



NOTICE OF MEETING

Planning Committee

TUESDAY, 6TH MAY, 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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If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

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 15 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 Four, Section B, Paragraph 29 of the Council's Constitution.

5. MINUTES (PAGES 1 - 10)

To confirm and sign the Minutes of the Planning Committee held on 1 April 2008.

6. APPEAL DECISIONS (PAGES 11 - 16)

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

7. DELEGATED DECISIONS (PAGES 17 - 44)

To inform the Committee of decision made under delegated powers by the Heads of Development Control (North & South) and the Chair of the above Committee between 17 March 2008 and 13 April 2008.

8. PERFORMANCE STATISTICS (PAGES 45 - 56)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 1 April 2008 Committee meeting.

9. PLANNING APPLICATIONS (PAGES 57 - 58)

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, the applicant and supporters will be allowed to address the Committee. 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.

10. WOOD GREEN SHOPPING CITY, HIGH ROAD N22 (PAGES 59 - 70)

Variation of condition 9 (hours of delivery to service yards) attached to planning reference HGY/2007/0500 to allow operation between 0700 - 2100hrs Monday to Friday, 0800 - 2100hrs on Saturdays, and 0900 - 1800hrs on Sundays and Bank Holidays.

RECOMMENDATION: Grant permission subject to conditions.

11. 591 LORDSHIP LANE N22 (PAGES 71 - 78)

Demolition of existing building and erection of 3/4 storey building comprising 1 x one bed, 1 x three bed and 5 x two bed flats with associated landscaping.

RECOMMENDATION: Grant permission subject to conditions.

12. 7 ORCHARD PLACE N17 (PAGES 79 - 90)

Redevelopment of site to provide 3 storey building comprising 2 x three bed and 4 x two bed self-contained flats with 3 no car parking spaces.

RECOMMENDATION: Grant permission subject to conditions and a S106 Legal Agreement.

13. SIXTH FORM CENTRE, WHITE HART LANE N17 (PAGES 91 - 96)

Variation of condition E4 attached to planning permission HGY/2005/1439 (creation of Haringey 6th Form Centre) to allow opening between 0600 - 2300hrs every day, including the sports centre and theatre and restaurant facilities.

RECOMMENDATION: Approve variation of condition E4 attached to Planning Permission HGY2005/1439 relating to extended operating hours.

14. WOOD GREEN SUPPLEMENTARY PLANNING DOCUMENT (PAGES 97 - 104)

To seek Committee approval to undertake public consultation for a period of six weeks on the draft Wood Green Supplementary Planning Document.

15. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

16. DATE OF NEXT MEETING

To be advised.

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25 April 2008

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 1 APRIL 2008**

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

Also Present: Councillors Aitken and Egan

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC161.	<p>APOLOGIES</p> <p>There were no apologies for absence.</p>	
PC162.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC163.	<p>DECLARATIONS OF INTEREST</p> <p>None received.</p>	
PC164.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC165.	<p>MINUTES</p> <p>The Committee was asked to agree the minutes of the Planning meeting held on 3 March 2008.</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee held on 3 March 2008, be agreed and signed.</p>	
PC166.	<p>APPEAL DECISIONS</p> <p>The Committee noted the 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>The Committee was asked to note that there were 5 enforcement appeals, 3 were dismissed in Conservation Areas. An appeal for a place of worship in an industrial area was allowed however, this case was now the subject of a judicial review.</p> <p>The Committee was particularly asked to note that the appeal for 1 Mount Pleasant Villas N4 was allowed. This application was for the demolition of derelict garages and the erection of nine new houses set around a landscaped mews in a Conservation Area. This application had strongly been opposed however, the</p>	

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TUESDAY, 1 APRIL 2008**

	<p>Planning Inspector had allowed the appeal. The Inspector felt that the site could not be seen in the Conservation Area and would not have a significant impact or effect on Holly Park Estate. It was felt that the density was not significantly increased and fell within the development plan. The Inspector's decision was that the scheme was satisfactory and would not cause harm.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC167.	<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 11 February 2008 and 16 March 2008.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC168.	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement Work since the 3 March 2008 Planning Committee meeting.</p> <p>The Officer informed the Committee that one major application was determined within 13 weeks (100%) and (82%) of minor applications were determined within 8 weeks, slightly below the Haringey performance target. In respect of householder applications (92%) were determined within 8 weeks which was above the Haringey target.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC169.	<p>ARIELLA & BT SITE, 25 WATSONS ROAD N22</p> <p>The Committee was advised that this application site comprised of an area of land on the eastern part of the site formerly used by BT as a temporary car park and a large yard with a range of two storey buildings, all now vacant. The site was bordered by residential two storey terraced houses, a school playground and long gardens of properties on Bounds Green Road.</p> <p>This application sought to overcome the reasons for refusal of a previous application in 2005, for more houses and no commercial use. The redevelopment of the site would retain a proportion of</p>	

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B1 space for commercial business.

The residential development of a mixed use scheme was considered to be appropriate for this site. The proposed density of the scheme was 433hrh, which was acceptable and in accordance with the adopted Unitary Development Plan and the London Plan. The proposal included affordable housing with provision of 47%. Overall the scheme proposed had been designed to respond to neighbouring street patterns and minimise the overlooking of neighbouring properties. The height and mass of the central block had been reduced by one floor and would not have an overbearing, dominant or detrimental impact on residential amenities to neighbouring occupiers.

The application included a number of proposals for uses of renewable energy, in particular solar heating panels. The proposal also included the provision of 13 car parking spaces, 11 for housing, 2 for commercial and 40 cycle racks.

The Committee questioned the provision of amenity space for the houses, and whether a lift was to be included within the block with four storeys. The Officer responded by informing the Committee that some of the houses had 48-49sqm, some had 35sqm and there was a large communal space in the middle of the development with over 300sqm. Blocks A and B flats had balconies and a share of the overall communal space.

The Committee further raised concern about the provision of sprinklers, access for waste removal and emergency vehicles. In response the Officer advised that there was a second alternative emergency access point beside the commercial building and that the width of the roads were adequate for emergency vehicles to turn around. Block C had satisfied the Fire Regulations as long as the proposal provided sprinklers.

Local residents addressed the Committee and objected to the application on the basis that:

- The development would cause overcrowding in the area.
- Blocks A and B were too high for the site and would adversely dominate the streetscape.
- The London Fire Authority was not satisfied with the scheme presented and problems were identified with blocks C and D.
- Overlooking would be caused because blocks A and B faced each other over a space of 14sqm.
- Any proposal for the site should respect the local environment and replicate this density.
- The scheme should be kept as a community proposal with more shops rather than more housing.
- The parking provision for the development was not

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sufficient as there were already parking problems in the area.

- The recommendations of the Haringey design panel were not taken into consideration particularly in respect of Watsons Road which was considered to be dangerous.
- Housing development on the site would increase pedestrian traffic to and from the High Road along a narrow stretch of road which was actually two way for half its length.

In conclusion the objectors stated that the proposal was not good enough for the neighbourhood or its intended inhabitants.

Cllr Egan addressed the Committee in support of the objectors that the site, size and nature of the development had specific problems. The height and density remained an issue for local residents. The proposal would overshadow the cottages along Bounds Green Road. The scheme proposed mixed dwellings which would be overcrowded. The development provided 11 car parking spaces only which was considered to be insufficient. There was also concern regarding safety along Watson's Road.

The applicant addressed the Committee and responded to the concerns raised by objectors:

1. The Fire Officer was acceptable to the use of sprinklers.
2. The commercial use would be for B1 offices and not retail.
3. Block E had not been moved.
4. The transport officer was acceptable to the arrangements.
5. Dwelling sizes were acceptable and met the decent homes standards.
6. The full meeting of the Haringey Design Panel had increased the number of units to mixed dwellings.
7. Pitched roofs were added.
8. A consultant had further amended the scheme – block B was now 3 storeys instead of 4 and there were now 3 bed properties rather than 2 bed flats.
9. Parking was provided where the policy dictated it was not required.
10. The Impact on the Conservation Area was considered to be acceptable.

The applicant confirmed there would be fences on each of the gardens and that there were only two single aspect dwellings within the scheme.

The Committee enquired of the applicant whether the commercial floor space had been reduced and by how much. In response the applicant stated that the floor space had been reduced but did not have the figures however, it was comparable to the existing

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space.

The Committee further queried whether a lift was to be provided in the 4 storey block, how the parking spaces were to be allocated and how the properties would be managed and maintained once completed. The applicant informed the meeting that there would be no lift in block A. The 8 remaining car parking spaces would be allocated on a first come first served basis for whomever applied and it was expected that they would be sold to the private houses buyers. The management of the development once completed would be shared with Presentation Housing Association.

A motion was moved to refuse the application on the grounds of layout, over development of the site, building design and its contrasting character on the area, effect on the street scene with emphasis on appearance and access. On being put to the vote there appeared 6 in favour and 1 against and the motion was declared carried.

RESOLVED

That the application be refused planning permission on the grounds of layout, over development of the site, building design and its contrasting character on the area, effect on the street scheme with emphasis on appearance and access. Loss of employment floor space, concern over traffic movements and inadequate parking and the absence of a Section 106 Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0152
FOR PLANNING COMMITTEE DATED 01/04/2008

Location: 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)

Recommendation: GRANT

Decision: REF

Drawing No's: 3004PL_105a - 109a incl., 120a - 128a incl.

Conditions:

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1. With the exception of the five storey Green Ridings House to the east, the area surrounding the application site is predominantly characterised by two storey residential property, and is bordered by the Trinity Gardens Conservation Area to the north. The proposed scheme, by reason of the height of the central blocks A and B, the proximity of Blocks A and B to each other, and the proximity of Blocks D and E to the property boundaries, would amount to overdevelopment of the site, visually intrusive within the street scene and having an overbearing presence when viewed from adjacent roads and gardens. The overdevelopment of the site would result in overlooking between windows in Blocks A and B, and from the rear of Block C over gardens of properties in Bounds Green Road; it would also result in the houses in Block E having a north facing aspect and minimal private amenity space. As such it would be contrary to Policies UD3 General Principles and UD4 Quality Design of the Haringey Unitary Development Plan.
2. The existing site is occupied by commercial buildings with a floorspace of over 1600 sq.m. The proposed replacement Class B1 floorspace of 400 sq.metres would not provide the same degree of employment –generating floorspace, and would thus not comply with Policy EMP 4; Non Employment Generating Uses, of the Haringey Unitary Development Plan.
3. The vehicle access to the site is provided from one access at a right –angled bend at the junction of Watson’s Road and Ringslade Road, which are already heavily trafficked narrow side roads in an area with significant on –street parking in residential streets. The proposed scheme entails the provision of 60 residential units and 400 sq.metres of Class B1 floorspace, but with a provision of only 13 off-street parking spaces to serve the whole development. The development would unacceptably increase the amount of vehicular traffic using Watsons Road and Ringslade Road, and would add to pressure on existing road side parking spaces within adjacent residential streets, to the detriment of the amenity of residents. As such the scheme would be contrary to Policy UD3 (c) General Principles of the Adopted Unitary Development Plan.
4. In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards Educational facilities, and contributions towards improvements at the site’s junction with Watsons Road and Ringslade and highway safety measures along Watsons road, the proposal is contrary to Policy UD10 ‘Planning Obligations’ of the Adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG 10a ‘The Negotiation , Management and Monitoring of Planning Obligations’ and SPG 10c ‘Educational Needs Generated by New Housing Development.’

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	Section 106 No.	
PC170.	<p>159 TOTTENHAM LANE N8</p> <p>The officer stated there was additional information to be provided to the Committee prior to presenting the report:</p> <ol style="list-style-type: none"> 1. There was a current appeal in relation to the previous application and the result was not yet know. 2. A letter dated 28 March, had been received from the applicant detailing minor revisions to the basement area at the back of the site. The drawings on display showed a reduction in the length of the basement area to protect the tress on the other side of the boundary with the properties in Fairfield Road. 3. The previously approved scheme was 11m in height at the front. The current application was 12 m in height at the front of the scheme. 4. Distances at the rear had been queried and there was a 38m distance between proposed development and the ground floor rear extension in Fairfield Road. The standard required by the SPG was 40m. 5. Page 100 of the report, transportation points 2-4 to be added as conditions of the permission if the Planning Committee decided to grant planning permission. 6. The existing planning permission on the site was dated 30 August 2005. <p>The Committee was informed that the site was a former petrol station situated on the southern side of Tottenham Lane. It was considered that the proposed shopping units were appropriate for this type of location adjacent to the Town centre. The overall scale and appearance was considered not to be detrimental of the immediate locality or the mixed character of the street scene and as such did not represent over development in relation to the area. The density of the proposed site was 445hrh considered acceptable and not excessive.</p> <p>It was considered that the proposed building would not lead to any adverse effect on neighbouring properties or occupiers. In relation to the size of the units, the scheme complied with the required space standards as set out in the Council's Unitary Development Plan (UDP). The scheme provided for 50% affordable units.</p> <p>The scheme proposed a fully accessible basement area for parking and included 20 cycle racks, 14 that would be enclosed with secure shelter and the remaining 6 under cover. There were also a number of sustainable elements including solar hot water, rain water harvesting, grey water, recycling along with recycled building materials where possible.</p>	

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Objectors addressed the Committee and requested that the application be refused on the following grounds:

- The height and depth of the development had not complied with the SPG Policy. The building would look like 5 storeys and not 4.
- The upper floors were set back and therefore had a detrimental effect on surrounding properties. Extra height had been provided on the retail space.
- The scale of the building, particularly at the front was 4 storeys and excessively bulky.
- The 2004/05 application was for a smaller building and that report had stated it was too high. This application was for a larger building.
- The officer's report did not take into consideration residents views.

A representative from the Hornsey CAAC advised the Committee that their views had been submitted and not included in the officers report. Concern was raised regarding excavation works which would put mature trees at risk. The representative questioned the requirement for two basement levels. The development would danger the appearance of the Conservation Area if approved and should be refused.

The Hornsey CAAC representative was asked whether he was in sympathy with the previously application and in response stated that this application was out of context with the surrounding building environment and would give a suppressive feel to the surrounding properties. The materials and horizontal nature at the front of the scheme were out of context in terms of height and bulk.

Cllr Aitken addressed the Committee and advised that the site had been vacant for a long time and the new design was not acceptable. The mix between residential and commercial use with only 26 parking spaces was considered to be insufficient as their was currently parking pressure in the area.

The applicant's representative informed the Committee that they had negotiated at great length and proposed a scheme which was felt would benefit Crouch End rather than harm the area. The scheme submitted was to meet the previous objections, was of a good design, had a better appearance to the building that had planning consent granted. The additional height to the building was 1m. The highways team were acceptable of the scheme and a tree survey had been carried out to take account of the trees beyond the site in residents rear gardens.

The Committee enquired of the applicant's representative why

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they were proposing the current scheme and not the previous one granted. In response the Committee was informed that the previous scheme was not good in terms of financial viability and the present development provided for affordable housing.

The Chair moved a motion to grant the application on a vote there being four in favour and five against the motion was lost.

RESOLVED

That the application be refused planning permission on the grounds of overlooking by adjoining properties by reason of bulk, height, design and materials. The proposed development represented over development of the site in relation to the surrounding area and properties in the locality. The application was also refused on the grounds that it does not meet the provisions for affordable housing or a Section 106 Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0215
FOR PLANNING COMMITTEE DATED 01/04/2008

Location: 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 at third floor. (amended description).

Recommendation: GRANT

Decision: REF

Drawing No's: 0632_00_001, 101b, 101c, 102b, 102d, 103b, 103d, 104c, 105c, 106c, 108b, 120b, 121b, 122b, 123b, 124b and revised drawings reported verbally at planning committee: 101c, 102d & 103d.

Conditions:

1. The development would be visually intrusive when viewed from adjoining properties by reason of bulk, height design and materials, thereby contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan.
2. The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality contrary to Policy UD3 'General Principles' of the Haringey Unitary Development Plan by reason of the height, bulk, massing, design and materials resulting in an unsatisfactory relationship with the adjoining properties to the detriment of the

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	<p>visual amenities of the street scene and the creation of unnecessary problems of overlooking and loss of privacy to adjacent properties thereby causing demonstrable harm.</p> <p>3. The proposed development does not include a formal undertaking to meet the costs of: 'The provision of affordable housing at 50% of the total units', an education contribution as required under SPG10c 'Education needs generated by new housing and the costs of Administering and Monitoring the undertaking contrary to Policy UD8 'Planning Obligations' of the Haringey Unitary Development Plan.</p> <p>Section 106 No.</p>	
PC171.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC172.	<p>DATE OF NEXT MEETING</p> <p>Tuesday 6 May 2008.</p> <p>The meeting concluded at 9:15pm</p>	

COUNCILLOR SHEILA PEACOCK
Chair



Haringey Council

Agenda item:

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Planning Committee	On 6th May 2008
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Report Title: Appeal decisions determined during 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	
<p>1. Purpose</p> <p>To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during March 2008.</p>		
<p>2. Summary</p> <p>Reports outcome of 5 appeal decisions determined by the Department for Communities and Local Government during March 2008 of which 3 (60%) were allowed and 2 (40%) 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 & Development</p>		
<p>Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114</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 DECISIONS MARCH 2008**PLANNING APPEALS**

Ward:	Seven Sisters
Reference Number:	HGY/2007/1434
Decision Level:	Delegated

Land Rear of 1-21 Daleview Road N15 6PL**Proposal:**

Variation of planning permission HGY/2004/1280 to provide additional two bedroom dwelling in mansard style roof space to provide a total of three 2 bedroom units.

Type of Appeal:

Informal Hearing

Issue:

The effect of the development on the amenities of neighbouring residents in terms of overlooking and loss of privacy together with visual intrusion

Whether the proposed obscure glazing treatment of many of the first floor windows would provide future occupiers with a satisfactory outlook

Result:

Appeal Allowed 21 March 2008

Ward:	Tottenham Green
Reference Number:	HGY/2006/1579
Decision Level:	Delegated

98 West Green Road N15 5NS**Proposal:**

Change of use of the ground floor from retail purposes to a social club with out complying with a condition attached to planning permission Ref APP/Y5420/C/02/1101800, dated 18 February 2003

Type of Appeal:

Informal Hearing

Issue:

Whether condition 3 of appeal decision APP/Y5420/C/02/1101800 is reasonable and necessary to protect the living conditions of nearby residents from noise, disturbance and criminal activity

Result: Appeal Dismissed 31 March 2008

ENFORCEMENT APPEALS

Ward:	Highgate
Reference Number:	N/A
Decision Level:	Enforcement

30 Cholmeley Crescent N6 5HA**Proposal:**

Erection of projection eaves and flank walls contrary to approved plans Certificate of Lawfulness application (Ref HGY/2004/2016)

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the house or Highgate Conservation Area.

The unacceptable harm to the living conditions of nearby residents

Result:

Appeal **Allowed** 6 March 2008

Ward:	Northumberland Park
Reference Number:	N/A
Decision Level:	Enforcement

20 Concord House, Park Lane N17 0JQ**Proposal:**

Change of use from a two bedroom self contained maisonette flat (C3) to a six bedroom house in multiple occupation (sui generis)

Type of Appeal:

Written Representation

Issue:

That the property remains in residential use, the partition walls are temporary and there is a need for the accommodation provided

Result:

Appeal **Dismissed** 3 March 2008

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

Land Rear of 1-21 Daleview Road N15 6PL

Proposal:

Erection of an additional storey at the first floor level

Type of Appeal:

Informal Hearing

Issue:

The effect of the development on the amenities of neighbouring residents in terms of overlooking and loss of privacy together with visual intrusion

Whether the proposed obscure glazing treatment of many of the first floor windows would provide future occupiers with a satisfactory outlook

Result:

Appeal **Allowed** 31 March 2008

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Haringey Council

Agenda item:

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Planning Committee	On 6th May 2008
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Report Title: Decisions made under delegated powers between 17 March 2008 and 13 April 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 17 March 2008 and 13 April 2008.		
3. Recommendations See following reports.		
Report Authorised by:  Ransford Stewart Interim Assistant Director Planning Policy & Development		
Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . 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 17/03/2008 AND 13/04/2008

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/2008/0246** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 26/03/2008
 Location: Alexandra Palace, Alexandra Palace Way
 Proposal: Listed Building Consent for installation of two 0.389m dish antennae on existing mast, equipment rack in existing internal radio equipment room and development ancillary thereto.

Application No: **HGY/2008/0253** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 25/03/2008
 Location: 38 Bidwell Gardens N11 2AU
 Proposal: Erection of single storey rear extension

Application No: **HGY/2008/0245** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 25/03/2008
 Location: Alexandra Palace, Alexandra Palace Way N22 7AY
 Proposal: Installation of two 0.389m dish antennae on existing mast, equipment rack in existing internal radio equipment room and development ancillary thereto.

Application No: **HGY/2008/0251** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 25/03/2008
 Location: 53 Grove Avenue N10 2AL
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0160** Officer: Matthew Gunning
 Decision: GTD Decision Date: 18/03/2008
 Location: Muswell Hill Golf Club, Rhodes Avenue N22 7UT
 Proposal: Approval Of Details pursuant to Condition 5 (landscaping) attached to planning permission reference HGY/2007/1968.

Application No: **HGY/2008/0240** Officer: Glenn Agius
 Decision: GTD Decision Date: 20/03/2008
 Location: 87 Muswell Avenue N10 2EH
 Proposal: Erection of rear dormer window and insertion of two velux windows to front elevation

WARD: Bounds Green

Application No: **HGY/2008/0396** Officer: Gary Savins
 Decision: GTD Decision Date: 10/04/2008
 Location: Nightingale Gardens, Bounds Green Road N22
 Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate.

Application No: **HGY/2008/0275** Officer: Matthew Gunning
 Decision: REF Decision Date: 26/03/2008
 Location: Land Adjacent 2 Churston Gardens N11 2NL
 Proposal: Demolition of existing garage and erection of 2 storey three bed dwellinghouse adjacent to property.

Application No: **HGY/2007/1696** Officer: David Paton
Decision: REF Decision Date: 18/03/2008
Location: 2A + 2B (Site of Units 1, 2A + 2B The Mews), Truro Road N22 8EL
Proposal: Demolition of existing warehouse units and erection of 2 storey building comprising 3 x one bed flats and 3 x two bed flats with associated car parking spaces and amenity space.

Application No: **HGY/2008/0224** Officer: Ruma Nowaz
Decision: REF Decision Date: 18/03/2008
Location: 141 Bounds Green Road N11 2ED
Proposal: Creation of vehicle crossover to a classified road.

Application No: **HGY/2008/0312** Officer: Tara Jane Fisher
Decision: PERM REQ Decision Date: 27/03/2008
Location: 13 Dorset Road N22 7SL
Proposal: Certificate of Lawfulness for use of property as studio flat.

Application No: **HGY/2008/0320** Officer: Luke McSoriley
Decision: GTD Decision Date: 02/04/2008
Location: Land to the rear of 42 Durnsford Road N11 2EJ
Proposal: Erection of new 2 bedroom detached house.

Application No: **HGY/2008/0348** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 02/04/2008
Location: Total Service Station, Bounds Green Road N11 2QH
Proposal: Display of 2 x internally illuminated, single sided free standing display units.

Application No: **HGY/2008/0283** Officer: Gary Savins
Decision: GTD Decision Date: 27/03/2008
Location: Flat 6, Robin Court, 2 Nightingale Road N22 8PU
Proposal: Provision of external deck and staircase to provide access to patio courtyard area

WARD: **Bruce Grove**

Application No: **HGY/2008/0425** Officer: David Paton
Decision: GTD Decision Date: 09/04/2008
Location: 429-431 High Road N17 6QH
Proposal: Erection of mansard roof and rear extension at first and second floor levels to create 2 x one bed and 2 x two bed self-contained flats. Installation of new shopfront at ground floor level.

Application No: **HGY/2008/0260** Officer: Glenn Agius
Decision: GTD Decision Date: 25/03/2008
Location: 119 Mount Pleasant Road N17 6TQ
Proposal: Erection of rear dormer window and insertion of 2 rooflights to front elevation.

Application No: **HGY/2008/0207** Officer: David Paton
 Decision: GTD Decision Date: 18/03/2008
 Location: Miller Memorial Methodist Church, The Avenue N17 6TG
 Proposal: Removal of a length of fence and hedge on the boundary to The Avenue and provision of railings and gates, with new fore-court parking.

Application No: **HGY/2008/0243** Officer: Luke McSoriley
 Decision: REF Decision Date: 18/03/2008
 Location: 252 Mount Pleasant Road N17 6EZ
 Proposal: Erection of single storey rear extension and erection of rear dormer window.

Application No: **HGY/2008/0291** Officer: Gary Savins
 Decision: REF Decision Date: 27/03/2008
 Location: 56 Gloucester Road N17 6DH
 Proposal: Conversion of property into 1 x one bed flat and 1 x two bed flat.

Application No: **HGY/2008/0387** Officer: Luke McSoriley
 Decision: PERM DEV Decision Date: 08/04/2008
 Location: 114 Clonmell Road N17 6JU
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0433** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 31/03/2008
 Location: 11 Winchelsea Road N17 6XJ
 Proposal: Use of property as five self-contained flats (Certificate of Lawfulness for an existing use).

Application No: **HGY/2008/0432** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 31/03/2008
 Location: 103 The Avenue N17 6TE
 Proposal: Use of property as four self-contained flats (Certificate of Lawfulness for an existing use).

WARD: Crouch End

Application No: **HGY/2008/0486** Officer: Oliver Christian
 Decision: GTD Decision Date: 09/04/2008
 Location: 81 Shepherds Hill N6 5RG
 Proposal: Replacement of existing front communal doors.

Application No: **HGY/2008/0300** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 31/03/2008
 Location: Flat A, 13 Weston Park N8
 Proposal: Demolition of existing conservatory, erection of single storey rear extension and terrace

Application No:	HGY/2008/0313	Officer:	Jeffrey Holt	Decision Date:	27/03/2008
Decision:	GTD				
Location:	6 Claremont Road N6 5BY				
Proposal:	Erection of single storey side extension.				
Application No:	HGY/2008/0202	Officer:	John Ogenga P'Lakop	Decision Date:	17/03/2008
Decision:	GTD				
Location:	33B Stanhope Gardens N6 5TT				
Proposal:	Erection of first floor side extension, demolition and rebuilding of external access staircase to first floor flat.				
Application No:	HGY/2007/2567	Officer:	Jeffrey Holt	Decision Date:	18/03/2008
Decision:	GTD				
Location:	35 Weston Park N8 9SY				
Proposal:	Tree works to include reduction of 1 x Chestnut tree by 35 - 40%.				
Application No:	HGY/2008/0230	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	18/03/2008
Decision:	GTD				
Location:	7 Broadway Parade Tottenham Lane N8 9DE				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2008/0198	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	18/03/2008
Decision:	GTD				
Location:	51 Park Road N8 8SY				
Proposal:	Erection of single storey rear extension, erection of new shopfront and associated internal alterations to ground floor.				
Application No:	HGY/2008/0231	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	18/03/2008
Decision:	GTD				
Location:	8 Broadway Parade, Tottenham Lane N8 9DE				
Proposal:	Erection of single storey rear extension with integral bin storage.				
Application No:	HGY/2008/0234	Officer:	Megan Cochrane	Decision Date:	20/03/2008
Decision:	GTD				
Location:	18 Briston Grove N8 9EX				
Proposal:	Erection of single storey side extension.				
Application No:	HGY/2008/0252	Officer:	Megan Cochrane	Decision Date:	20/03/2008
Decision:	PERM DEV				
Location:	61 Weston Park N8 9SY				
Proposal:	Erection of single storey infill extension.				
Application No:	HGY/2008/0298	Officer:	John Ogenga P'Lakop	Decision Date:	31/03/2008
Decision:	GTD				
Location:	27 Tivoli Road N8 8RE				
Proposal:	Demolition of existing conservatory and erection of rear conservatory, erection of single storey rear extension				

Application No: **HGY/2008/0370** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/04/2008
 Location: Cranleigh, 1 Christchurch Road N8 9QL
 Proposal: Tree works to include only the removal of Ash group marked TG1 on the submitted site plan.

Application No: **HGY/2008/0449** Officer: Megan Cochrane
 Decision: GTD Decision Date: 09/04/2008
 Location: 3 Dickenson Road N8 9EN
 Proposal: Replacement of existing windows with double glazed box sash windows.

Application No: **HGY/2008/0405** Officer: Megan Cochrane
 Decision: GTD Decision Date: 08/04/2008
 Location: 4 Topsfield Parade, Tottenham Lane N8 8PR
 Proposal: Installation of new shopfront.

Application No: **HGY/2008/0382** Officer: Oliver Christian
 Decision: GTD Decision Date: 08/04/2008
 Location: 173 Ferme Park Road N8 9BP
 Proposal: Insertion of three x velux windows to front roofslope and 3 x velux windows to rear roofslope to facilitate conversion of loft into additional bedroom with en-suite.

WARD: **Fortis Green**

Application No: **HGY/2008/0363** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 04/04/2008
 Location: 25 Bancroft Avenue N2 0AR
 Proposal: Erection of first floor rear extension and front, side and rear dormer windows.

Application No: **HGY/2008/0360** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 31/03/2008
 Location: 28 Coldfall Avenue N10 1HS
 Proposal: Certificate of Lawfulness for erection of rear dormer window and insertion of 4 x rooflights to front elevations.

Application No: **HGY/2008/0344** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 27/03/2008
 Location: 59 Greenham Road N10 1LN
 Proposal: Conversion of the roof from hip to gable end and erection of rear dormer window and insertion of 3 x rooflights to front elevation

Application No: **HGY/2008/0306** Officer: Luke McSoriley
 Decision: PERM DEV Decision Date: 26/03/2008
 Location: 14 Marriott Road N10 1JJ
 Proposal: Certificate of Lawfulness for erection of single storey rear extension and single storey unheated playroom in rear garden

Application No:	HGY/2008/0223	Officer:	Luke McSoriley	
Decision:	GTD	Decision Date:	18/03/2008	
Location:	11 Western Road N2 9JB			
Proposal:	Conversion of property from four self contained flats to single family dwellinghouse.			
Application No:	HGY/2008/0206	Officer:	Glenn Agius	
Decision:	GTD	Decision Date:	19/03/2008	
Location:	42 Twyford Avenue N2 9NL			
Proposal:	Erection of part 1 / part 2 storey side extension and converting garage to study.			
Application No:	HGY/2008/0265	Officer:	Tara Jane Fisher	
Decision:	REF	Decision Date:	26/03/2008	
Location:	13 + 15 Western Road N2 9JB			
Proposal:	Replacement of remaining wooden windows with UPVC windows to rear and side elevations.			
Application No:	HGY/2008/0305	Officer:	Gary Savins	
Decision:	GTD	Decision Date:	26/03/2008	
Location:	14 Marriott Road N10 1JJ			
Proposal:	Provision of front porch and alterations to front and rear elevations.			
Application No:	HGY/2008/0290	Officer:	Gary Savins	
Decision:	GTD	Decision Date:	27/03/2008	
Location:	8 Firemans Cottages, Fortis Green N10 3PB			
Proposal:	Retention of existing conservatory.			
Application No:	HGY/2008/0112	Officer:	Luke McSoriley	
Decision:	REF	Decision Date:	31/03/2008	
Location:	Former Lynx Depot, Coppetts Road N10 1JP			
Proposal:	Erection of new part 4 storey, part 3 storey and 2 storey office buildings (gross floor area 4,400sqm) with ancillary parking and circulation areas.			
Application No:	HGY/2008/0319	Officer:	Matthew Gunning	
Decision:	GTD	Decision Date:	01/04/2008	
Location:	1 Lanchester Road N6 4SU			
Proposal:	Erection of first floor side / rear extension and two side dormer windows.			
Application No:	HGY/2008/0347	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	02/04/2008	
Location:	19 Twyford Avenue N2 9NU			
Proposal:	Erection of single storey rear conservatory extension.			
Application No:	HGY/2008/0330	Officer:	Valerie Okeiyi	
Decision:	GTD	Decision Date:	01/04/2008	
Location:	87 Woodside Avenue N10 3HF			
Proposal:	Erection of single storey detached garage.			

WARD: Harringay

Application No:	HGY/2008/0456	Officer:	Oliver Christian	Decision Date:	09/04/2008
Decision:	GTD				
Location:	Site adjacent 2 Seymour Road N8				
Proposal:	Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2006/2434.				
Application No:	HGY/2008/0561	Officer:	John Ogenga P'Lakop	Decision Date:	07/04/2008
Decision:	GTD				
Location:	111 Allison Road N8 0AP				
Proposal:	Use of property as two self-contained flats.				
Application No:	HGY/2008/0329	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	02/04/2008
Decision:	GTD				
Location:	85 Burgoyne Road N4 1AB				
Proposal:	Use of property as HMO (House in Multiple Occupation)				
Application No:	HGY/2008/0336	Officer:	Oliver Christian	Decision Date:	02/04/2008
Decision:	GTD				
Location:	Upper Flat, 108 Mattison Road N4 1BE				
Proposal:	Raising height of roof of back addition at second floor level, insertion of 3 x rooflights to front elevation and 1 x rooflight to rear elevation.				
Application No:	HGY/2008/0229	Officer:	Megan Cochrane	Decision Date:	18/03/2008
Decision:	REF				
Location:	77-79 Turnpike Lane N8 0EE				
Proposal:	Change of use from retail (A1) to restaurant with bar and music (A3) at ground floor.				
Application No:	HGY/2008/0293	Officer:	Jeffrey Holt	Decision Date:	27/03/2008
Decision:	GTD				
Location:	371 Green Lanes N4 1DY				
Proposal:	Erection of front and rear dormer windows and conversion from hip to gable end.				
Application No:	HGY/2008/0327	Officer:	Megan Cochrane	Decision Date:	02/04/2008
Decision:	GTD				
Location:	22 Duckett Road N4 1BN				
Proposal:	Use of property as HMO (House in Multiple Occupation)				
Application No:	HGY/2008/0459	Officer:	John Ogenga P'Lakop	Decision Date:	07/04/2008
Decision:	GTD				
Location:	68 Duckett Road N4 1BW				
Proposal:	Use of property as four self-contained flats.				

WARD: Highgate

Application No:	HGY/2008/0424	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	10/04/2008
Location:	61 Hornsey Lane N6 5LE		
Proposal:	Formation of hardstanding and vehicle crossover.		
Application No:	HGY/2008/0385	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	08/04/2008
Location:	Highgate School, North Road N6 4AY		
Proposal:	Listed Building Consent for replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights.		
Application No:	HGY/2008/0379	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	08/04/2008
Location:	88 Cromwell Avenue N6 5HQ		
Proposal:	Conversion of ground and first floor flats to one duplex flat, demolition of existing single storey rear extension, erection of two storey rear extension and creation of new side door for second floor flat.		
Application No:	HGY/2008/0264	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/03/2008
Location:	Flat B, 20 Northwood Road N6 5TN		
Proposal:	Replacement of existing bay window with 3 x double glazed sash windows, replacement of bedroom window with 1 x casement window with fixed panel double glazed.		
Application No:	HGY/2007/2608	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	20/03/2008
Location:	8 Grange Road N6 4AP		
Proposal:	Removal of condition 3 attached to planning permission HGY/2007/0846 to allow the rear windows to be of clear glazing.		
Application No:	HGY/2008/0258	Officer:	Gary Savins
Decision:	PERM DEV	Decision Date:	18/03/2008
Location:	8 Yeatman Road N6 4DT		
Proposal:	Erection of a single storey rear extension.		
Application No:	HGY/2006/0347	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	18/03/2008
Location:	White Lodge, 18 Courtenay Avenue N6 4LR		
Proposal:	Approval Of Details pursuant to Conditions 3 (material samples), 4 (landscaping), 5 (boundary treatment), 6 & 7 (site levels), 8 (landscape details), & 10 (obscure glazing) attached to planning permission reference HGY/2002/1023.		
Application No:	HGY/2008/0192	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/03/2008
Location:	5 Bishops Road N6 4HP		
Proposal:	Erection of rear infill extension.		
Application No:	HGY/2008/0184	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	17/03/2008
Location:	11 Stormont Road N6 4NS		
Proposal:	Erection of single storey rear extension, excavation of basement with front and rear lightwells, and erection of front and rear dormer windows.		

Application No: **HGY/2006/0119** Officer: Frixos Kyriacou
 Decision: GTD Decision Date: 18/03/2008
 Location: Three Oaks Courtenay Avenue N6 4LR
 Proposal: Approval Of Details pursuant to Conditions 3 (materials), 4 (landscaping), 6 (foundations), 7 (site levels), 8 (tree protection), 9 (obscure glazing) & 10 (terrace details) attached to planning permission reference HGY/2005/0198.

Application No: **HGY/2008/0273** Officer: Gary Savins
 Decision: GTD Decision Date: 18/03/2008
 Location: 1 Stormont Road N6 4NS
 Proposal: Extension of existing summerhouse in rear garden.

Application No: **HGY/2008/0431** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 18/03/2008
 Location: Guildens, Courtenay Avenue N6 4LP
 Proposal: Tree works to include removal of lowest branches from Oak and Cherry in front garden and crown reduction by 30% of 5 Sycamore and Birch trees in rear garden.

Application No: **HGY/2008/0257** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 25/03/2008
 Location: 36 Sheldon Avenue N6 4JR
 Proposal: Tree works to include 20% crown reduction of 1 x Oak Tree.

Application No: **HGY/2008/0268** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 26/03/2008
 Location: 62a Highgate High Street N6 5HX
 Proposal: Change of use from Shop (A1) to Office (B1).

Application No: **HGY/2008/0384** Officer: Luke McSoriley
 Decision: GTD Decision Date: 08/04/2008
 Location: Highgate School, North Road N6 4AY
 Proposal: Replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights.

WARD: Hornsey

Application No: **HGY/2008/0430** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 08/04/2008
 Location: 13 Linzee Road N8 7RG
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0407** Officer: Oliver Christian
 Decision: REF Decision Date: 08/04/2008
 Location: 39 Nightingale Lane N8 7RA
 Proposal: Conversion of basement to form habitable rooms, with new lightwell to front elevation and access door to rear.

Application No:	HGY/2008/0398	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	08/04/2008
Location:	Campsbourne TA Community Centre, Eastfield Road N8 7AD		
Proposal:	Repair and redecoration of disused community centre including replacement of windows, cladding and roof coverings. To be used subsequently as site offices for no more than 5 years before reverting to use as community centre.		
Application No:	HGY/2008/0401	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	08/04/2008
Location:	121 Tottenham Lane N8 9BJ		
Proposal:	Display 1 x internally illuminated fascia sign.		
Application No:	HGY/2008/0349	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	02/04/2008
Location:	62 Rathcoole Avenue N8 9NA		
Proposal:	Erection of rear dormer window and insertion of 2 x rooflights to front elevation.		
Application No:	HGY/2008/0386	Officer:	Ruma Nowaz
Decision:	PERM REQ	Decision Date:	31/03/2008
Location:	78 Birkbeck Road N8 7PF		
Proposal:	Certificate of Lawfulness for the use of property as care home entailing internal alterations and alterations to rear elevation		
Application No:	HGY/2008/0324	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	27/03/2008
Location:	56 Beechwood Road N8 7NG		
Proposal:	Retrospective planning application for the retention of Pvc cover with wood above existing garden wall.		
Application No:	HGY/2008/0302	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	20/03/2008
Location:	75 Tottenham Lane N8 9BE		
Proposal:	Change of use from Dentist Surgery (D1) to Beauty Therapy and Hairdresser (A1).		
Application No:	HGY/2008/0254	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	27/03/2008
Location:	Land rear of 42-48 Newland Road N8		
Proposal:	Approval of Details pursuant to Condition 13 (sustainable features) attached to planning permission HGY/2007/1518		
Application No:	HGY/2008/0341	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/04/2008
Location:	R/O 45 Tottenham Lane N8 9BD		
Proposal:	Creation of new basement level as extension to art gallery (amendment to approved application HGY/2006/1557).		
Application No:	HGY/2008/0418	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/04/2008
Location:	28 Rathcoole Avenue N8 9NA		
Proposal:	Erection of rear conservatory extension.		

Application No: **HGY/2008/0374** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 08/04/2008
Location: 74 Linzee Road N8 7RE
Proposal: Demolition of existing single storey dwelling house and erection of new two storey three bedroom dwelling house with rooms at basement level.

WARD: **Muswell Hill**

Application No: **HGY/2008/0404** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 08/04/2008
Location: 35 Springfield Avenue N10 3SX
Proposal: Erection of single storey side extension.

Application No: **HGY/2008/0346** Officer: Gary Savins
Decision: GTD Decision Date: 03/04/2008
Location: 6 Princes Avenue N10 3LR
Proposal: Erection of single storey rear extension and part rear first floor extension with associated internal alterations works.

Application No: **HGY/2008/0338** Officer: Gary Savins
Decision: GTD Decision Date: 02/04/2008
Location: 24 Church Crescent N10 3ND
Proposal: Tree works to include reduction of height back to previous pollard points and crown by 15% of 1 x Weeping Willow tree.

Application No: **HGY/2008/0369** Officer: Luke McSoriley
Decision: GTD Decision Date: 28/03/2008
Location: 59 Etheldene Avenue N10 3QD
Proposal: Erection of single storey rear extension

Application No: **HGY/2008/0225** Officer: Gary Savins
Decision: REF Decision Date: 18/03/2008
Location: 39 Barrington Road N8 8QT
Proposal: Erection of rear dormer window and back addition dormer window and insertion of 3 x rooflights to front roofslope.

Application No: **HGY/2008/0277** Officer: Ruma Nowaz
Decision: REF Decision Date: 20/03/2008
Location: Outside Moravian Church, Priory Road N8 7HR
Proposal: Erection of new signboard to front of church.

Application No: **HGY/2008/0250** Officer: Matthew Gunning
Decision: GTD Decision Date: 25/03/2008
Location: 56 Wood Vale N10 3DN
Proposal: Erection of single storey rear extension, remodelling of existing rear bay window and rear dormer to rear roof. Formation of dutch gable to side elevation, erection of first floor front extension with hipped roof over and remodelling of existing front dormer.

Application No:	HGY/2008/0261	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	25/03/2008
Location:	30 Church Crescent N10 3NE		
Proposal:	Excavation of basement level to provide one bedroom flat.		
Application No:	HGY/2008/0262	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	25/03/2008
Location:	28 Grand Avenue N10 3BB		
Proposal:	Erection of rear dormer window, insertion of rooflights to front/rear elevations and creation of lightwell to front elevation to provide single residential dwelling.		
Application No:	HGY/2008/0270	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/03/2008
Location:	Muswell Hill Primary School, Muswell Hill N10 3ST		
Proposal:	Erection of Wardale bike shelter in the car park area.		
Application No:	HGY/2008/0278	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/03/2008
Location:	Eveline Court, Connaught Gardens N10 3LA		
Proposal:	Tree works to various trees.		
Application No:	HGY/2008/0288	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/03/2008
Location:	30 Palace Road N8 8QJ		
Proposal:	Erection of single storey rear ground floor extension.		
Application No:	HGY/2008/0307	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	27/03/2008
Location:	Flat 2, 52 Church Crescent N10 3NE		
Proposal:	Tree works to include 30% crown reduction to 1 x Oak tree.		
Application No:	HGY/2008/0180	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	18/03/2008
Location:	Ground Floor Flat, 148 Muswell Hill Road N10 3JE		
Proposal:	Erection of ground floor rear conservatory extension.		
Application No:	HGY/2008/0308	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	01/04/2008
Location:	1C Avenue Mews N10 3NP		
Proposal:	Erection of rear extension at second floor level.		
Application No:	HGY/2008/0340	Officer:	Gary Savins
Decision:	GTD	Decision Date:	02/04/2008
Location:	240-242 Muswell Hill Broadway N10 3SJ		
Proposal:	Retention of 1 x illuminated fascia sign.		

Application No: **HGY/2008/0332** Officer: Glenn Agius
Decision: PERM DEV Decision Date: 03/04/2008
Location: 4 Wood Vale N10 3DP
Proposal: Erection of rear dormer window and insertion 3 x rooflights to front elevation.

Application No: **HGY/2008/0380** Officer: Megan Cochrane
Decision: REF Decision Date: 08/04/2008
Location: North London Cricket Club, Crouch End Playing Fields, Park Road N8 8JP
Proposal: Resiting of two storage containers to boundary of cricket ground.

Application No: **HGY/2008/0358** Officer: Gary Savins
Decision: GTD Decision Date: 04/04/2008
Location: Former Garden Centre, Cranley Gardens N10 3AR
Proposal: Erection of 4 x 2 storey four bedroom houses with rooms at basement and roof level and with integral garages.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2008/0326** Officer: Stuart Cooke
Decision: RNO Decision Date: 02/04/2008
Location: Land At Kenwood House, Hampstead Lane NW3
Proposal: Change of use of part of the grounds for weekend open air concerts, including erection of a stage compound and sound towers in the Pasture Ground and ancillary infrastructure for a temporary period of 9.5 weeks over the summer months (Observations to L.B. Camden).

Application No: **HGY/2008/0315** Officer: David Paton
Decision: RNO Decision Date: 18/03/2008
Location: Athlone House, Hampstead Lane N6
Proposal: Minor alterations to the roof terrace areas for the new Buildings B and C during the course of construction 2006/1412/P. Alterations, extensions and conversion of Athlone House to 1 x 7 bedroom house; The Coach House to 2 x 2 -bed units; The Gate House to 1 x 1-bed house and Caen Cottage to 1 x 3-bed house; Erection of 3 new blocks to provide 22 flats with underground parking (4 x 2 beds, 12 x 3-beds and 6 x 4 beds); Donation of 0.98 hectare of land as extension to Heath and significant landscaping. (REVISED APPLICATION pursuant to planning permission 2004/2670/P dated 05/10/05 - entailing alterations to new blocks A, B and C including realignment of windows, repositioning of chimneys, part infilling of penthouse terraces in blocks B and C, alterations to roofs of all new blocks including added terraces, access stairs and lift overruns). (Observations to L.B. Camden).

WARD: **Noel Park**

Application No: **HGY/2008/0416** Officer: Ruma Nowaz
Decision: GTD Decision Date: 10/04/2008
Location: 473 Lordship Lane N22 5DJ
Proposal: Alterations to existing shopfront to facilitate new access to upper floors.

Application No: **HGY/2008/0391** Officer: Matthew Gunning
Decision: GTD Decision Date: 09/04/2008
Location: 97-99 High Road N22 6BB
Proposal: Display of two x internally illuminated fascia signs, 2 x non-illuminated fascia signs and 1 x internally illuminated projecting sign.

Application No:	HGY/2007/2445	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	09/04/2008
Location:	2A Brabant Road N22 6XB		
Proposal:	Approval Of Details pursuant to Condition 2 (material) and Condition 3 (refuse and waste storage) attached to appeal reference APP/Y5420/A/05/1186349 dated 20 April 2006 (original planning reference HGY/2005/0822).		
Application No:	HGY/2008/0364	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/04/2008
Location:	67 High Road N22 6BH		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2008/0334	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	02/04/2008
Location:	80 High Road N22 6HE		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting logo box.		
Application No:	HGY/2008/0333	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	01/04/2008
Location:	80 High Road N22 6HE		
Proposal:	Installation of new shop front.		
Application No:	HGY/2008/0296	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	27/03/2008
Location:	96 Turnpike Lane N8 0PH		
Proposal:	Creation of vehicle crossover to a classified road.		
Application No:	HGY/2008/0318	Officer:	Gary Savins
Decision:	GTD	Decision Date:	26/03/2008
Location:	14B Park Ridings N8 0LD		
Proposal:	Loft conversion involving insertion of 2 x rooflights to front and rear elevation		
Application No:	HGY/2008/0304	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	26/03/2008
Location:	78 Morley Avenue N22 6NG		
Proposal:	Certificate of Lawfulness for the erection of single storey rear extension		
Application No:	HGY/2008/0287	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	26/03/2008
Location:	42 Waldegrave Road N8 0QA		
Proposal:	Conversion of property to form 2 x two bed self-contained flats.		
Application No:	HGY/2008/0267	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	20/03/2008
Location:	42 Malvern Road N8 0LA		
Proposal:	Use of building as two self-contained flats.		

Application No: **HGY/2007/2272** Officer: Luke McSoriley
Decision: GTD Decision Date: 20/03/2008
Location: 9a The Broadway N22 6DS
Proposal: Listed Building Consent for repairs to existing windows, insertion of new replacement critical windows and internal alterations to allow for a change of use from cinema dressing room annex to Hotel (C1 use). (Amended)

Application No: **HGY/2007/2271** Officer: Luke McSoriley
Decision: GTD Decision Date: 20/03/2008
Location: 9a The Broadway N22 6DS
Proposal: Change of use of the former cinema dressing room annex to Hotel (C1 use).

Application No: **HGY/2008/0222** Officer: Gary Savins
Decision: GTD Decision Date: 18/03/2008
Location: 27 Cobham Road N22 6RP
Proposal: Erection of rear ground floor extension.

Application No: **HGY/2008/0197** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 18/03/2008
Location: Ground Floor Flat, 28 Cobham Road N22 6RP
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0196** Officer: Luke McSoriley
Decision: GTD Decision Date: 18/03/2008
Location: Units 1 and 2 Oska Building, Empress Works, Boreham Road N22 6SP
Proposal: Renewal of Condition 1 (time limited permission) attached to planning permission reference HGY/2004/1967 to allow continued use of site as D1 (Place of Worship).

Application No: **HGY/2008/0211** Officer: Valerie Okeiyi
Decision: REF Decision Date: 18/03/2008
Location: 16 Russell Avenue N22 6PP
Proposal: Erection of storage shed in rear garden.

Application No: **HGY/2008/0187** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 17/03/2008
Location: 16 Coleraine Road N8 0QL
Proposal: Conversion of property into 1 x 1 bed flat and 1 x 2 bed flat.

WARD: **Northumberland Park**

Application No: **HGY/2008/0402** Officer: Matthew Gunning
Decision: REF Decision Date: 10/04/2008
Location: 91 Brantwood Road N17 0DT
Proposal: Erection of two storey side extension.

Application No:	HGY/2008/0397	Officer:	Gary Savins	Decision Date:	10/04/2008
Decision:	GTD				
Location:	Wedge House, White Hart Lane N17 8HJ				
Proposal:	Replacement of trash collection screen at culvert entrance and associated works.				
Application No:	HGY/2008/0392	Officer:	Matthew Gunning	Decision Date:	09/04/2008
Decision:	GTD				
Location:	97-99 High Road N22 6BB				
Proposal:	Installation of new shopfront.				
Application No:	HGY/2008/0368	Officer:	Tara Jane Fisher	Decision Date:	08/04/2008
Decision:	GTD				
Location:	St Pauls and All Hallows Infants School, Park Lane N17 0HH				
Proposal:	Erection of free-standing canopy in school courtyard.				
Application No:	HGY/2008/0316	Officer:	Matthew Gunning	Decision Date:	01/04/2008
Decision:	REF				
Location:	Brantwood Road/Willoughby Lane N17 0ED				
Proposal:	Demolition of existing offices and warehouse / factory and erection of new concrete yard slab with open fronted canopy building to 3 sides to form customer parking area along the Willoughby Lane elevation.				
Application No:	HGY/2008/0301	Officer:	Gary Savins	Decision Date:	27/03/2008
Decision:	REF				
Location:	744A High Road N17 0AL				
Proposal:	Retention of 1 x internally illuminated advertising hoarding.				
Application No:	HGY/2008/0244	Officer:	Ruma Nowaz	Decision Date:	20/03/2008
Decision:	REF				
Location:	96 Park Lane N17 0JP				
Proposal:	Erection of garage at rear of property.				
Application No:	HGY/2008/0280	Officer:	Luke McSoriley	Decision Date:	18/03/2008
Decision:	GTD				
Location:	Unit 12, Mowlem Trading Estate, Leaside Road N17 0QJ				
Proposal:	Erection of aluminium sign panels (3 no.) with external trough light above, and aluminium information panels to front elevation.				
Application No:	HGY/2008/0213	Officer:	Gary Savins	Decision Date:	18/03/2008
Decision:	GTD				
Location:	835 High Road N17 8ER				
Proposal:	Approval Of Details pursuant to Condition 4 (extract duct, filter and silencers) attached to planning permission reference HGY/2007/2348.				
Application No:	HGY/2007/2417	Officer:	Gary Savins	Decision Date:	18/03/2008
Decision:	GTD				
Location:	3-5 White Hart Terrace White Hart Lane N17 8HN				
Proposal:	Alterations to existing shopfront and internal alterations to create a single unit and change of use to takeaway (A5).				

WARD: St. Ann's

Application No: **HGY/2008/0417** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 08/04/2008
 Location: Woodlands Park Children's Centre, 74-94 Woodlands Park Road N15 3SD
 Proposal: Creation of a covered area for the community room.

Application No: **HGY/2008/0012** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 07/04/2008
 Location: Rear of 28 Avenue Road N15 5JH
 Proposal: Change of use from vehicle spraying (B2) to mechanic repairs workshop (B1).

Application No: **HGY/2008/0337** Officer: Stuart Cooke
 Decision: GTD Decision Date: 02/04/2008
 Location: St Anns General Hospital, St Anns Road N15 3TH
 Proposal: Installation of No. 3 x lean to brick built boiler rooms and No. 2 x freestanding block built boiler rooms, with associated boiler flues.

Application No: **HGY/2008/0328** Officer: Megan Cochrane
 Decision: GTD Decision Date: 01/04/2008
 Location: 23B Stanhope Gardens N4 1HY
 Proposal: Erection of rear dormer window, insertion of 3 x rooflights to front elevation and replacement of existing windows to double glazing.

Application No: **HGY/2008/0089** Officer: Oliver Christian
 Decision: GTD Decision Date: 27/03/2008
 Location: 23 Stanley Road N15 3HB
 Proposal: Retention of single storey rear extension (following demolition of part)

Application No: **HGY/2008/0247** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 25/03/2008
 Location: 7 Vicarage Parade, West Green Road N15 3BL
 Proposal: Retention of existing community centre

Application No: **HGY/2008/0212** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 20/03/2008
 Location: 28 Ida Road N15 5JE
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0388** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 17/03/2008
 Location: 184 Harringay Road N15 3HL
 Proposal: Use of property as two self contained flats.

WARD: Seven Sisters

Application No:	HGY/2008/0426	Officer:	Jeffrey Holt	Decision Date:	10/04/2008
Decision:	GTD				
Location:	4 Grovelands Road N15 6BU				
Proposal:	Erection of single storey rear glass extension.				
Application No:	HGY/2008/0479	Officer:	John Ogenga P'Lakop	Decision Date:	09/04/2008
Decision:	GTD				
Location:	125 Castlewood Road N15 6BD				
Proposal:	Erection of front and rear dormer windows.				
Application No:	HGY/2008/0400	Officer:	Jeffrey Holt	Decision Date:	08/04/2008
Decision:	REF				
Location:	47 Beechfield Road N4 1PD				
Proposal:	Demolition of existing single storey rear extension and erection of single storey rear extension.				
Application No:	HGY/2008/0381	Officer:	Oliver Christian	Decision Date:	04/04/2008
Decision:	REF				
Location:	8 Riverside Road N15 6DA				
Proposal:	Erection of two storey side extension, single storey rear extension and front and rear dormer windows.				
Application No:	HGY/2008/0355	Officer:	John Ogenga P'Lakop	Decision Date:	04/04/2008
Decision:	GTD				
Location:	106 Lealand Road N15 6JT				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2008/0377	Officer:	Jeffrey Holt	Decision Date:	02/04/2008
Decision:	GTD				
Location:	1-24 Tewkesbury Close N15 6SJ				
Proposal:	Replacement of existing windows with new UPVC windows.				
Application No:	HGY/2008/0373	Officer:	Jeffrey Holt	Decision Date:	02/04/2008
Decision:	GTD				
Location:	1-24 Moreton Close N15 6SA				
Proposal:	Replacement of existing windows with new UPVC windows.				
Application No:	HGY/2008/0372	Officer:	Jeffrey Holt	Decision Date:	02/04/2008
Decision:	GTD				
Location:	1-24 Osman Close N15 6SL				
Proposal:	Replacement of existing windows with new UPVC windows.				
Application No:	HGY/2008/0371	Officer:	Jeffrey Holt	Decision Date:	02/04/2008
Decision:	GTD				
Location:	1-24 Moreton Road N15 6ES				
Proposal:	Replacement of existing windows with new UPVC windows.				

Application No: **HGY/2008/0203** Officer: Oliver Christian
Decision: GTD Decision Date: 18/03/2008
Location: 30 Fairview Road N15 6LL
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0210** Officer: Jeffrey Holt
Decision: GTD Decision Date: 17/03/2008
Location: 39 Wellington Avenue N15 6AS
Proposal: Retention and modification of front boundary wall / gates.

WARD: **Stroud Green**

Application No: **HGY/2008/0491** Officer: Jeffrey Holt
Decision: GTD Decision Date: 09/04/2008
Location: Flat A, 23 Albert Road N4 3RR
Proposal: Tree works to include pollarding of 1 x London Plane tree.

Application No: **HGY/2008/0455** Officer: Oliver Christian
Decision: GTD Decision Date: 09/04/2008
Location: Land Adjacent 111 Inderwick Road N8 9LA
Proposal: Erection of 2 storey two bedroom dwellinghouse with associated parking space.

Application No: **HGY/2008/0399** Officer: Megan Cochrane
Decision: GTD Decision Date: 08/04/2008
Location: 59 Oakfield Road N4 4LD
Proposal: Erection of single storey ground floor rear extension, erection of rear dormer window and insertion of 3 x velux windows to front roofslope.

Application No: **HGY/2008/0357** Officer: Jeffrey Holt
Decision: GTD Decision Date: 04/04/2008
Location: 54 Oakfield Road N4 4LB
Proposal: Creation of lightwell to front elevation for access to basement for disabled person lift.

Application No: **HGY/2008/0375** Officer: Megan Cochrane
Decision: GTD Decision Date: 02/04/2008
Location: 86A Ridge Road N8 9NR
Proposal: Erection of single storey ground floor rear extension. Alterations to elevations.

Application No: **HGY/2008/0317** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 01/04/2008
Location: Flat A, 5 Scarborough Road N4 4LX
Proposal: Demolition of existing extension and erection of single storey rear extension and internal alterations.

Application No: **HGY/2008/0259** Officer: Jeffrey Holt
Decision: REF Decision Date: 25/03/2008
Location: 61 Oakfield Road N4 4LD

Proposal: Erection of two dormer windows and insertion of 1x rooflight to rear roofslope, and insertion of 3 x rooflights to front roofslope.

Application No: **HGY/2008/0470** Officer: Megan Cochrane
Decision: GTD Decision Date: 20/03/2008
Location: 7 Scarborough Road N4 4LX

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

Application No: **HGY/2008/0286** Officer: Jeffrey Holt
Decision: REF Decision Date: 20/03/2008
Location: 58 Mount View Road N4 4JR

Proposal: Erection of rear ground floor extension, rear two storey extension and 2 x rear dormer windows.

Application No: **HGY/2008/0269** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 17/03/2008
Location: 11 Florence Road N4 4BU

Proposal: Erection of rear dormer window with 3 x velux windows to front elevation.

Application No: **HGY/2008/0191** Officer: Megan Cochrane
Decision: GTD Decision Date: 17/03/2008
Location: 41 Mount Pleasant Crescent N4 4HP

Proposal: Erection of single storey rear extension and replacement of existing windows with timber double glazed sash windows.

WARD: **Tottenham Green**

Application No: **HGY/2008/0514** Officer: Jeffrey Holt
Decision: GTD Decision Date: 09/04/2008
Location: 8-22 Victoria Road N15 4PS

Proposal: Replacement of existing windows with new PVCu windows.

Application No: **HGY/2008/0513** Officer: Jeffrey Holt
Decision: GTD Decision Date: 09/04/2008
Location: 1-31 Victoria Road N15 4PS

Proposal: Replacement of existing windows with new PCVu windows.

Application No: **HGY/2008/0415** Officer: Jeffrey Holt
Decision: GTD Decision Date: 08/04/2008
Location: 261 High Road N15 4RR

Proposal: Installation of 1 x non-illuminated static wooden advertising panel measuring 6.4m x 1.6m.

Application No:	HGY/2008/0236	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	02/04/2008
Location:	Tottenham Hale Retail Park, Broad Lane N15 4QD		
Proposal:	Approval Of Details pursuant to Condition 7 (car parking / loading and unloading relating to Units C1 to C4) attached to planning application reference HGY/2006/2336.		
Application No:	HGY/2007/1666	Officer:	Genevieve Lee
Decision:	GTD	Decision Date:	02/04/2008
Location:	37 Broad Lane N15 4DJ		
Proposal:	Demolition of existing single storey office space and creation of new office space comprising two storey extension. Erection of three storey infill between existing shop and vacant public house to provide two self contained flats.		
Application No:	HGY/2007/1517	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	02/04/2008
Location:	19 Bernard Road N15 4NE		
Proposal:	Partial demolition of existing light industrial / warehouse building and reconstruction of new light industrial / warehouse comprising of six self contained units with a mezzanine floor structure with toilet / kitchen facilities and on site parking.		
Application No:	HGY/2008/0323	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	01/04/2008
Location:	36 Springfield Road N15 4AZ		
Proposal:	Use of property as two self contained flats.		
Application No:	HGY/2008/0297	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	27/03/2008
Location:	85 Broad Lane N15 4DW		
Proposal:	Display of 1 x internally illuminated box sign and 1 x internally illuminated projecting sign.		
Application No:	HGY/2008/0295	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	27/03/2008
Location:	85 Broad Lane N15 4DW		
Proposal:	Installation of new glazed shop front.		
Application No:	HGY/2008/0279	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	27/03/2008
Location:	205 Philip Lane N15 4HL		
Proposal:	Change of use from retail (A1) to licensed betting shop (A2).		
Application No:	HGY/2008/0274	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	27/03/2008
Location:	Unit 6, Gaunson House, Markfield Road N15 4QQ		
Proposal:	Change of use from Hall of Worship to martial arts studio.		
Application No:	HGY/2008/0178	Officer:	Oliver Christian
Decision:	REF	Decision Date:	27/03/2008
Location:	74 Clyde Road N15 4JX		
Proposal:	Erection of two storey rear extension.		

Application No: **HGY/2008/0394** Officer: Stuart Cooke
Decision: GTD Decision Date: 20/03/2008
Location: Street Planter, Page Green Terrace, High Road N15
Proposal: Display of name plate advertising planter sponsorship and Haringey Council name plate.

WARD: **Tottenham Hale**

Application No: **HGY/2008/0403** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 08/04/2008
Location: 484-486 High Road N17 9JF
Proposal: Conversion of upper floors from two self-contained flats to form 3 x one bed self-contained flats.

Application No: **HGY/2008/0331** Officer: Oliver Christian
Decision: REF Decision Date: 02/04/2008
Location: 67 Seymour Avenue N17 9RG
Proposal: Conversion of property into two self-contained flats comprising 1 x two bed flat and 1 x one bed flat.

Application No: **HGY/2008/0294** Officer: Jeffrey Holt
Decision: REF Decision Date: 27/03/2008
Location: 400 High Road N17 9JB
Proposal: Display of illuminated hoarding sign

WARD: **West Green**

Application No: **HGY/2008/0092** Officer: Matthew Gunning
Decision: REF Decision Date: 07/04/2008
Location: 308 West Green Road N15 3QR
Proposal: Redevelopment of the site involving construction of a single block of 3 to 4 storeys comprising 43 residential units with 511 sqm ground floor commercial / retail unit(s) and associated access, parking, cycle parking, landscaping and associated works.

Application No: **HGY/2008/0325** Officer: David Paton
Decision: REF Decision Date: 02/04/2008
Location: 212 Westbury Avenue N22 6RU
Proposal: Retention of existing single storey rear extension.

Application No: **HGY/2008/0309** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 27/03/2008
Location: 190 Downhills Park Road N17 6AP
Proposal: Certificate of Lawfulness for the erection of rear dormer window and insertion of 2 x skylight to front elevation

WARD: **White Hart Lane**

Application No: **HGY/2008/0352** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 31/03/2008
 Location: Peabody Cottages, Peabody Estate, Lordship Lane N17 7QP

Proposal: Replacement of existing aluminium doors and windows with double-glazed aluminium doors and windows at Nos. 11, 12, 48, 49, 50, 139 and 140, Peabody Estate.

Application No: **HGY/2008/0221** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 18/03/2008
 Location: 253 The Roundway N17 7AL

Proposal: Erection of single storey ground floor side extension and front porch.

Application No: **HGY/2008/0241** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 18/03/2008
 Location: 85 Somerset Gardens, Creighton Road N17

Proposal: Replacement of existing wooden windows with double glazed uPVC windows.

Application No: **HGY/2008/0181** Officer: Gary Savins
 Decision: REF Decision Date: 17/03/2008
 Location: 291 The Roundway N17 7AJ

Proposal: Erection of single storey rear extension and ground floor level and first floor side extension.

WARD: **Woodside**

Application No: **HGY/2008/0395** Officer: Gary Savins
 Decision: GTD Decision Date: 10/04/2008
 Location: King George VI Memorial Gardens & Crescent Gardens, High Road N22

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

Application No: **HGY/2008/0390** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/04/2008
 Location: 536 Lordship Lane N22 5BY

Proposal: Installation of satellite dishes to flat roof and installation of condenser unit.

Application No: **HGY/2008/0361** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 02/04/2008
 Location: 110 Arcadian Gardens N22 5AD

Proposal: Conversion of property into 2 self contained flats.

Application No: **HGY/2008/0389** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 31/03/2008
 Location: 636 Lordship Lane N22 5JH

Proposal: Certificate of Lawfulness for use of property as takeaway

Application No:	HGY/2008/0282	Officer:	Valerie Okeiyi	Decision Date:	28/03/2008
Decision:	GTD				
Location:	536 Lordship Lane N22 5BY				
Proposal:	Installation of new shopfront.				
Application No:	HGY/2008/0281	Officer:	Valerie Okeiyi	Decision Date:	28/03/2008
Decision:	GTD				
Location:	536 Lordship Lane N22 5BY				
Proposal:	Erection of 1 x illuminated (halo lighting) fascia sign and 1 x internally illuminated projecting box sign.				
Application No:	HGY/2008/0339	Officer:	Luke McSoriley	Decision Date:	27/03/2008
Decision:	PERM DEV				
Location:	103 Stirling Road N22 5BN				
Proposal:	Certificate of Lawfulness for erection of single storey rear extension				
Application No:	HGY/2008/0272	Officer:	Gary Savins	Decision Date:	26/03/2008
Decision:	REF				
Location:	113 Sylvan Avenue N22 5JB				
Proposal:	Retention of single storey rear extension.				
Application No:	HGY/2008/0235	Officer:	David Paton	Decision Date:	24/03/2008
Decision:	GTD				
Location:	Driving Test Centre, 656 Lordship Lane N22 5JJ				
Proposal:	Renewal of temporary planning permission HGY/2004/2530 for use of portacabin unit in connection with Driving Test Centre.				
Application No:	HGY/2008/0359	Officer:	Valerie Okeiyi	Decision Date:	20/03/2008
Decision:	REF				
Location:	68 Cranbrook Park N22 5NA				
Proposal:	Demolition of existing ground floor rear extension and erection of single storey rear extension.				
Application No:	HGY/2008/0238	Officer:	David Paton	Decision Date:	20/03/2008
Decision:	GTD				
Location:	Woodside High School, White Hart Lane N22 5QJ				
Proposal:	Retrospective planning application for retention of portakabin Ultima Building to be used as an exam hall during refurbishment to existing facilities.				

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Planning Committee 6 May 2008

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

March 2008 Performance

In March 2008 there were 189 planning applications determined, with performance in each category as follows -

75% of major applications were determined within 13 weeks (3 out of 4)

76% of minor applications were determined within 8 weeks (31 out of 41 cases)

90% of other applications were determined within 8 weeks (130 out of 144 cases)

For an explanation of the categories see Appendix I

Year Performance – 2007/08

In the financial year 2007/08 there were 2163 planning applications determined, with performance in each category as follows -

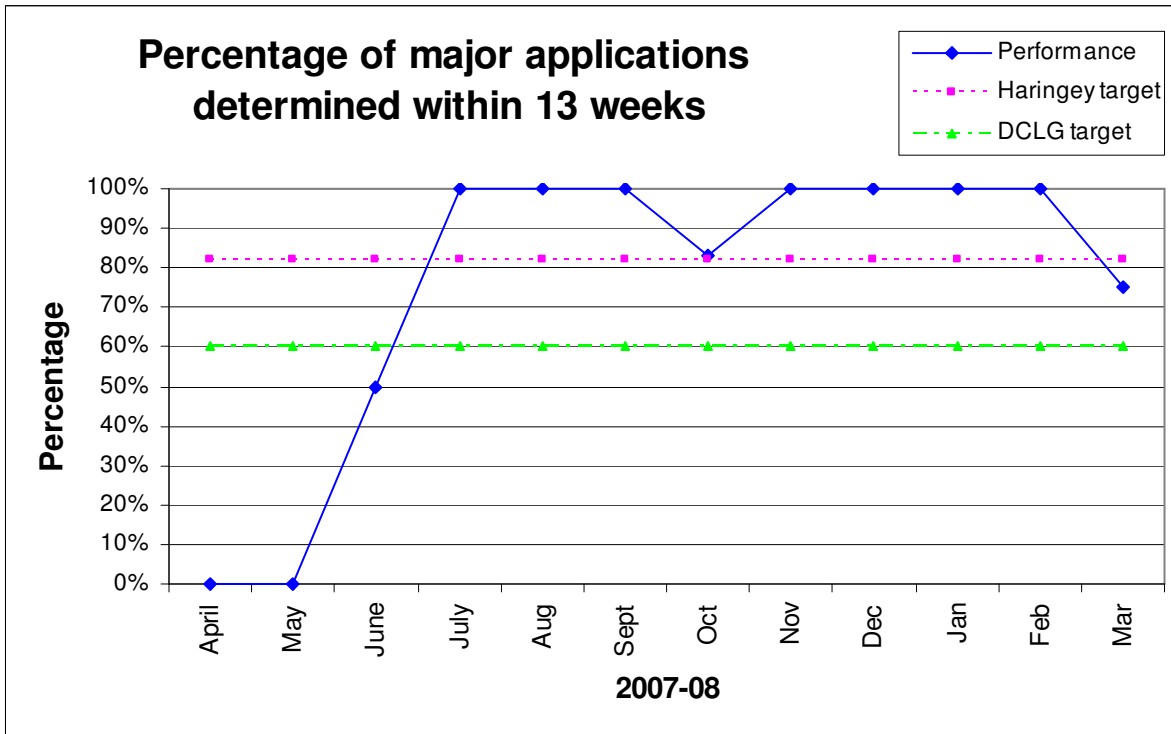
79% of major applications were determined within 13 weeks (22 out of 28 cases)

78% of minor applications were determined within 8 weeks (427 out of 551 cases)

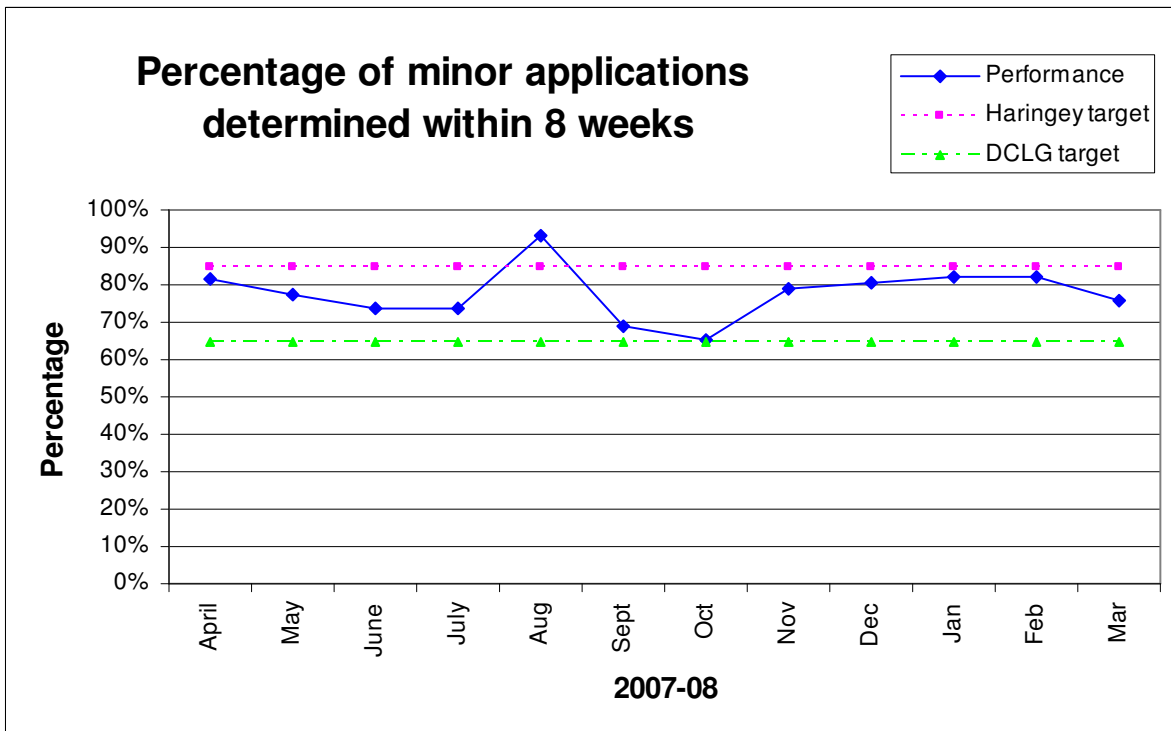
88% of other applications were determined within 8 weeks (1399 out of 1584 cases)

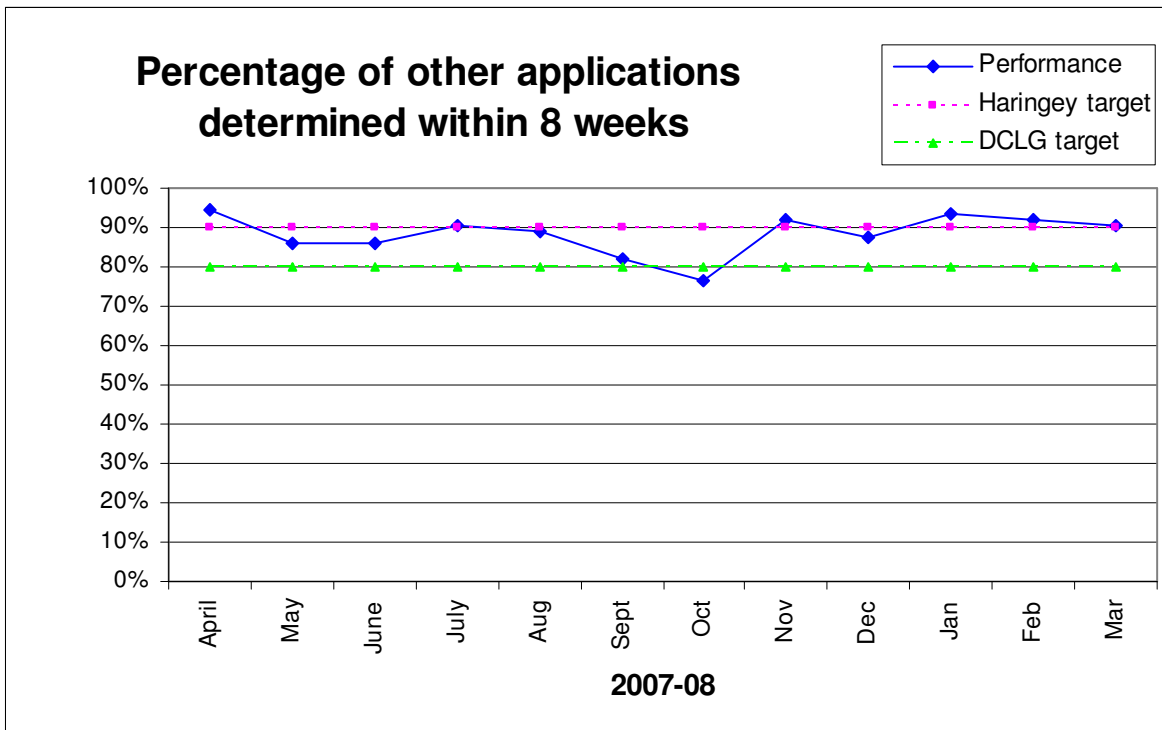
The monthly performance for each of the categories is shown in the following graphs:

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

March 2008 Performance

In March 2008, excluding Certificate of Lawfulness applications, there were 158 applications determined of which:

66% were granted (104 out of 158)

34% were refused (54 out of 158)

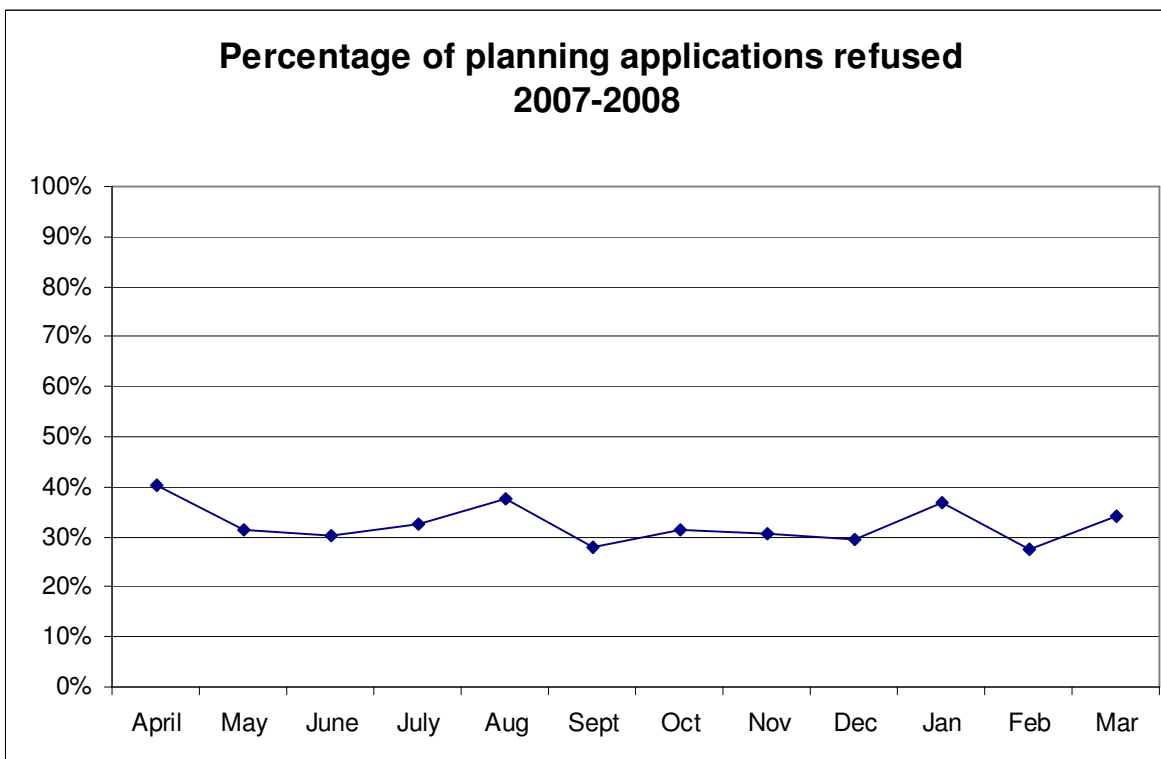
Year Performance – 2007/08

In the financial year 2007/08, excluding Certificate of Lawfulness applications, there were 1777 applications determined of which:

68% were granted (1200 out of 1777)

32% were refused (577 out of 1777)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

March 2008 Performance

In March 2008 there were 2 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

50% of appeals allowed on refusals (1 out of 2 cases)

50% of appeals dismissed on refusals (1 out of 2 cases)

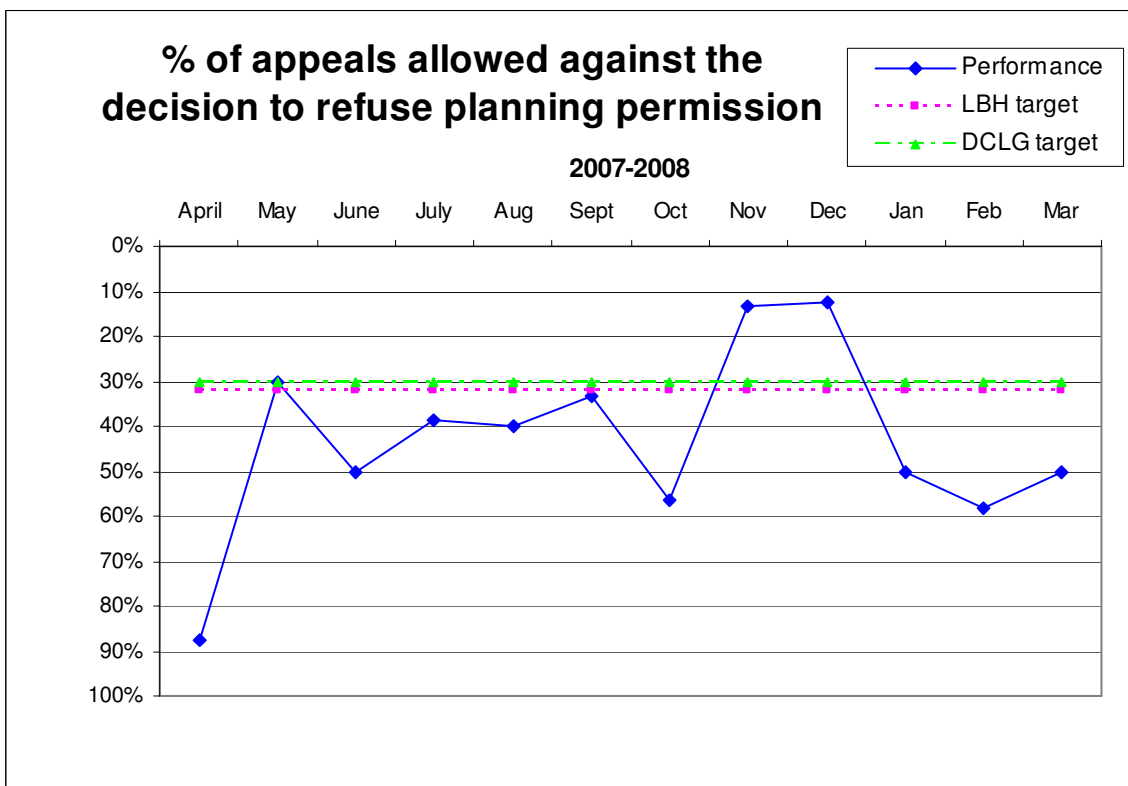
Year Performance – 2007/08

In the financial year 2007/08 there were 122 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

42.6% of appeals allowed on refusals (52 out of 122 cases)

57.4% of appeals dismissed on refusals (70 out of 122 cases)

The monthly performance is shown in the following graph:



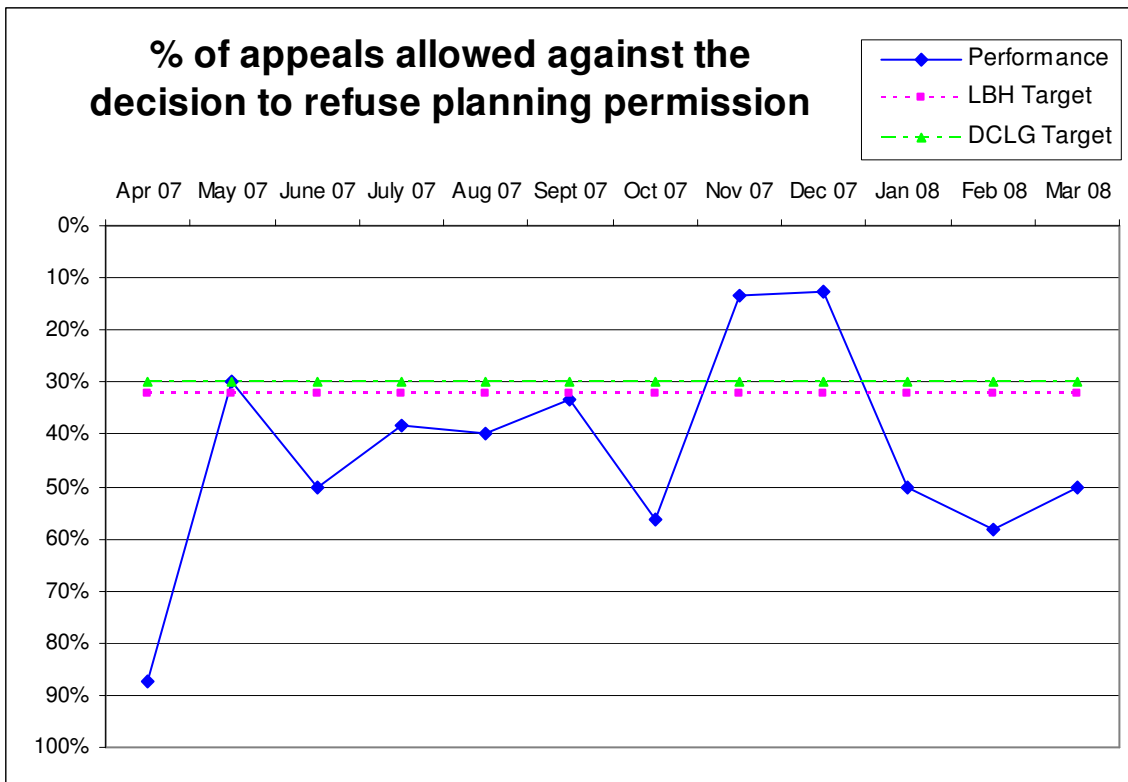
Last 12 months performance – April 2007 to March 2008

In the 12 month period April 2007 to March 2008 there were 122 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

42.6% of appeals allowed on refusals (52 out of 122 cases)

57.4% of appeals dismissed on refusals (70 out of 122 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)

ENFORCEMENT REPORT FOR APRIL COMMITTEE MEETING

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS COMPLETED	604 Seven Sisters Road, N15 – Unauthorised Erection of Structure	31/03/08
	7 Wembury Mews, N6 – Unauthorised Change of Use	02/04/08
	North Middlesex Cricket Club, 185a Park Road, N8 - Unauthorised Erection of Structure	03/04/08
S.330 - REQUESTS FOR INFORMATION SERVED	43 Rutland Gardens, N4 – Unauthorised Residential Conversion	03/03/08
	19 Eastern Road, N22 – Unauthorised Residential Conversion	11/03/08
	623 Green Lanes, N8 – Unauthorised Residential Conversion	19/03/08
	108 Warham Road, N4 – Unauthorised Residential Conversion	02/04/08
	25 Park Avenue, N22 - Unauthorised Residential Conversion	11/04/08
ENFORCEMENT NOTICES SERVED	1 Grand Parade, N4 – Not In Accordance With Permission (Late Night Opening Without Permission)	18/03/08
	3 Wembury Mews, N6 – Unauthorised Residential Conversion	19/03/08
	26 Thorold Road, N22 – Unauthorised Window Replacement	20/03/08
	132 Wargrave Avenue, N15 – Unauthorised Residential Conversion	26/03/08
	188 Muswell Hill Road, N10 – Not In Accordance With Permission (Enclosure at Rear)	26/03/08
	26 The Broadway, N8 – Unauthorised Alteration To Listed Building	26/03/08
	61 Grand Parade, N4 – Unauthorised Change of Use	26/03/08
	11 Muswell Avenue, N10 – Unauthorised Extension	28/03/08
	13 Bounds Green Road, N22 – Unauthorised Residential Conversion	28/03/08
	791 High Road, N17 – Unauthorised Alteration To Shop Front	28/03/08
	43 Rutland Gardens, N4 – Unauthorised Residential Conversion	28/03/08
	87 Creighton Road, N17 – Unauthorised Change of Use	28/03/08
	150 Park Lane, N17 - Unauthorised Residential Conversion	31/03/08
76 North Hill, N6 - Not In Accordance With Permission (Boxed Window Differs From Plans)	08/04/08	
TEMPORARY STOP NOTICES SERVED	555 White Hart Lane, N17 – Not In Accordance With Permission (Works Started twenty-four hours a day whilst Permission is Pending)	10/04/08
	51 Finsbury Road, N22 - Not In Accordance With Permission (Window Not Being Replaced Like For Like)	10/04/08
PLANNING CONTRAVENTION NOTICES SERVED	24 Scotland Green, N17 - Unauthorised Extension	26/03/08
	45 Creighton Avenue, N10 - Unauthorised Change of Use	02/04/08
BREACH OF CONDITIONS NOTICES SERVED	76 North Hill, N6 - Not In Accordance With Permission (Boxed Window Differs From Plans)	28/03/08
PROSECUTIONS SENT TO LEGAL	315-317 West Green Road, N15 – Unauthorised Erection of Structure	09/04/08
	62 Willoughby Lane, N17 - Unauthorised Erection of Structure	09/04/08
	11 Muswell Avenue, N10 – Unauthorised Extension	28/03/08
	61 Grand Parade, Green Lanes, N4 – Unauthorised Change of Use	25/03/08
	483 Lordship Lane, N22 – Unauthorised Residential Conversion	31/03/08
	14 Gordon Road, N11 - Unauthorised Residential Conversion	19/03/08
APPEALS/ATTENDANCE	None	
SUCCESSFUL PROSECUTIONS	None	

COMPLIANCES	None.	
ENFORCEMENT NOTICES WITHDRAWN	None.	



Haringey Council

Agenda item:

[]

Planning Committee	On 6th May 2008
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Report Title: Planning applications reports for determination	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
1. Purpose Planning applications submitted to the above Committee for determination by Members.	
2. Summary All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.	
3. Recommendations See following reports.	
Report Authorised by:  Ransford Stewart Interim Assistant Director Planning Policy & Development	
Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114	
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.	

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Planning Committee 6 May 2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/0467

Ward: Noel Park

Date received: 22/02/2008

Last amended date: N / A

Drawing number of plans

Address: Wood Green Shopping City, High Road N22

Proposal: Variation of condition 9 (hours of delivery to service yards) attached to planning reference HGY/2007/0500 to allow operation between 0700 - 2100hrs Monday to Friday, 0800 - 2100hrs on Saturdays, and 0900 - 1800hrs on Sundays and Bank Holidays.

Existing Use: Retail / petrol filling station

Proposed Use: Retail/ Service Yard

Applicant: The Mall Corporation Ltd Partnership

Ownership: The Mall Corporation Ltd Partnership

PLANNING DESIGNATIONS

Retrieved from GIS on 04/03/2008 Tube Lines
Road Network: Classified Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site form part of the Mall Shopping City which consists of a covered three-level shopping mall, a multiplex cinema, multi-story car parks (1,500 parking spaces), a recently vacated petrol filling station, service yards along with residential and office space. Wood Green Town Centre is a strategically identified Metropolitan Centre (one of ten in London).

This application relates specifically to a new service yard (Service Yard 5) which is to be created on a recently vacated petrol filling station located at the corner of Mayes Road and Caxton Road. This service yard is being created to replace the existing Service Yard 5, which is located behind this petrol filling station. This existing service yard is largely surrounded by non-residential

uses (Wood Green Central Library and the Haringey Asian Centre) and is 50 metres away from the nearest residential property on Caxton Road. This service yard is being developed upon to create a new 10,000 sq.m extension to the shopping centre to accommodate a new anchor store (Debenhams store).

The new service yard will be closer to residential properties: 35 metres away from the closest properties on Caxton Road and 25 metres from the nearest residential properties on Mayes Road (measured from the centre of service yard).

PLANNING HISTORY

OLD/1976/0475- Erection of up to 575,000 sq ft of gross shopping floor space, a market hall, servicing facilities, up to 1,450 car parking spaces, showrooms and offices, post office, public house, two restaurants, garage and petrol filling station, 220 housing units – Approved 19-01-1976

HGY/1996/1461 - Erection of leisure and recreational facility, multiplex cinema and restaurants, together with some reconfiguration and extension of existing shop units. The formation of new service/delivery facilities and some demolition. (Outline Application) – Granted 02-06-98

HGY/2007/0500 - Development to extend the Mall, Wood Green shopping centre, to include erection of new retail store (10,000sq.m) on 3 floors and storage; extension to restaurant adjacent to Mayes Road Service Yard; demolition of existing petrol filling station and provision of new Service Yard; landscaping and associated plant and machinery. – Approved 14/06/2007

HGY/2007/1643 - Variation of Condition 9 (hours of delivery to service yards) attached to planning reference HGY/2007/0500 to allow operation on a 24 hour basis for service yard 5. – Refused 28/09/2007

There have been many relatively minor applications for the Shopping City over the past 30 years, and for the most part are applications for changes to shopfronts and advertisement signage.

DETAILS OF PROPOSAL

This application is for the variation of condition 9 (hours of delivery to service yards) attached to planning reference HGY/2007/0500 to allow it to operation between 0700 - 2100hrs Monday to Friday, 0800 - 2100hrs on Saturdays, and 0900 - 1800hrs on Sundays and Bank Holidays.

Condition 9 of planning consent HGY/2007/0500 stated that “No deliveries to the new service yard (Service Yard 5) shall take place outside the hours of 7.00 am to 7.00 pm on Mondays to Saturdays, and not at all on Sundays and public holidays.”

The agent’s who have submitted the application state that the future tenants of the Mall extension (Debenhams) state that the initial hours imposed in

Condition 9 would not allow the new service yard (Service Yard 5) to operate effectively, particularly in regard to the large amount of trade generated on Fridays and Saturdays and the need to replenish its store on Saturdays to allow trade over a seven day period

CONSULTATION

Ward Councillors (Noel Park and Woodside)
Noise and Pollution
Policy
Wood Green Town Centre Management
Flats 1-31 (c.) Penwortham Court, Mayes Road, N22
1 - 10 (o) Caxton Road
63 - 107 (o) Mayes Road
86 - 114 (e) Mayes Road
161 - 197 (o) Hornsey Park Road
112 - 142 (e) Hornsey Park Road
Avenue Gardens Residents Association
Noel Park North Residents Association
Environmental Agency
Parkside Malvern Residents Associations

RESPONSES

Cllr Egan – Supports the conditions placed by the Plans on HGY/2007/0500. The revised application will increase the ‘pressure and stress’ on the local community which the previous conditions helped to relieve. Extra hours, noise and pollution for 365 days is totally unacceptable. I ask that the applicants stay with the original consent. Cllr Meehan & Cllr Harris both concur with Cllr Egan.

Letters of objection have been received from the following residents 15 Park Avenue, 99 Hornsey Park Road, 44 Malvern Road, 92 Mayes Road and 77 Morley Avenue and are summarised as follows:

- Increase in large number of lorries along the road,
- Significant noise and vibration will have an adverse impact on quality of life and health of local residents;
- Increase in noise, pollution and accidents on this road;
- Speed limit should be reduced to 20MPH’;
- Increase in heavy traffic on Park Ridings and Malvern Road;

Avenue Gardens Residents Association & Noel Park North Residents Association - - With reference to the Planning Application for a Variation of Condition 9 (hours of delivery to service yards) at The Mall, Wood Green, your reference HGY/2008/0467, Avenue Gardens Residents Association objects to the application for the following reasons:

1. Condition 9 of the granted planning permission permits use of Service Yard 5 between the hours of 7am to 7pm, Mondays to Saturdays and not at all on

Sundays and Public Holidays. The express reason given is to protect the living condition of nearby residents.

2. The current application is seeking to extend these hours beyond the 12 hour window during weekdays and Saturdays, and to institute an entirely new delivery period beyond the existing permission on Sundays and Public Holidays.

3. In contrast to the assertion of the applicant, the permitted usage for 12 hours per day for six out of seven days should be adequate to support a seven day trading period, as demonstrated by other retail chains in Shopping City and the High Road. The development has not even been built yet, and the proposed tenant has no operational experience on the site.

4. The applicant has provided no impact statement of this revised pattern of usage on nearby residents, and indeed, in a previous application attempting to revise the permitted hours, has already admitted that the use of the yard would increase the average level of background ambient noise. The residents in the vicinity should be supported by efforts that decrease the ambient noise on their environment, not that increase it.

5. The effects of elevated levels of background noise are well documented. The mental and physical wellbeing of residents nearby the yard, and of roads through which delivery vehicles will travel must be protected.

6. Out of hours deliveries and in periods where residents would normally expect some respite must be controlled - this includes Sundays and Public Holidays. This is needed to ensure and maintain the quality of the neighbourhood so that this central area of the Borough remains a place where people want to live.

7. A long running and serious issue locally has always been the disruption and degradation to local quality of life caused by HGV movements. Councillors will readily attest to the fact that the issue of HGV movements in residential streets has often been raised by residents.

8. These issues were fully considered by the Planning Authority when the principal application was first made, and conditions limiting delivery times and use of the service yard were imposed for sound reasons. There is no reason for the Authority to change the conditions.

9. We note the applicant is putting forward noise absorptive surfaces. We expect that such measures would be required in any case given that the use of the yard will create noise nuisance for nearby residents.

45 signed petition letters outlining the following have been received from local residents.

1. A long running and serious issue in our area has been the disruption and degradation to local quality of life caused by Heavy Goods Vehicle movements, and particularly HGV movement in the

night hours. The very large lorries used by suppliers to outlets in the Mall are notorious examples.

2. Out of house deliveries and in periods where residents would normally expect some respite must be controlled – that includes Sunday and Public Holidays. This is needed to ensure and maintain the quality of the neighbourhood so that this central area of the Borough remains a place where people want to live.
3. The effect of high levels of background noise are well documented as causing illness. The mental and physical wellbeing of residents near the yard, and of those living on streets through which delivery vehicles will travel must be protected. The residents in the vicinity should be supported by effort that decrease the ambient noise on their environment, not increase it.
4. The wellbeing of the many hundred of residents who would be affected by this proposal should not be compromised.

The Planning Authority fully considered this issues in the initial application and imposed conditions for sound reasons. There is no reason to the change the conditions.

Environmental Agency- Have no comment to make.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement (PPS) 1 –Delivering Sustainable Development – (Feb 2005)

Planning Policy Statement (PPS) 6 - Planning for Town Centres – (March 2005)

Planning Policy Guidance (PPG13) - Transport

Planning Policy Guidance Note (PPG) 24 – Planning and Noise – (Sept 1994).

The London Plan - 2004

Policy 3C.2 Matching development to transport capacity

Policy 3D.1 Supporting town centres

Policy 3D.2 Town centre development

Policy 3D.3 Maintaining and improving retail facilities

Policy 4A.6 Improving air quality

Policy 4A.14 Reducing noise

Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy AC1 Heartland/ Wood Green
Policy UD3 General Principles
Policy ENV6 Noise Pollution
Policy ENV7 Air, Water and Light Pollution
Policy TCR1 Development in Town and Local Shopping Centres
Policy TCR3 Protection of Shops in the Town Centre

Supplementary Planning Guidance

SPG7a Vehicle and Pedestrian Movement

Other

BS8233: Sound insulation and noise reduction for buildings. Code of practice
'BS4142 Method for rating industrial noise affecting mixed residential and
industrial building
Mayor of London's Ambient Noise Strategy

ANALYSIS / ASSESSMENT OF THE APPLICATION

Background

Condition 9 was imposed on the original permission for this development in order to safeguard residential amenity. As with any planning condition imposed on a planning permission, the applicant is entitled to make a S.73 application to seek to vary the wording of the condition. In considering a S.73 application to vary a condition, the Local Planning Authority may impose a different condition than the one originally imposed, or grant the permission unconditionally, or refuse the application.

The previous application to operate the service yard on a 24 hour basis was refused permission on the grounds that it would give rise to noise and disturbance at times which would be detriment of the residential amenities of adjoining properties.

Impact on Residential Amenity

At the time of determining this application for the relocation of Service Yard 5 a cautious approach to restricting delivery hours was deemed necessary, as the new service yard is significantly closer to residential use (25 metres as opposed to 50 metres) and the full impact of the new department store and new service yard would not be known until it was fully operational. In determining this application it was requested that sound absorption properties be incorporated into the 2.5 metre perimeter walls of the service yard and the surface of the yard be of a smooth finish.

The key issue in respect of the current application is whether the proposed increase in hours to the new service yard will give rise to an adverse impact on the amenity of nearby residential properties. There is concern from local residents that the additional hours of operation of the service yard will lead to increased noise and disruption and a further degradation to local quality of life.

The current application is significantly different from the last application to change the delivery hours, which was for 24 hours use. The applicant's are not seeking any earlier start in the week days, it would still be 7 am. The extra hours sought are in the evenings - Monday to Saturday, to go to 9pm rather than 7pm, and on Sundays and Bank Holidays to be able to deliver between 9am and 6pm.

Under the approved permission, no Sunday or Bank Holiday deliveries were permitted. The extra hours sought should not involve any additional early morning disturbance, as there is already quite an amount of activity in the area on Sundays as many shops to the Shopping are trading for 6 hours. The additional two hours in the weekdays and Saturday evenings will not be at night or in the early hours, so the overall request is not an unreasonable proposal.

National and Local Plan policy guidance seek to protect residential areas from development which will have an adverse impact on noise, smell or air pollution. Policy ENV6 of the adopted Haringey Unitary Development Plan states that "the Council will ensure that new noise sensitive development is located away from existing, or planned sources of noise pollution. Potentially noisy developments should only be located in areas where ambient noise levels are already high and where measures are proposed to mitigate its impact".

PPG24 states that "while there will be sites where noise is significantly lower at night than during the day other sites may be subjected to night-time noise from traffic at a level which is little below the day-time level. These sites warrant particular protection: noise-sensitive development should not normally be permitted where high levels of noise will continue throughout the night, especially during the hours when people are normally sleeping (23.00 to 07.00). PPG24 identifies a number of measures which can control the source of and limit exposure to noise; such as "limiting operating time of source; restricting activities allowed on the site; specifying an acceptable noise limit".

PPG24 goes on to state that "the appropriate use of planning conditions can enable many development proposals to proceed where it would otherwise be necessary to refuse permission". Government advice on the use of planning conditions is contained in Circular 11/95, which states that conditions can only be imposed where they are considered necessary, relevant to planning, and relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

PPG24 does not contain advice on the impact of service yards specifically however it does clarify in the Glossary of this guidance that a change of 3

dB(A) is the minimum perceptible under normal conditions, and a change of 10 dB(A) corresponds roughly to halving or doubling the loudness of a sound.

The Acoustic Report submitted in respect of planning application HGY/2007/0500, prepared by LEA Acoustics (HLA), which assessed the noise impacts associated with the proposed relocation of Service Yard 5 from its existing location to the site of the former petrol filling station, has been taken into consideration in determining this application.

This report states that "The Mall Management advised that deliveries are taking place between the hours of 06.00am and 8.00 pm Monday to Sunday" and those delivery operations involve a limited number of heavy goods vehicles (HGV) movement, mini van movements and all activities associated with loading and unloading. The report states that ambient noise level at the nearest properties during the delivery period varies from 60 dB(A) to 73 dB(A). The report concludes that during the daytime when the ambient noise in the area is higher, no change in ambient noise level is anticipated as a result of the service yard operation.

This report indicates that some of the delivery activities could result in peak noise intervals likely to be audible at the nearest residential properties, i.e. noise events associated with intermitted clanking noise from trolley movement, manual fork lift movement on the uneven concrete surface of the loading platform, car door slamming and the lorry tailgate operations.

In respect of the surface to the service yard this will be a 250 mm thick reinforced concrete slab. In addition the service yard will be enclosed by a 2.5m high boundary wall, beyond which there will be a strip of street trees. The height and bulk of this perimeter wall will create a critical mass which will help noise attenuation.

In respect of this application it is necessary to point out that the previous service yard 5 operated on a 24hours basis without any controls. Service Yard 7 located at the junction of Mayes Road and Hornsey Park Road can operate on a 24 hour basis with no restrictions. In addition it is also necessary to point out that the previous petrol filling station on site could operate on a 24 hour basis, which would allow customers to access the site at any time during the day or night to re-fuel.

Such visits would/ could create noise through the slamming of car doors, revving of engines, radios left on and people talking loudly which would be similar peak noise intervals associated the new service yard.

Whilst the concerns of local residents are acknowledged in this case, the existence of these land uses, the delivery arrangements associated with the previous service yard and the noise and disturbance with the previous petrol filling station need also need to be borne in mind. Paragraph 48 of PPG13 states

“freight movements, particularly those serving developments near to residential areas and in town centres, are often restricted in their hours of operation, through the imposition of conditions, because of concerns over disturbance to residents. However, these restrictions can have the effect of exacerbating congestion during peak times, increasing local pollution, and discouraging further investment in central urban locations. Policies need to strike a balance between the interests of local residents and those of the wider community, including the need to protect the vitality of urban economies, local employment opportunities and the overall quality of life in towns and cities”

This position to achieve a balance is also reflected in PPS6 which states that

“Conditions can also be used by local authorities in seeking to resolve issues relating to the impact of the development on traffic and the amenity of neighbouring residents, such as the timing of the delivery of goods to shops. In considering restrictions on deliveries, local authorities should take account of all relevant factors, including impact on congestion, especially in peak periods. In considering how to mitigate night-time noise local authorities should consider alternatives to a complete ban, such as embodying codes of practice into planning agreements relating to numbers of vehicles and noise standards.”

Overall the LPA consider that the proposal to vary the opening hours will not have an adverse impact on residential amenity of nearby residents given that daytime ambient noise levels are already high. The proposed hours of delivery as set out in this application represent an acceptable balance between the need to safeguard the residential amenities of local residents (particularly normal sleeping hours - 23.00 to 07.00) and the need to meet the needs of the relevant retail and commercial uses. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/0467

Subject to the following condition:

1. No deliveries to the new service yard (Service Yard 5) shall take place outside the hours of 0700 to 2100hrs Monday to Friday, 0800 to 2100hrs on Saturdays, and 0900 to 1800hrs on Sundays and public holidays.

Reason: To safeguard the living conditions of nearby residents.

REASONS FOR APPROVAL

The proposal to vary the opening hours will not have an adverse impact on residential amenity of nearby residents given that daytime ambient noise levels are already high. The proposed hours of delivery as set out in this application represent an acceptable balance between the need to safeguard the residential amenities of local residents (particularly normal sleeping hours - 23.00 to 07.00) and the need to meet the needs of the relevant retail and commercial uses. As such this application is considered to be in accordance with Policies ENV6 'Noise Pollution' and TCR1 'Development in Town and Local Shopping Centres' of the adopted Haringey Unitary Development Plan (2006).



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Site plan

Wood Green Shopping City, High Road N22



**Directorate of
Urban
Environment**

Ransford Stewart
Assistant Director
Planning Policy & Development
639 High Road
London N17 8BD
Tel 020 8489 0000
Fax 020 8489 5525

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	Scale	1:2500
	Date	06/05/2008

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Planning Committee 6 May 2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/0263

Ward: Noel Park

Date received: 31/01/2008

Last amended date: N / A

Drawing number of plans: 64/SP/01; 64/PP/01, 02, 03, 05, 06, 08, 09, 10, 11, 12 [all Rev 07]; 64/SCH/01rev 07.

Address: 591 Lordship Lane N22

Proposal: Demolition of existing building and erection of 3/4 storey building comprising 1 x one bed, 1 x three bed and 5 x two bed flats with associated landscaping.

Existing Use: Residential / retail

Proposed Use: Residential

Applicant: J. Falco

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: David Paton

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site comprised a 2 storey building with a single storey shop extension at the front and residential at the rear and at 1st. floor. The site is on the south side of Lordship Lane between Coldham Court and Andrula Court. These latter residential developments each comprise 2 blocks, one on the Lordship Lane frontage (although the front block of Coldham Court and is some 13m. behind the building line of no. 591 and Andrula Court) and one to the rear. Andrula Court is 4 storeys high and the rear block is set at right angles to Lordship Lane, with windows and access balconies facing, and overlooking, the application site. Coldham Court is 3 storeys high, and both blocks run parallel to Lordship Lane, with nos. 19 to 34 running partly behind the application site, to the south, and therefore also overlooking it.

There was a vehicle access/parking space on the east side of the existing building.

Work on the building approved in 2007 is now well advanced.

PLANNING HISTORY

December 2006 planning permission refused for demolition and erection of a 4/5 storey comprising 2 x one bedroom and 8 x 2 bedroom flats with 4 parking spaces and landscaping.

November 2007 permission granted for demolition of existing building and erection of part 3 / part 4 storey block of 6 flats comprising 1 x 3bed. flat and 5 x 2bedroom flats, subject to a Section 106 agreement to secure £34458 as an educational contribution, £10,000 environmental contribution and £200 towards the cost of amending Traffic Management Orders, producing a sum of £44,658, plus 5% of this sum for administration and recovery giving a total of £46,890.

DETAILS OF PROPOSAL

The current proposal is to add 1 x 1-bedroom flat on the ground floor of the approved building by subdividing the original 3-bedroom flat on the ground floor into a 3-bedroom flat and a one-bedroom flat, making a total of 7 flats in the development rather than 6. Both flats would have direct access to garden space. The envelope of the building as approved in 2007 would remain the same (there is no increase in size or bulk).

(At the time this application was submitted the original building had been demolished and the site cleared but the new building approved in 2007 had not been built, as a result an application for the change of use of the ground floor flat into 2 flats was not possible as this flat still did not exist, and a new application for the whole building, with the variation of the additional flat, had to be submitted).

CONSULTATION

Adjoining occupiers – 1 - 34 Coldham Court,
1 - 33 Andrula Court,
606 - 620 (even) Lordship Lane;
5 - 17 (odd) Perth Road

London Fire Brigade

Transportation

RESPONSES

Adjoining occupiers – 2 objections on grounds of overdevelopment and lack of car parking.

Noel Park North Area Residents' Association – a part 3/part 4 storey building is still too high, causing loss of privacy, loss of outlook & loss of daylight and sunlight to neighbours, there is inadequate garden space with upper floor flats having no access, an extra 1-bedroom flat would be an over-intensive use. In addition the plan of the new flat shows a bathroom that is too small to accommodate a bath and could be equipped with a shower only.

London Fire Brigade – satisfied with the scheme

Transportation – the site has high public transport accessibility and Wood Green CPZ provides adequate on-street parking control; this site is therefore suitable for a car-free development. There is therefore no objection to the scheme.

RELEVANT PLANNING POLICY

UD3 “General principles”

UD4 “Quality design”

HSG1 “New housing developments”

HSG4 “Affordable housing”

HSG9 “Density standards”

HSG10 “Dwelling mix”

M10 “Parking for development”

SPG 3a “Dwelling mix, floorspace minima, conversions, extensions and lifetime homes”

SPG 3b “Privacy/overlooking, aspect/outlook and daylight/sunlight”

SPG10c “Educational needs generated by new housing development”

ANALYSIS / ASSESSMENT OF THE APPLICATION

The envelope of the building remains exactly the same as that approved in 2007 (and now under construction), so issues concerning loss of privacy, loss of outlook, loss of daylight and sunlight have already been considered and settled and are no longer of relevance. The main issues therefore concern overdevelopment or over-intensive use, and floorspace standards.

The provision of the additional flat is achieved by taking floorspace from the originally approved 3-bedroom unit, which was generous. The resultant 2 flats both have adequate room sizes. However, it is true that the bathroom shown for the new 1-bedroom flat is very small and is provided with a shower instead of a bath, but this is considered acceptable for a 1-bedroom flat. Both flats have access to adequately sized gardens.

The site borders the Wood Green CPZ and residents would not be issued with permits. As a result, the addition of an adequately-sized non-family unit within the envelope of the building already approved could not be regarded as overdevelopment or an over-intensive use.

S. 106 Agreement – the earlier permission was subject to a section 106 agreement requiring financial contributions to educational provision, environmental improvements and amendments to Traffic Management Orders. These contributions were paid before the issue of the planning permission and the addition of one non-family unit does not give rise to any requirement for additional contributions. The development remains below the threshold for provision of affordable housing. There is therefore no need for a fresh agreement to accompany this decision.

SUMMARY AND CONCLUSION

The external design, and envelope of the building remains as previously permitted and the addition of one non-family flat does not constitute overdevelopment, and the scheme therefore complies sufficiently with Policies UD3 “General principles” and UD4 “Quality design” of the Council’s Unitary Development Plan.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/0263

Applicant’s drawing No.(s) 64/SP/01; 64/PP/01, 02, 03, 05, 06, 08, 09, 10, 11, 12 [all Rev 07]; 64/SCH/01rev 07.

Subject to the following conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The windows on the top floor (rear) south elevation of the building, as shown on the approved plans, shall be glazed with obscure glass and shall be

so maintained unless prior written consent of the local planning authority is obtained.

Reason: In the interests of the privacy of adjoining occupiers.

4. Details of the proposed boundary treatment including all walls, fencing, gateways and means of access shall be submitted to and approved by the local planning authority prior to completion of the development hereby approved, such detailed work to be carried out as approved prior to occupation of the building.

Reason: To ensure a satisfactory appearance and to safeguard the visual amenity of the locality.

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

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

6. 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:

a. those existing trees to be retained.

b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

d. 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.

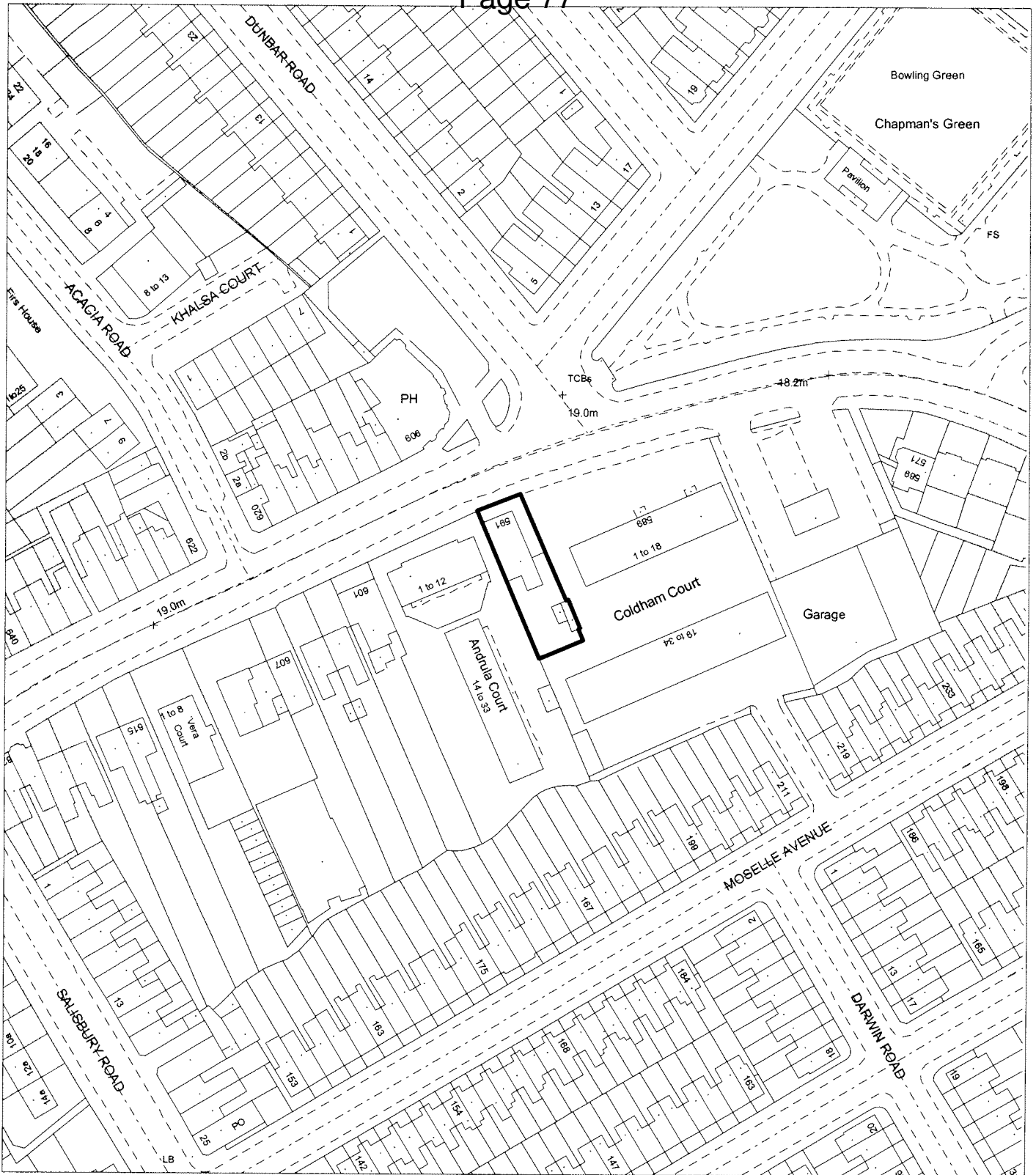
7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

8. Notwithstanding the details shown on the ground floor plan of the proposed development, further detailed drawings of the refuse and cycle stores to be provided shall be submitted to and approved by the local planning authority, such details as approved to be implemented prior to the occupation of the building. Reason: In order to ensure a satisfactory form of development.

REASONS FOR APPROVAL

The external design, and envelope of the building remains as previously permitted and the addition of one non-family flat does not constitute overdevelopment, and the scheme therefore complies sufficiently with Policies UD3 'General Principles' and UD4 'Quality Design' of the Council's Unitary Development Plan.



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Site plan

591 Lordship Lane N22



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Environment**

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Planning Committee 6 May 2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/0462

Ward: Northumberland Park

Date received: 22/02/2008

Last amended date: N / A

Drawing number of plans: 01 Rev D & photographs.

Address: 7 Orchard Place N17

Proposal: Redevelopment of site to provide 3 storey building comprising 2 x three bed and 4 x two bed self-contained flats with 3 no car parking spaces.

Existing Use: B1

Proposed Use: Residential

Applicant: Mr Graham Collins

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Legal Agreement

SITE AND SURROUNDINGS

The application site is situated at 7 Orchard Place outside the conservation area. The site is currently a two storey builders office with a single storey extension to the rear, adjacent to a yard for car repairs etc and the railway line to the west and a row of 3 storey residential houses to the east. To the rear of the site are very tall conifer trees (15m).

PLANNING HISTORY

Planning-**HGY/2005/2295**-REF-31-01-06-7 Orchard Place London -
Redevelopment to provide 3 storey building comprising 6 x 2 bed flats with 4 parking spaces and amenity space.

Planning-**HGY/2006/0247**-REF-04-04-06-7 Orchard Place London -
Redevelopment of site to provide 3 storey building comprising 6 x two bed flats with 4 parking spaces and amenity space.

DETAILS OF PROPOSAL

The proposal is a resubmission for the demolition of the existing builders officers and redevelopment of the site to provide a 3 storey building comprising 2 x 3 bed flats on the ground floor and 4 x two bed self contained flats on the first and first and second floor constructed in roof tiles and facing brickwork, with 3 parking space. The amendments involved in the revised scheme involves the alteration of the dwelling mix, 3 car parking spaces and evidence submitted to show that the site has been advertised on the market for employment use over a period of 18 months.

CONSULTATION

Transportation Group
Cleaving
Building Control
Thames Water
Network Rail
Ward Councillors
5 Orchard Place
1 - 12 (c) Nursery Court, Nursery Street
1 - 8 (c) Williams House, Orchard Place
37 - 50 (c) Tenterden Road
66 - 88 (e) Church Road
London Fire Brigade

RESPONSES

Councillor John Bevans

Objects for the same reasons as the previous planning application.

My concerns re this application are loss of employment use, there is a huge demand for units such as this in Tottenham.

Provision of sufficient amenity space as per the UDP / SPG standards.
The suitability of this site for residential use giving the nuisance that could be caused by the adjacent railway line.

Overlooking and daylight issues to adjacent properties

Network Rail

No objection

London Fire Brigade

They are satisfied

Thames water

No objection

Waste management

No objection subject to condition

Transportation

There are some concerns with this development proposal and these are:

(1) The proposed car parking arrangement would lead to excessive loss of on-street parking provision and increased pedestrian/vehicular conflict. We would suggest that the car parking spaces are accessed via a vehicular access linking to Orchard place, perhaps through the access annotated "yard" on the attached site plan.

(2) Lack of cycle parking. We would ask that four cycle racks with storage be provided.

Consequently, the highways and transportation authority would not support this application in its current form.

RELEVANT PLANNING POLICY

UD3 General Principles

UD4 Quality Design

HSG 1 New Housing Developments

HSG 2 Change of Use to Residential

DES 1.10 Overdevelopment

M10 Parking for Development

UD2 Sustainable Design and Construction

SPG 1 Design Guidance

SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes

ANALYSIS / ASSESSMENT OF THE APPLICATION

The main issues are considered to be (1) Principle of residential at the site (2) Layout (3) Design and appearance of the proposal (4) Impact on residential properties (5) Parking (6) Sustainability (7) Section 106 Head of Terms

1. Principle of residential at the site

The proposal is to redevelop the site and erect a 3 storey residential dwelling comprising 2 x 3 bed flats and 4 x 2 bed flats.

Although the change of use of the site to residential will mean the loss of office space there is evidence submitted to show that the building has been advertised on a regular basis since 2005. A specimen copy of the advert dated the 25th of April 2007 has also been submitted with the scheme.

The surrounding environment is residential in character. A site visit was carried out to show the proportions and proximity to the railway line and revealed that the adjoining Council flats and flats to the rear are of similar distances.

The previous application (HGY/2006/0247) was refused partly because of lack of evidence of a marketing exercise for the site as a commercial land use; - this evidence has now been submitted – and partly because of concerns about noise impact from the railway. Further examination of the surrounding area indicates a number of residential developments in close proximity to the railway; as the current proposal has a flank wall facing the railway, with bathrooms windows and just one ground floor bedroom facing the railway, it is considered that it would be difficult to sustain an objection based on proximity to the railway line alone.

The scheme has also been altered to provide two larger flats on the ground floor.

Overall it is considered that previous reasons for refusal have been overcome.

2. Layout

Policy HSG 10 states that all new residential developments, including conversions, should provide an appropriate mix of dwelling types and sizes. The proposal must also be assessed in terms of dwelling size and room size requirements in line with SPG 3a. The layout of the self contained units is as follows:

Flat 1 is a three bedroom flat on the ground floor (65sqm)

Flat 2 is a one bedroom flat on the ground floor (65sqm)

Flat 3 is a one bedroom flat on the ground floor (56 sqm)

Flat 4 is a one bedroom flat on the first floor (56 sqm)

Flat 5 is a one bedroom flat on the first floor (56 sqm)

Flat 6 is a one bedroom flat on the first floor (56 sqm)

Although there is a slight shortfall to the minimum floor areas set out in table 4 of SPG 3a the overall internal layout is satisfactory. The flats are also well lit and are of a good standard of accommodation.

3. Design and appearance of the proposal

Policy UD4 states that the Council will require development to be of a good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused and a new development will often fill a gap and so needs to fit into its surrounding.

The proposed residential block provides sufficient amenity space to the rear and a very small front garden. The rear private amenity area is 272 sq. metres, which is well above the minimum standard for this number of flats (55 sq.metres).

Adjacent to the site is a two storey residential block (at a raised level relative to application site on northern side) and further east is a four storey block. The bulk of the proposed development has already been reduced in the previously refused application. The current applications differs slightly in that it will extend out further at the rear on the ground floor to provide further bedrooms.

Therefore overdevelopment will not be an issue and the proposal would relate satisfactorily to the scale and character of the existing adjacent block.

4. Impact on residential properties

Policy UD3 seeks to ensure that the amenities of adjacent occupiers and the area as a whole are not materially harmed and will not approve applications which have unacceptable effects on the amenities of residents.

As the overall bulk and scale of the development is satisfactory due to past amendments the proposed three storey residential block would have only minimal impact on the street scene and occupiers residing at Nursery Court, Nursery Road,.

5. Parking

Policy M10 states that applications will be assessed against the parking standards in Appendix 1 and proposals which do not have regards to these standards will normally be refused.

The previously refused application provided 4 car parking spaces, the amended proposal currently provides 3 car parking space. Although the transportation group object it is considered that this would be appropriate because the site has been used for car parking since the office use was in operation.

6. Sustainability

This is a relatively small scale apartment development so it is not feasible to incorporate renewable energy proposals. However, it will have to comply with the insulation requirements of the Building Regulations. Bedroom windows will be south-facing to improve solar gain.

The scheme will provide cycle racks to encourage cycling as a means of transport. There will be no constraints with regards to noise, fumes/light and land contamination, waste storage and recycling facilities will be provided. The scheme will result in a slightly reduced amount of hardstanding, and will allow for a greater area of planting and landscaping, so this will be beneficial for surface water run-off.

7. Section 106 Head of Terms

It is recommended that the applicant enters into an agreement with the Council in order to secure £40,420.85 educational contribution because of the expected child yield from the development. This figure is based on the guidance (formula) set out in SPG 10c Educational Needs Generated by New Housing Development.

Recovery Costs

As part of the S106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recover costs. This has been calculated at 5% and therefore increases to £2021; so the overall total for the Section 106 is £42,441.

SUMMARY AND CONCLUSION

To conclude it is felt that the previous reasons for refusal have been addressed for the following reasons; it is felt that residential is appropriate on the site as other existing residential buildings are in close proximity to the yard and the railway line. Also evidence has been submitted with the scheme to show that the site has been advertised on the market for employment use over a period of 18 months, the overall layout is satisfactory, the proposal would relate satisfactorily to the scale and character of the existing adjacent block, there would be no adverse impact on the neighbouring properties, there is sufficient car parking on the site and. As such the proposal is in accordance with policies UD3 General Principles, UD4 Quality Design, UD2 Sustainable Design and Construction, HSG 1 New Housing Developments, HSG 2 Change of Use to Residential,, M10 Parking for Development and the Councils SPG 1 Design Guidance and SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes. It is therefore appropriate to recommend that planning permission be GRANTED.

RECOMMENDATION 1

(1) That Planning Permission be granted in accordance with planning application reference number HGY/2008/0462, subject to a pre-condition that Peter Ottery and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £40,420 as an Educational Contribution, and £2,021 as recovery costs; i.e. a total of £42,441.

(1.1) That the Agreements referred to in Resolution (1) above is to be completed no later than the extended time as the Council's Assistant Director (Planning Policy and Development) shall in her sole discretion allow; and

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2008/0462 be refused for the following reason:

The proposal fails to provide an Education Contribution in accordance with the requirements set out in Supplementary Planning Guidance 12 'Educational Needs Generated by New Housing Development' attached to the Haringey Unitary Development Plan.

RECOMMENDATION 2

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/2008/0462

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. A scheme for the treatment of the surroundings of the proposed development including the planting of trees and/or shrubs shall be submitted to, approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

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

5. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

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

6. A suitable soundproofing scheme to provide effective resistance to the transmission of airborne sound from the adjacent railway shall be submitted to, approved in writing by, and implemented in accordance with the requirements of the Local Planning Authority for all compartment floors and party walls prior to the occupation of the premises.

Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a result of inadequate soundproofing.

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

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

8. 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.

9. 6 cycle racks should be provided, and shall be enclosed within a secure shelter.

Reason: to encourage cycling as a means of transport.

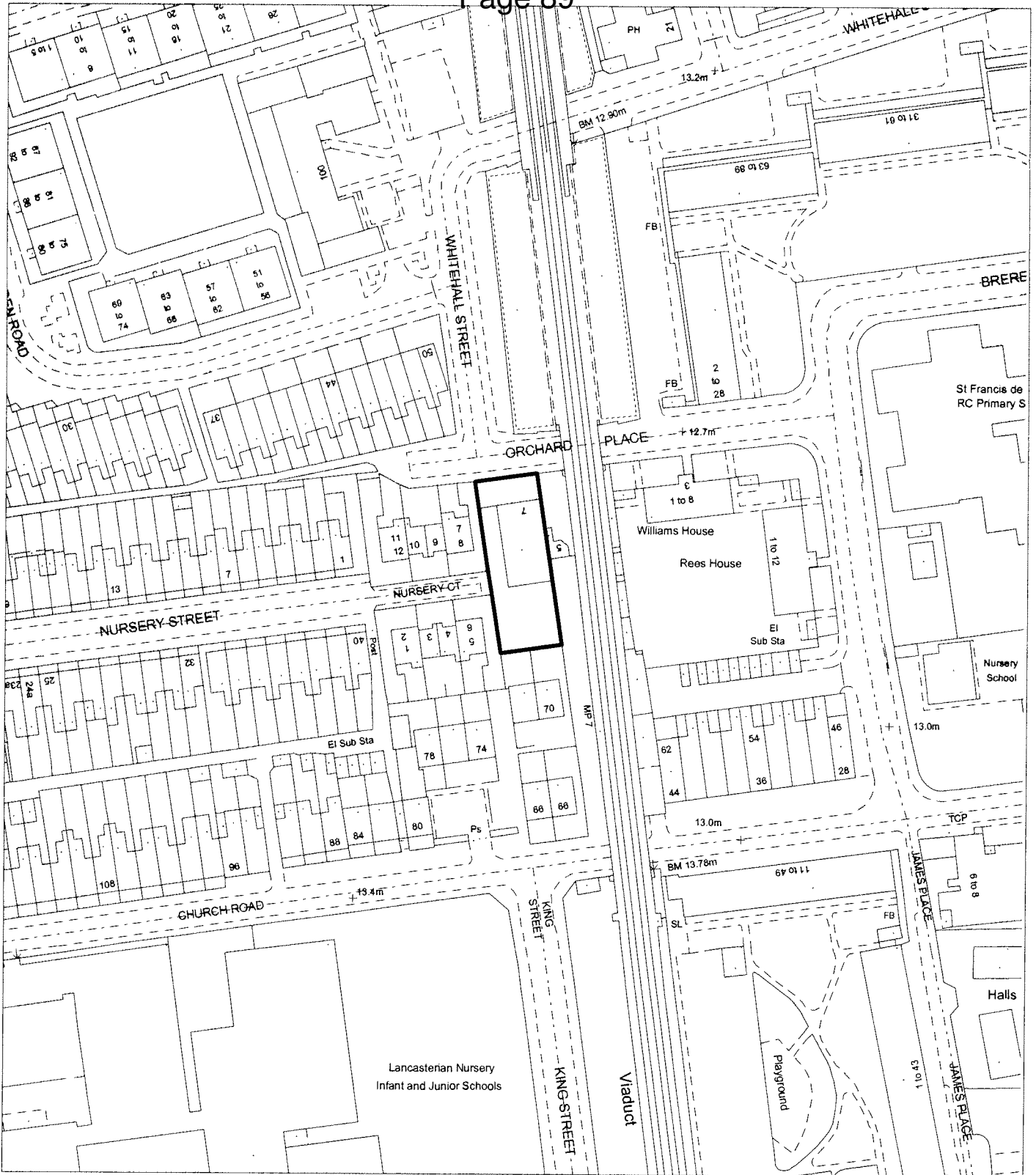
10. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish / arial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

REASONS FOR APPROVAL

It is felt that the previous reasons for refusal have been addressed for the following reasons; it is felt that residential is appropriate on the site as other existing residential buildings are in close proximity to the yard and the railway line. Also evidence has been submitted with the scheme to show that the site has been advertised on the market for employment use over a period of 18 months, the overall layout is satisfactory, the proposal would relate satisfactorily to the scale and character of the existing adjacent block, there would be no adverse impact on the neighbouring properties, there is sufficient car parking on the site and. As such the proposal is in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG 1 'New Housing Developments', HSG 2 'Change of Use to Residential', M10 'Parking for Development' and the Councils SPG 1 'Design Guidance' and SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' of the Haringey Unitary Development Plan.

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Site plan 7 Orchard Place N17

HARINGEY COUNCIL

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REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**Reference No:** HGY/2008/0314 **Ward:** Northumberland Park**Date received:** 04/02/2008 **Last amended date:****Drawing number of plans** 1204 105 P1, 106 P1**Address:** Middlesex University, White Hart Lane N17 8HR**Proposal:** Variation of condition E4 attached to planning permission HGY/2005/1439 (creation of Haringey 6th Form Centre) to allow opening between 0600 - 2300hrs every day, including the sports centre and theatre and restaurant facilities.**Existing Use:** Education **Proposed Use:** Education**Applicant:** Haringey 6th Form Centre**Ownership:** Council**PLANNING DESIGNATIONS**

Road Network: C Road

Officer Contact: Stuart Cooke**RECOMMENDATION**

APPROVE VARIATION OF CONDITION E4 ATTACHED TO PLANNING PERMISSION HGY2005/1439 RELATING TO EXTENDED OPERATING HOURS

SITE AND SURROUNDINGS

The application site comprises the new sixth form centre in White Hart Lane which opened in 2006.

PLANNING HISTORY

Planning permission was granted for the sixth form centre in October 2005, (HGY2005/1439) as part of a wider scheme including new housing and a new care home. The residential element is also now complete and occupied called Academia Way.

DETAILS OF PROPOSAL

This application seeks the extension of the opening hours of the sixth form centre from those allowed in the original planning permission. Condition E4 attached to that permission allowed the centre to open between 0700 and 2200 hours Monday – Friday, 0800 and 1800 hours on Saturdays and not at all on Sundays and Bank Holidays.

It is now proposed to open the centre from 0700 to 2300 on every day.

CONSULTATION

Ward Councillors

Transportation

LB Enfield

1-113 Academia Way
3-29, 1-15 Queen Street
Trafalgar Cottages, Queen Street
74-186 White Hart Lane
1-6 White Hart Terrace, White Hart Lane
4, 6, 1-113 Creighton Road
1-308 Somerset Gardens
1-81 Somerset Hall, Somerset Gardens
The Irish Centre, Pretoria Road
1-99 Durban Road
35-45 Pretoria Road
1-8 College Road
1-4 College Park Road

RESPONSES

Cllr Santry – supports the proposal.

“The reason for the application for extended hours is to allow for community use of the excellent premises, in particular the fitness suite and sports facilities and theatre and in due course the restaurant. The Governments Building Schools for the Future programme, under which the sixth form centre was built, requires us to develop extended services and encourage community use. I understand that Leisure Services has advised that to meet demand and secure maximum community use of the facilities the centre needs to be open for the hours proposed. I wish therefore to support the application.”

Ten responses have been received from local residents, mostly from Somerset Gardens opposite the site. A number of issues are raised by these responses, some relating to the impact of the proposed extended hours and some relating to the existing facility. The main issues raised in relation to the proposal are:-

- Increase in traffic, noise and disturbance
- Additional parking pressures
- Increase in litter and other rubbish
- Loss of peace and quiet on a Sunday

Many of the other issues raised by local residents relate to the activities of the students currently and the effect of the sixth form centre on the surrounding area. Whilst these issues may be very real, these must be regarded as management issues relating to the day to day running of the centre and should be addressed accordingly by the centre in consultation with local residents.

RELEVANT PLANNING POLICY

The Councils Unitary Development Plan was adopted by the Council in July 2006 following its Public Inquiry and modifications procedures. It complies with relevant national policy guidance and the London Plan. The principal policies which are relevant to this case are set out below.

POLICY G9 COMMUNITY WELL BEING

To increase the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities.

CW1 COMMUNITY WELLBEING

Good community facilities are essential to the fabric of a successful, healthy and inclusive society. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. Every resident in Haringey that needs a school place, a childcare place, or medical assistance, should have access to these services preferably within walking distance of where they live.

POLICY UD3: GENERAL PRINCIPLES

New development in the borough should complement the existing pattern of development in that part of Haringey. The policy aims to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Policies G3 and CW1 of the Unitary Development Plan 2006 seek to ensure that the borough has good quality community and health facilities and these should be widely available to those who need them. The Building Schools for the Future programme encourages local authorities to develop and extend services and encourage community use. This proposal is intended to encourage increased community use and make the facilities more accessible to local people in line with the advice from central government and policies G3 and CW1 of the Unitary Development Plan 2006.

In support of the proposal the centre has submitted the following statement:

“The Sixth Form Centre is a purpose built education and community facility designed for use as both a centre for 16-19 year old students and for use by the community. It represents an investment of £28 million in the east of the borough, and it would be a wasted opportunity if it were to be unused out of school term times, in the evening and at week-ends.

“The current planning consent permits opening of the building from 07:00 – 22:00 Monday to Friday, 08:00 – 18:00 on Saturdays and no opening at all on Sundays and Bank Holidays.

“The purpose of the application to extend the opening hours to 07:00 – 23:00 on all days is so that the facilities can be used by local people. It is not intended that the extended opening will be for increased access for Sixth Form Centre Students.

“The application for extended hours opening will enable the Sixth form Centre to contribute to the Council’s position on extended schools as articulated in Bright Futures, Haringey’s strategy for Young People 11-19:

“ ...our vision is for all schools to be extended schools operating at the heart of their communities. The LA proposes that all schools will provide a range of extended learning, leisure and social opportunities for young people, their families and other members of the community to include sport, leisure, cultural/arts activities, lettings and social events. This will include lifelong learning opportunities, accredited courses, ESOL classes, vocational training, arts programmes and parental involvement programmes - all recognising the needs, skills and knowledge of different communities”

“It would seem to be a wasted opportunity to exclude the Sixth Form Centre from this vision. Many Haringey’s secondary schools, (Northumberland Park Community School, Gladesmore to identify just 2 from the east of the borough) have extended opening so that their resources can be offered to local people.

“The reason for the application for extended hours is to allow for community use of the excellent premises, in particular we believe that these facilities will be of interest:

- *the fitness suite*
- *sports facilities (indoor basketball, badminton, netball etc)*
- *external multi use games area – 5-a-side pitch*
- *theatre, drama studio and dance studio*
- *music recording and mixing facilities*
- *computing facilities including Apple Mac facilities.*
- *the Restaurant and Bistro Cafe.*

“The Government’s Building Schools for the Future programme, under which the 6th form centre was built, requires us to develop extended services and encourage community use.

“The Sports and Fitness facilities will be managed outside of normal Sixth Form Centre hours by Haringey Leisure Services who have advised that to meet

demand and secure maximum community use of the facilities the centre needs to be open for the hours proposed.

“The management of the sports and fitness facilities from a number of small local bases is follows directly from the priority identified in the Strategic Partnership for the Borough. A key priority for the Haringey Strategic Partnership is:

‘To increase adult Sports and Physical Activity Participation ‘ and is reflected in the Local Area Agreement targets – to get 7K more adults more active by 2010. This is amplified through the objectives of the Councils Sports and Physical Activity Strategy (2005 – 2010), which clearly sets out an ambition to develop local area based leisure provision, with a particular emphasis around the role and potential of secondary school sites, both in terms of their existing facilities and planned improvements through the Building Schools for the Future Programme. Developing, managing and extending community access and use of school facilities is central to this agenda, and clearly opening up evening and weekend use of the Sixth Form Centre will make a significant contribution to improved provision and leisure participation ‘.

“The advantage to Haringey communities of having the sports and fitness facilities run by Haringey Leisure Services (Active) is that members are able to access any of the local authority’s fitness suites and benefit from the same fitness programmes and similar machines – this is achieved through the IT infrastructure.

“In response to some of the specific points raised in the objections to the application:

“There is an 80 space on site car park so that community use of the fitness suite, for example, will not involve users having to park on White Hart Lane or College Rd.

“We have arranged for a litter bin to be provided at the entrance to the Centre.

“The Sixth Form Centre has hosted a meeting with local residents and the Safer Neighbourhood Police.

“The Sixth Form Centre has hosted a meeting of the Neighbourhood Forum, and in the summer of 2007, the Councillor Santry and Vice Principal addressed a meeting of the Forum.

“Whilst the Sixth Form Centre recognises that the behaviour of a minority of Centre students can be disconcerting, we do not believe that a number of the allegations made in the objections are rightfully attributed to Centre students.”

Policy UD3 seeks to ensure that development does not result in a loss of amenity to surrounding residents. A number of objections have been received from local residents which raise a number of issues regarding the impact and effect of the centre on the surrounding area. These issues are recognised and being addressed by the sixth form centre. The sixth form centre recognises its role within the community and wishes to be a valuable part of the community. To this end, it is keen to ensure that the range of facilities available in the centre is made available to its maximum potential for the benefit of the local area. It is aware of the difficulties which may occur when introducing a new use of this

scale into an established area, and is actively working towards engaging with the community to ensure that the facility works to the benefit of the local area and the people living in it.

It is considered that, as any issues associated with the running of the sixth form centre are included as part of an ongoing programme of initiatives by the sixth form centre to ensure good relations with the local community, that the issues raised by local residents will be addressed and the facilities within the sixth form centre will be seen to provide a valuable resource for local people in line with policy UD3 of the Unitary Development Plan 2006.

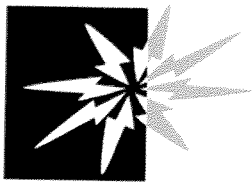
SUMMARY AND CONCLUSION

The application site comprises the new sixth form centre in White Hart Lane which opened in 2006. Planning permission was granted for the sixth form centre in October 2005, (HGY2005/1439) as part of a wider scheme including new housing and a new care home. This application seeks the extension of the opening hours of the sixth form centre from those allowed in the original planning permission to 0700 to 2300 on every day.

This proposal is intended to encourage increased community use and make the facilities more accessible to local people in line with the advice from central government and policies G3 and CW1 of the Unitary Development Plan 2006. It is considered that, as any issues associated with the running of the sixth form centre are included as part of an ongoing programme of initiatives by the sixth form centre to ensure good relations with the local community, that the issues raised by local residents will be addressed and the facilities within the sixth form centre will be seen to provide a valuable resource for local people in line with policy UD3 of the Unitary Development Plan 2006.

RECOMMENDATION

That the details pursuant to condition E4 (hours of operation) attached to planning permission HGY2005/1435 to vary the hours of opening to 0700 to 2300 hours every day be approved.



Haringey Council

Agenda item:

[No.]

Planning Committee 6 May 2008

Report Title: Wood Green Supplementary Planning Document (SPD)		
Forward Plan reference number (if applicable):		
Report of: Karen Galey, Head of Economic Regeneration x2616		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards affected: All</td> <td style="width: 50%; padding: 5px;">Report for:</td> </tr> </table>	Wards affected: All	Report for:
Wards affected: All	Report for:	
1. Purpose 1.1 To seek committee approval to undertake public consultation for a period of six weeks on the draft Wood Green supplementary planning document.		
2. Introduction by Cabinet Member (if necessary)		
3. Recommendations That Members approve the draft Wood Green Supplementary Planning Document for 6 week statutory public consultation.		
Report Authorised by: David Hennings, AD Regeneration Signed:  Dated: 23.04.08		
Contact Officer: Mark Hopson, Physical Regeneration Manager x4529		
4. Director of Finance Comments - N/A		

5. Head of Legal Services Comments – N/A
6. Local Government (Access to Information) Act 1985

7. Executive Summary

The Wood Green Supplementary Planning Document (SPD) will form part of the council's Local Development Framework (LDF) and will provide guidance to supplement policies of the adopted Unitary Development Plan and a future core strategy. It will provide a framework for the development of Wood Green town centre by providing guidance on development sites, urban design and a sustainable long term vision.

Following extensive initial consultation with Members, businesses, residents associations, strategic partners and stakeholders a draft SPD has been prepared for Wood Green town centre and the key sites identified within its boundaries.

The draft document is now subject to a statutory public consultation for the duration of up to six weeks before a final version of the document is presented for adoption in September 2008.

8. Background

In September 2005, Urban Practitioners were appointed to prepare a spatial plan and economic 'snap shot' for Wood Green Town Centre. Following some initial research, minor consultation and primary discussions with partners, a draft spatial plan was presented to the Council's Economic Regeneration department in March 2006.

As a consequence of the spatial plan report and, in response to the need for a strategic vision for the Borough's primary economic centre, Economic Regeneration in partnership with Planning re-commissioned consultants Urban Practitioners to deliver a policy for strategic development in the form of a Supplementary Planning Document (SPD). The objectives of the SPD are to:

- Provide high quality, user friendly, humane public realm;
- Create safer communities;
- Enhance Wood Green's market position as a metropolitan shopping centre;
- Enhance pedestrian movement and the pedestrian environment;

- Ensure that the centre benefits from development at Haringey heartlands; and
- Create new east-west links into the surrounding hinterlands.

In producing the draft document extensive initial consultation has taken place to maximise local stakeholder contributions. Consultation to date has included:

- High Street consultation event, 19 July 2007
- Walking Audit, 13 October 07
- Member/Senior officer visioning sessions
- Wood Green Action Group meetings
- Steering Group, drawn from within the Council and other key stakeholders including TfL and the PCT

Statutory consultation

If approved by committee, the statutory public consultation will be launched at the The Mall shopping centre on the 19 May and thereafter, be located in the Wood Green Library for a period of 6 weeks. During this time a dedicated information stand will be erected with an accompanying comments box to encourage all visitors to submit their views and opinions. The stand will be open fully to all members of the public during the opening hours of the library.

Full details of the project, consultation and project time-scales are provided on the dedicated website which will also be used as a portal for receiving comments from the upcoming public consultation.

www.woodgreenspatialplan.net

Equality Impact Assessment

Directorate:

Date:

Business Unit:

Title:

1. The aims of the policy/procedure/practice/strategy (PPPS).

There are three themes making up the vision of the SPD: community; quality and sustainability.

These themes aim to:

- ensure that Wood Green is a place which meets the needs of local people and provides a safe and welcoming environment;
- ensure that environment, infrastructure and amenities of Wood Green are of a high quality; and
- to promote a sustainable approach to Wood Green in terms of transport, development, retail and community life.

2. List any other PPPS that are likely to have an impact or are relevant to this impact assessment.

The SPD is in conformity with relevant national, regional, sub-regional and local planning policy.

This includes:

- national planning policy guidance, such as PPS1 (Delivering Sustainable Development), PPS6 (Planning for Town Centres), and PPS12 (Local Development Frameworks) which includes guidance on the preparation of SPDs;
- regional and sub-regional planning policy guidance, including the London Plan;
- local planning policy guidance, including the Haringey UDP.

The SPD also references Haringey's Regeneration Strategy, Greenest Borough Strategy, Cultural Strategy, Safer Communities Strategy, Neighbourhood Renewal Strategy, Sustainable Community Strategy, City Growth Strategy, Biodiversity Action Plan and the Haringey Guarantee.

Additionally, the SPD is accompanied by a Sustainability Appraisal, which assesses the social, economic and environmental effects of the SPD from the start of the preparation process, to ensure that it contributes to sustainable development.

3. Evidence of consultation with staff, community groups or stakeholders.

Consultation for the SPD has included:

- A High Street Consultation exercise targeted particularly at younger people;
- Town Centre Walking Audit (major hands-on planning public consultation event involving approximately 60 local stakeholders);
- 17 stakeholder meetings;
- Haringey Phoenix Group walking audit (a local voluntary organisation for blind and partially sighted adults in Haringey and the wider area);

- Workshop and meeting with the Wood Green town centre SPD Steering Group;
- Workshop and meeting with the Wood Green Action Group; and
- A dedicated project website.

Full details are provided in the Consultation Report which accompanies the SPD.

4. Assessment of likely impact on:

- a) The equality groups by age, disability, gender, race, religion or belief and sexuality.

The SPD aims to promote opportunities and social inclusion within Wood Green, by:

- enhancing accessibility for all sections of the local community;
- promoting retail, employment and educational opportunities for all sections of the local community in Wood Green;
- improving the range and quality of leisure, community, health facilities and open space provision within Wood Green for the local community;
- improving safety and design in the town centre, which will benefit all sections of society.

- b) The PPS listed in number 2.

The SPD is in general conformity with the planning policy and other documentation outlined above.

5. Consideration of alternative measures to reduce any adverse impact.

This SPD is designed to be inclusive and promote the access to and use of the town centre by everyone. It is therefore not considered to have any significant impacts which may discriminate against particular user groups.

6. Identify any further action that needs to be taken and ensure that the key elements are incorporated in to your Business Plans.

Section 8 of the SPD relates to delivery and implementation, and outlines the indicative phasing of the proposals set out within the SPD.

7. Monitoring and reviewing arrangements.

As one of the documents forming the Local Development Framework, the SPD will be subject to a process of monitoring and review following adoption, as required by PPS12.

8. Publishing the Impact assessment.

The assessment will be included as an appendix to the SPD, available through the Council's website and as a hard copy on request.

This Equality Impact Assessment was carried out by:

Name: _____ Designation: _____

Contact Details:

Approved by: _____ Designation: _____

Please e-mail completed equality impact assessments to your designated equality officer:

Adult Culture & Community Services ~Eve Featherstone ext 2583

Chief Executives ~ Inno Amadi ~ ext 2580

Children & Young People Services ~ Arleen Brown ext 2579

Corporate Resources ~ Inno Amadi ext 2580 & Helen Choudhury ext 2577

Urban Environment ~ Helen Choudhury ext 2577