelopment of this site with a mixed use scheme will unlock the full potential of the site and provides a better frontage onto adjoining roads. The proposed scheme has been carefully designed in respect of the neighbouring street patterns and the building heights, forms and styles of neighbouring properties. The proposal will deliver a significant amount of high-quality affordable housing and market housing and will make a positive contribution to the Borough's housing supply. The density of the proposed scheme is compatible with recommended density standards and is appropriate for a built up site of this nature located in close proximity to good transport links and a town centre. The proposal will not give rise to significant overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities.

The proposed development is considered to be in accordance with Policies 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'.

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: Other than the car spaces provided on site no residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

INFORMATIVE: The applicant's will be required to enter into a Section 72 Highways Act 1980 agreement for the dedication of a strip of land at the southeastern end of the site, to the highway authority, to foster the widening of the footway north of Watsons Road.

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

INFORMATIVE: The applicant's are encouraged to reuse the existing bricks in the construction of the development wherever possible

Planning Committee Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/0215

Ward: Crouch End

Date received: 25/01/2008

Last amended date:

Drawing number of plans 0632_00_001, 101b, 102b, 103b, 104c, 105c, 106c, 108b, 120b, 121b, 122b, 123b, 124b

Address: 159 Tottenham Lane N8 9BT

Proposal: Erection of 4 storey building over 2 basement levels comprising gym and storage at sub-basement, car parking in basement, retail unit at ground floor level, 5 x one bed, 6 x two bed, 2 x three bed flats and 3 x offices on third floor. (amended description).

Existing Use: Vacant **Proposed Use:** Mixed use

Applicant: Crouch Properties Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road Network: C Road

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions and a Section 106 agreement.

SITE AND SURROUNDINGS

The site is a former petrol station (now cleared) situated on the south eastern side of Tottenham Lane opposite Elmfield Avenue, between the secondary frontage of Crouch End Town Centre and the Tottenham Lane (west) local shopping centre.

The site is bounded to the south west by the former Salvation Army "Citadel", now Bar Rocca, to the north east by 2 commercial properties fronting Tottenham Lane, and further to the back of the site, by rear gardens of 2 houses in Ferme Park Road, and to the south east by the rear gardens of houses in Fairfield Road.

The boundary of the Crouch End Conservation Area runs along the back of the site, but the application site is not in the Conservation Area. There are existing vehicle access points on each side of the site.

The vacant site currently offers views of the back gardens of properties in Fairfield road. The site is prominently located and can be viewed from Tottenham Lane and from Elmfield Road directly opposite the site. Currently the boundaries with residential properties are well screened by a large brick wall on the boundary with Fairfield Road, which is supplemented by trees in the rear gardens. The rear gardens of properties in Ferme Park road are also well screened by trees in their own gardens.

155 Tottenham Lane extends to the rear into a 2-storey building that abuts the application site. This building sits on the boundary and has windows in the flank wall overlooking the site at both ground and first floors. There are also windows in the rear elevation and a sky light to

the building. There are also fire escape doors in this wall from both this building and from the ground floor at 157 Tottenham Lane, exiting directly on to the application site.

157 Tottenham Lane has a 3 storey main frontage building approximately 8.5m deep with a café on ground floor and offices, with windows at the rear, over. The ground floor café has a rear extension a further 9m deep that joins the 2-storey building attached to no. 155.

PLANNING HISTORY

HGY/2004/1782 REF 05-10-04 159 Tottenham Lane London

Erection of part 3/4 storey building with gym / leisure facilities at basement and ground floor level and residential accommodation comprising 9 x 3 bed and 1 x 4 bed dwellings at 1st, 2nd and 3rd floor levels. Car parking for 17 cars at rear.

HGY/2005/2278 GTD 27-02-06 159 Tottenham Lane London

Amendments to planning application HGY/ 2005/1129 granted on 03. 08.05 for erection of part 3/part 4 storey building with gym/leisure facilities at basement and ground floor level and 6 x two bed and 1 x three bed maisonettes and 1 x two bed and 1 x three bed flats at 1st, 2nd and 3rd floor levels, with 22 car park spaces at rear.

HGY/2005/1129 GTD 14-09-05 159 Tottenham Lane London

Erection of part 3/ part 4 storey building with gym / leisure facilities at basement and ground floor level and 7 x 2 bed maisonettes and 1 x 2 bed and 1 x 3 bed flats at 1st, 2nd and 3rd floor level, with 22 car park spaces at rear.

HGY/2007/0751 Refused --- 159 Tottenham Lane London

Erection of 5 storey building over 2 basement levels comprising gym and storage at sub-basement, car parking in basement, retail unit at ground floor level, offices and 2 x one bed and 1 x two bed flats at 1st floor level, and 5 x one bed, 7 x two bed, 2 x three bed and 5 x studio flats at 2nd, 3rd and 4th floor levels.

This application is the subject of an appeal – An informal Hearing took place on the 11th March 2008. Awaiting Planning Inspectorate's decision.

DETAILS OF PROPOSAL

The current proposal seeks the erection of 4 storey building over 2 basement levels comprising gym and storage at sub-basement, car parking in basement, retail unit at ground floor level, 2 x 3 bed flats, 5 x one bed flats and 6 x two bed flats at first, second and third floors, and 3 x offices at third floor (revised scheme).

The scheme includes two basement level floors with a four-storey building above. The building would provide a mixed-use development with a gym for residents use only in the sub basement, commercial use on ground and part first floor with residential on the upper floors. There would be 26 parking spaces in the basement for office and residential parking, accessed from Tottenham Lane.

Ground floor parking for servicing and retail use is proposed at the rear of the site also accessed from Tottenham Lane.

The site has a length of 51.6metres (m) from the back of the pavement to the boundary with rear gardens of Fairfield Road. The width of the site at the front is 28.3m and 29.3m at the rear of the site.

There would be a substantial basement area on two floors.

The ground floor area would comprise a retail unit serviced from the rear.

The floors above would comprise the 13 residential units connected by stairs and a lift. The third floor would comprise 3 No. offices.

The upper floors would residential units in a mix of one, two and three bed flats.

A number of the flats have external amenity space in the form of small balconies and terraces.

Overall the ground floor would have a modern, largely glass façade to the street. The floors above would comprise a more modern design render, painted metal windows, frameless glass and metal cladding.

CONSULTATION

160 local residents that also included: - Flat 145 – 161 (odd), Tottenham Lane
Bar Rocca, "Bubbles", Kwik Fit, and Texaco Petrol Station and YMCA,
Flats A, B, C 195 – 205 (odd) Ferme Park Road, 20 – 32 Fairfield Road - 38 – 51 Elmfield Road
Hornsey CAAC
Metropolitan Police Crime Prevention Office
Ward Councillors
Building Control
Conservation Team
Transportation Group (Highways)
UDP Team
Site Notice
Waste Management

RESPONSES

Building Control – No objection received.

Conservation Officer – No comment received.

Local residents have objected to the proposal – A detailed response was received – Comments as flows:-

1. **massing and visual intrusion**

While the developer has taken off one storey compared to the original proposal, the proposed design still extends too far to the rear (on the west side), creating a visually intrusive appearance from surrounding properties. The top floor should either be removed or at least stepped back from the rear, as per the currently approved proposal. The rear extension on the west should be removed or reduced in bulk.

2. **too high**

Given the depth of the proposed building, its height is still too high. The proposed height is out of scale with the houses behind the site fronting on Fairfield Road.

3. **overlooking and loss of privacy**

The proposed development has windows looking straight over adjoining gardens and the problem is especially acute in the west rear extension, which should be removed and the top floor removed or stepped back as per the original application.

4. **trees will be at risk**

The proposed deep basements will put at risk the 20-40 foot high trees in neighboring gardens in the Crouch End Conservation Area whose trunks meet the ground within 10 feet of the boundary between the site and those gardens.

5. lack of green space

In keeping with this area of frontage development and rear garden space, housing on this site should include private open space at the rear of the site abutting the rear gardens of the houses fronting on Fairfield Road.

Transportation Group – comment as follows - This proposed development is located on Tottenham Lane bus route, which provides some 44 buses per hour (two-way), for frequent connection to Finsbury Park and Turnpike Lane tube stations. We have therefore considered that majority of the prospective residents/staff/patrons of this development would use sustainable travel modes for their journeys to and from the site. In addition, notwithstanding that this site has not been identified within the Council's Adopted 2006 UDP as that renowned to have car parking pressure, the applicant has proposed 30 basement car parking spaces (including 4 disabled parking) plus 10 secure and 4 short-term cycle racks within the curtilage of this development, as detailed on Plan Nos. 0635_00_102b / 0635_00_103b. Furthermore, we have accepted the applicant's consultant's (Tranzcon's) forecast that this development proposal would only generate some of 17 vehicle movements in and out of this development combined during the critical evening peak hour and that this level of generated vehicle trips is significantly less than of the former use of this site as a petrol filling station. We are also satisfied with the further analyses of the capacity of the surrounding junctions, carried out by Tranzcon, which demonstrate that these intersections have enough spare capacity to accommodate the supplementary traffic associated with this development proposal. We also feel that the inclusion of retail/gym facilities within this development would reduce the prospective residents' needs to travel.

However, we do have the following concerns with this development proposal:

1. Inadequate turning area for servicing vehicles: While we require delivery or similar servicing vehicles to enter and leave the site in forward gear, it is not apparent if the area to the rear of the site on the ground floor would allow an average 10metre-long servicing vehicles to turn round within the site. We will subsequently ask the applicant to provide a turning area/hammerhead at the rear of the site and demonstrate that these vehicles will indeed access and exit the site in forward gear. It is also unclear how the construction traffic associated with implementing this scheme will be managed. We will therefore ask the applicant to demonstrate how these vehicles will service the site with minimal disruption to the adjoining roads, especially Tottenham Lane.

Inadequate cycle parking: We will ask the applicant to provide 20 (twenty) cycle racks, with fourteen (14) of these enclosed in a secure shelter for the residential part of the development and six (6) under cover, to be earmarked for the patrons/staff of the business aspect of the development.

There is also the concern that pedestrians and cyclists are hindered by the general lack of highway safety features, to assist them while traversing along Tottenham Lane. As part of the cycling study for this area, we have identified a series of measures geared towards enhancing the conditions for pedestrians and cyclists, 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 applicant:

1. Making a significant contribution towards schemes aimed at assisting pedestrians and cyclists, in the vicinity of this proposed development.

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

2. providing 20 (twenty) cycle racks, fourteen (14) of which shall be enclosed within a secure shelter for the residential part of the development and the remaining six (6) under cover, to be earmarked for the patrons/staff of the business aspect of the development.

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

3. Submitting a plan which shall demonstrate that delivery or similar servicing vehicles shall enter and leave the site in forward gear, to the Transportation Team, for approval.

Reason: To minimise the disruption to traffic along Tottenham Lane and ensure that vehicles enter and leave this site safely.

4. Submitting a scheme for the management of construction traffic associated with implementing this scheme, to the Transportation Team, for approval.

Waste Management – No comments received

RELEVANT PLANNING POLICY

UD3 General Principles

UD4 Quality Design

UD6 Mixed Use Developments

M10 Parking for Development

HSG1 New Housing Developments

HSG9 Density Standards

EMP5 Promoting Employment Uses

TCR 1 Development in Town Centres

G2 'Development and Urban Design',

UD2 'Sustainable Design and Construction',

UD7 'Waste Storage',

UD8 'Planning Obligations',

HSG2 'Change of Use to Residential',

HSG10 'Dwelling Mix',

M10 'Parking for Development'

Supplementary Planning Guidance

SPG1a 'Design Guidance',

SPG3a 'Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes',

SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight',

SPG7a 'Parking Standards',

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'

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in this case are considered to be:

1. The principle of a mixed use scheme
2. The impact on the amenities of adjoining residents
3. The appearance of the development (design)
4. Density
5. Dwelling Mix
6. Trees in neighbouring gardens
7. Residential environment of future occupiers
8. Parking issues

The Principle of the Mixed - Use Development.

The principle of mixed –use development on the site has been agreed through the granting of planning permission for a mixed use scheme on 30 August 2005 (HGY/2005/1129).

Additionally the site lies just outside the Crouch End Town Centre but is linked commercially by its close proximity. Mixed-use development is considered to be appropriate in this location and should assist in promoting the viability and vitality of the northern part of the shopping centre and also the adjoining commercial units in Tottenham Lane. The proposals would involve a considerable investment adjacent to the Town centre and within the Tottenham Lane Design Framework.

The framework itself encourages a mixed-use development and suggests shopping and housing as appropriate uses.

In this case shopping is provided, appropriate for this type of location adjacent to the Town centre. Policy UD5 encourages mixed-use developments in town centres and within areas of high accessibility. In this case the accessibility level is a medium level; however the site is well located to other facilities and close to a large residential population.

Policy LEI 3.3 New Leisure and Recreational Facilities encourages new leisure uses in appropriate and accessible location and where there is a proven need and an under provision. It is noted there are other similar facilities in the Crouch End Town Centre.

THE IMPACT ON THE AMENITIES OF ADJOINING RESIDENTS.

Impact on the Residential Amenities of Fairfield Road.

24, 26, 28 and 30 Fairfield Road lie directly to the rear of the site. The residential gardens abut the rear of the site, with the houses set back between 17 – 20m from the boundary.

In relation to noise from the commercial element, the building would be a minimum of 19m from the rear boundary of properties in Fairfield Road. This would be sufficient distance taking into account noise precaution measures such as sound proofing to avoid any undue noise from the ancillary plant rooms and air conditioning units.

The upper floors (4th) at rear would be set back an additional minimum of 7m giving a total distance of 26m to the boundary from the habitable windows. The upper floors are stepped and many of the habitable windows are set back further. The window to window distances would satisfy the requirements of SPG 3b Privacy and Overlooking, Aspect/ Outlook, and Daylight /Sunlight. The minimum distance required would be 40m for the upper floor; in this case it is achieved.

Impact on the Residential Amenities of Ferme Park Road.

201 and 203 Ferme Park Road bound the site to the east, the main issue for these properties would be overlooking from the balconies, and it is considered that the design and screening proposed that overlooking has been kept to an acceptable level.

Impact on the amenities of 155 and 157 Tottenham Lane

The building has now been set back 5.5m from the boundary with 155 and 157 Tottenham Lane to allow for an access road.

DESIGN AND APPEARANCE.

The proposed development on 4 floors includes a substantial double basement with both basement and ground floors extending almost full width of the site.

It is considered that the proposed bulk is not excessive, the massing and overall height is marginally increased from the approved scheme and although the design includes has changed to a more modern approach.

The front elevation as previously stated would be modern and contrasts with the traditional features seen in this part of Crouch End. The commercial ground floor would be predominantly glazed with louvre cladding, stock bonded black engineering brick.

The scale of the building would appear three storeys with the fourth floor set back from the street. The building would not appear bulky and out of context with the neighbouring properties.

The upper floors would have large frameless/painted metal windows, with stone detailing and be a mix of brick and render finish.

Crouch End Conservation Area bounds the rear boundary of the site, although there is built form along this section of Tottenham Lane and development which extends to the rear; it is considered the proposal would not have an adverse impact on the character and appearance of the conservation area.

The basement area is on 2 levels – it should be reminded that the existing planning permission granted a basement level and as such no additional harm results.

It is considered that the overall scale and appearance is not detrimental of the immediate locality or the mixed character of the street scene and as such does not represent overdevelopment in relation to the area of the site and properties in the locality. The scheme is as such not contrary to policies UD3 and UD4 of the Council's Unitary Development Plan.

DENSITY

The density calculation is based on the proportions of the floor space used for the various uses. In this case the floor space (including parking areas) for the residential would be 50% of the total development. Using the formula advised by SPG3a the density would be 445 habitable rooms per hectare (hrh) based on 40 habitable rooms.

London Plan

The London Plan sets a range of 200-450 hrh - this scheme falls inside these limits

Unitary Development Plan

Policy HSG 9 gives a range of 200-400 hrh. SPG3a still reflex this density range.

The density level is considered to be appropriate for this location for the following reasons:

1. The proposal is for a mixed use scheme – adequate commercial floor space and the basement area.
2. The provision of accessible external amenity space for the residential occupiers.

For these reasons the density is considered not to be excessive. In particular as it is considered that significant and justifiable harm has not been demonstrated.

DWELLING MIX.

Policy HSG 9 Dwelling Mix encourages a mix of dwelling types. This proposal would provide 5 x 1 bedroom unit, 6 x 2 bedroom units, and 2 x 3 bedroom units. The mix encouraged by SPG3a namely 37% -1 bedroom: 30% -two bedroom: and 22% for three bedroom units.

In relation to the size of the units, the scheme would comply with Table 4 of SPG3a as regards required space standard.

Trees in neighbouring gardens/effect of basement excavation.

There are no trees within the former petrol station site but there are a number of trees in the neighbouring rear gardens.

There is an existing planning permission on the site that includes a substantial basement area – it was considered that the neighbouring trees would not be adversely affected – as such the additional excavation proposed by this scheme was considered to cause no additional harm. It should also be taken into consideration that the site having been a petrol station has a number of quite deep storage tanks.

The Council's arboriculturalist has been consulted and no adverse comments have been received.

Residential environment for future occupiers.

The site is well located to shops, schools, other services and the bus network. In this respect the housing would have a number of significant benefits. The residential accommodation on the whole benefits from well-lit main habitable rooms. The building has a front access and a lift.

In relation to amenity space there would be a communal area in the form of a roof garden.

On balance the mix of private terraces and communal area is considered to be sufficient to provide adequate amenity space for the flats and provide some play space for children.

Affordable housing

Current policies on the provision of affordable are contained in the adopted London Plan and the revised deposit draft of the Unitary Development Plan. These policies indicate that housing developments capable of providing 10 or more units should include a proportion of affordable housing to meet an overall borough target of 50%.

The scheme includes a mix of units that would meet the Councils requirement for the provision of larger family units.

The scheme generates 50% affordable units primarily the 2 and 3 bed units.

Parking

Policy M10 sets out current parking requirements.

The proposal includes servicing and a fully accessible basement area for parking. The Council's Transportation Group has no objection to the proposal.

The applicant has agreed to make a significant contribution towards schemes aimed at assisting pedestrians and cyclists, in the vicinity of this proposed development.

The applicant has submitted amended plans providing 20 (twenty) cycle racks, fourteen (14) that are enclosed within a secure shelter for the residential part of the development and the remaining six (6) under cover, to be earmarked for the patrons/staff of the business aspect of the development.

The applicant has submitted a plan which shall demonstrate that delivery or similar servicing vehicles shall enter and leave the site in forward gear to the Transportation Team.

Sustainability

The scheme proposes a number of sustainability elements - the provision for solar hot water panels - rain water harvesting, grey water – recycling.

The energy assessment carried out shows that the development will achieve a 10.4% energy saving per annum.

Building materials – some to be recycled and where possible sourced from sustainable sources.

Waste Disposal

Adequate bin storage/recycling have been allocated for the scheme that is easily accessible in line with Council standards and requirements.

Section 106 Legal Agreement

This scheme is subject to a legal agreement:

- a £49,920 contribution towards education;
- a £44,000 contribution towards environmental/transport improvements in the immediate locality; and
- also £3,580 contribution towards administration.

Total contribution: £97,500.

SUMMARY AND CONCLUSION

It is considered that the proposed development is of a type and scale which is appropriate to this location. The scheme meets the relevant policy requirements for sites of this type as well as being in line with general national policy and The London Plan.

The position of the buildings on the site means surrounding occupiers will not suffer detrimental loss of amenity as a result of additional overlooking or loss of daylight or sunlight. The design approach is modern which fits in with the surrounding area, adequate amenity space is provided and the scheme includes sufficient on-site parking.

The proposal has an acceptable relationship with adjoining properties consistent with requirements of the Unitary Development Plan Policies and supplementary guidance.

The current proposal is of an acceptable design consistent with Unitary Development Plan Policies especially UD3 and UD4 that require Design Quality, requiring buildings that fit in with the surrounding area and that would preserve the character and appearance of the locality also adjoining Crouch End Conservation Area.

The design and the building, overall fits in to the street scene and represents an acceptable form of development.

The proposed uses are acceptable in principle at this location - the current scheme is not considered over bulky or creates adverse overlooking.

The proposal provides adequate servicing and off-street car parking.

Accordingly, planning permission is therefore recommended subject to a legal agreement and conditions.

RECOMMENDATION 1

The Sub-Committee is recommended to **RESOLVE** as follows:

- (1) That Planning permission be granted in accordance with Planning application no. HGY/2008/0215, 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 and Country Planning Act 1990 (as amended) in order to

secure a contribution of £49,200 toward educational facilities within the Borough, an environmental contribution of £44,000 towards environmental/highway infrastructure within the Borough and a contribution of £3,580 for administration costs.

- (2) That the Agreement referred to in resolution (1) above is to be completed no later than 23 April 2008 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his discretion allow; and

That following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2008/0215 and Applicant's drawing No.(s) 0632_00_001, 101b, 102b, 103b, 104c, 105c, 106c, 108b, 120b, 121b, 122b, 123b, 124b for the following reason:

The proposed development for complies with Policies, 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 Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight', SPG7a 'Parking Standards', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.

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. Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.
Reason: To prevent the increased risk of flooding.
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.

6. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building as flats. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.
7. 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.
8. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey. 1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.
(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey. 3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.
Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.
9. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.
10. 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.
11. 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.

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: 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: - 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 and c) looks to ensure the separation of foul and surface water sewerage on all new developments.