
Planning Applications Sub Committee

MONDAY, 27TH FEBRUARY, 2006 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Adamou, Basu, Bevan (Deputy Chair), Davidson (Chair), Dodds, Engert, Hare, Newton, Peacock, Rice and Santry

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AGENDA

1. APOLOGIES FOR ABSENCE

If any

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 13 below.

New items of exempt business will be dealt with at item 13 below. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 13.

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 judgement of the public interest.

4. DEPUTATIONS/PETITIONS

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

5. MINUTES (PAGES 1 - 10)

To approve the minutes of the meeting held on 23 January 2006

6. PERFORMANCE STATISTICS (PAGES 11 - 20)

For Development Control, Building Control and Planning Enforcement

7. DELEGATED DECISIONS (PAGES 21 - 40)

To note delegated decisions for the period 1.1.06 to 5.2.06

8. APPEAL DECISIONS (PAGES 41 - 48)

To note Appeal Decisions for January 2006

9. UNITARY DEVELOPMENT PLAN - RESPONSE TO THE INSPECTOR'S REPORT AND PROPOSED MODIFICATIONS

The Committee is recommended to consider and agree the Council's response to the Unitary Development Plan Inspector's report and proposed modifications to the Plan. Members should note that the responses and modifications will be considered by the Executive on 21 March 2006. A copy of the schedules of responses and modifications will be placed in the Members Room. The committee is asked to recommend to the Executive that the schedule be agreed and placed on deposit for public consultation. A presentation of the key issues will be made to the Committee.

10. AMENDMENTS TO THE SCHEME OF DELEGATION RELATING TO PLANNING ENFORCEMENT (PAGES 49 - 62)

To ask members to note the attached amendments to the Scheme of Delegation to Officers relating to Planning Enforcement which have been agreed by full Council.

11. PLANNING APPLICATIONS (PAGES 63 - 196)

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

1. 35A Wood Vale, N10

Demolition of existing bungalow and erection of a two storey 4 bedroom dwelling with rooms at lower ground floor level. Recommendation: Grant subject to conditions

2. 57 Mount Pleasant Road N17

Retrospective Planning application for the erection of single storey out building in rear garden (Certificate of Lawfulness). A site inspection was conducted on 9 February 2006 by Council Officers who confirmed that the outbuilding has been built within the boundary of 57 Mount Pleasant Road. Therefore the out building is considered to be permitted Development.

3&4. R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22

Demolition of existing garages and erection of 3 x 2 storey blocks comprising 4 x 2 bed and 5 x 3 bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping. Recommendation: Refuse Permission. Also Conservation Area Consent for the above development. Recommendation: Refuse Permission.

5. 7 Cromwell Place, N6 5HR

Retrospective Planning Permission for the reconstruction of the front wall of the property involving further changes to the wall as it currently stands including the formation of a pedestrian gateway near the middle of the wall and the retention of the vehicle entranceway; off street car park and drop kerb. Recommendation : Grant Permission

6. Land r/o 14 High Road and Adjacent to 2 Whymark Avenue N22

Demolition of existing building and erection of a part 3/part 4 storey building comprising office space at ground floor level and 5 x two bed and 4 x one bed self-contained flats at 1st, 2nd and 3rd floor levels. Provision of cycle storage at ground floor level. Recommendation : Grant Permission subject to conditions.

7. 22-24 High Road, N22

Erection of part 2/3/5 storey building comprising retail at front and rear first floor level and residential at 1st, 2nd, 3rd and 4th floor levels consisting of 4 x one bed and 5 x two bed flats. Associated refuse and cycle storage at ground floor level. Recommendation : Grant Permission subject to conditions.

8. 33 Clarendon Road, N8

Erection of 3-storey side extension comprising offices and associated rooms. Recommendation : Grant Permission subject to conditions

9. Unit 4 Arena Estate, Green Lanes N4

Provision of additional retail floor space at mezzanine level (Use Class A1) associated with Unit 4

Provision of additional retail floor space at mezzanine level (Use Class A1)

Associated with Unit 4. Recommendation: Grant permission subject to conditions.

10. 159 Tottenham Lane N8

Amendments to planning application HGY/2005/1129 granted on 03.08.05 for erection of part 3/part 4 storey building with gym/leisure at basement and ground floor level and 6 x two bed and 1 x three bed maisonettes and 1 x two bed and 1 x three bed flats at 1st, 2nd and 3rd floor levels, with 22 car park spaces at rear.

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

12. TREE PRESERVATION ORDERS (PAGES 197 - 210)

To confirm the following Tree Preservation Orders:

1. Chester House, Pages Lane N10
2. 17 Christchurch Road N8
3. The Bull, 13 North Hill N6
4. Entrance to the Gas Works bordering 123 Hornsey Park Road N8
5. 40 Lansdowne Road N10

13. NEW ITEMS OF URGENT BUSINESS

To consider any new items of business admitted under item 2 above.

14. SITE VISITS

Would Members, Officers, applicants and objectors bring to the meeting their diaries to allow dates of site visits to be agreed at the meeting.

15. DATE OF NEXT MEETING

27 March 2006, 7pm, Civic Centre, Wood Green

Yuniea Semambo
Head of Member Services
5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

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MINUTES OF PLANNING APPLICATIONS SUB COMMITTEE

23 January 2006

Councillors:

*Davidson (Chair), *Bevan (Vice Chair), Adamou, *Basu, *Dodds, *Peacock, *Rice, *Santry, *Engert, *Hare, *Newton

*Members present

PASC88 APOLOGIES (Agenda item 1)

Apologies were received from Cllr Adamou.

PASC89 ITEMS OF URGENT BUSINESS (Agenda Item 2)

The Chair had agreed to take a late item of urgent business in respect of Saltram Close Estate.

Members were advised that the reason for the urgency for the report on Saltram Close Housing Estate was to try to achieve the draw down of grant by Servite from the Housing Corporation as there would be no roll-over. The three parts of this major Estate Regeneration Scheme are linked by the single planning scheme and these changes need to be tied up before the other elements can be progressed.

It was a virtual necessity that the disposal of part of the Housing Estate land, which would require a further report to the Executive, was on a finalised and clear-cut planning basis. The Housing Service would need to ensure that the project was delivered by the end of March 2006.

The reason for lateness was that negotiations for the sale of the Council's land had not been concluded; agreement had been reached in principle, at officer level only, on 17 January 2006. The different aspects of the scheme and the different procedures inter-related but have caused delays to each other. The Chair of PASC has agreed to take it as a late/urgent item.

Planning Applications Sub Committee approved the Saltram Close Planning Application on 12 September 2005. The approval committed the Council and its partners to undertake further consultation and dialogue with the residents of Saltram Close Housing Estate to finalise interventions on site A; this report described the outcome of resident consultation. Paragraph 6 onwards highlighted the changes to the original application in more

detail and members were asked to note this and receive a further application in due course.

Two objectors spoke; one resident felt that a properly resourced and managed Community Centre would be an asset and provide activities for young people that could potentially reduce crime and vandalism. The Vice Chair of the Residents Association spoke and advised members that 56% of the local residents did not want a community centre. Members were advised that residents felt the consultation process had been very effective. They had held 2 meetings with the Metropolitan Police and their methods of stopping and questioning youths; dispersing them where appropriate, had proved very successful.

The Housing Officer addressed concerns about the decking and explained that it's removal would be part of phased works; the timetable for which would be fixed by May. Members were advised that officers had met with Church representatives with regard to the community centre and the underpass would be removed as part of the forthcoming flat development.

RESOLVED

Members noted the changes to proposals for Site A, following resident consultation. They asked to be circulated this item before it is considered again under Delegated Powers. They also stressed the importance of ongoing consultation with Education and Housing and the service directors were asked to note this.

PASC90 DECLARATIONS OF INTEREST (Agenda Item 3)

Councillor Newton advised those present that he was the Ward Councillor for 14-16 Creighton Avenue, however; he had made no public declaration of any opinion on this application so therefore this was not a personal or prejudicial interest; he simply wished to clarify the point. He also wished to correct an error in the report which said he had objected to the application, he stated that this was not the case.

Councillor Santry declared an interest in respect of item 8.8 (Coles Park Playing Fields, White Hart Lane) in that she had previously made a public representation on this item. She decided to leave the room when this application was discussed and decided on.

Councillor Hare was asked by other members if he should declare an interest in that he had previously represented Friends of the New River Action Group but he felt it was not a conflict of interest as he had not made any previous public representations on any of the items before PASC this evening.

PASC91 DEPUTATIONS/PETITIONS (Agenda Item 4)

The Chair of the Governors of Crowland Primary School had submitted a formal deputation to speak in support of a temporary all weather pitch in Markfield Park. It was agreed that this Deputation would be heard at the same time as the application.

PASC92 MINUTES (Agenda Item 5)

RESOLVED

That the minutes of the Planning Applications Sub Committees on 13 December 2005 be agreed and signed

PASC93 PERFORMANCE STATISTICS ON DEVELOPMENT CONTROL, BUILDING CONTROL AND PLANNING ENFORCEMENT (Agenda Item 6)

Members received the Planning Enforcement statistics as a tabled item. All statistics and reports were noted

The Assistant Director, Planning, Environmental Policy and Performance Enforcement made a particular reference to 93% achievement of target for major applications, 81% of minor applications and 91% of other applications

PASC94 DECISIONS UNDERTAKEN UNDER DELEGATED POWERS
(Agenda Item 7)

Noted

PASC95 PLANNING APPLICATIONS (Agenda Item 8)

RESOLVED

That the decisions of the Sub Committee on the planning applications and related matters, as set out in the schedule attached to these minutes, be approved or refused, with the following points noted:

1. Gladesmore School and Markfield Recreation Ground

Members agreed to receive a tabled letter from Sport England which set out two extra conditions which they asked to be added to this application. Officers advised that any objections from Sport England would trigger a referral to the Government Office for London. The original submission for the sports pitch had been amended and was now in accordance with the UDP. The size of the proposed sports pitch had been reduced to be the same as the existing pitch to be replaced, the size of the fencing had been reduced, the floodlighting removed and the consent was to be for a temporary period of 3 years. Members were asked to consider the urgency of this request, whether they considered it suitable use of Green Belt land; appropriate to the landscape and environment and whether any further delay to consider alternatives could impact on the timescale and the ODPM bid. A members' site visit to Markfield Recreation Ground had taken place that morning.

The objectors spoke and advised members that they considered this to be an inappropriate use of Green Belt land and were concerned about the impact of the use of tarmac on the drainage. Friends of the Parks Forum and the Local Wildlife Trust also made representations. Both groups felt that the emergency relocation of the school was a priority but that alternative sports

facilities should be found. They were concerned that portacabins created a gap between the ground which could attract horseplay and compromise safety. They were also concerned about noise and loss of amenity to residents if the facilities were used out of school hours. They were also concerned about the protection of 2 species of birds nesting in the park but officers advised that this was not a planning consideration.

The Ward Councillor spoke and stated that, although he sympathised with objectors concerns and agreed this was a very difficult decision to put before PASC members; the ongoing disruption to the children's' education was paramount.

The Chair of the Governors spoke and advised members of the stress which pupils, parents and teachers had been subjected to since the fire and relocation. Transporting pupils on buses lost an hour of teaching time every day and this seriously impacted on the ability to deliver the National Curriculum. The current PCT building was unsuitable, lacked an adequate playground facility and further transport was required to take the children to PE facilities. Many pupils have had to move and, as schools are funded on pupil numbers, this puts the sustainability of the school at risk. The Friends of Crowland Parents Association agreed with the Chair of Governors. Both groups paid tribute to the loyalty of the staff at Crowland but stressed that the temporary relocation, nearly a year ago, had been a huge blow to morale. Finally the majority of Tottenham residents could not afford private tutors to enable their children to catch up. The Education Officers present confirmed that Gladesmore Community School was dependant on an all weather sports pitch to deliver the National Curriculum. Finally, the Assistant Director, Planning, Environmental Policy and Performance reinforced to members that this was a single application and both parts must to be decided on in unison. She further stressed that the proposals for the building and the pitch were only suitable for temporary use.

In summing up; the Chair felt that all speakers had made valid and eloquent representations. Members agreed that this application was being submitted in exceptional circumstances and therefore should not set a precedent. Members agreed the application, subject to conditions including an amendment to condition 1, with the two extra conditions suggested by Sport England; one of which required the satisfactory restoration of the sports pitch; an extra condition that the space under the portacabin be closed in; a Methodology Statement on the pitch's

biodiversity and ecology and a condition on hours of use to be agreed.

2. 14-16 Creighton Avenue N10

Members were reminded that this item was previously heard at PASC on 28 November and had been deferred for a members site visit. Two objectors spoke who felt that Pages Hill residents would suffer the severest loss of amenity from this application. The aspect from Pages Hill had been surveyed by members during the site visit. The objectors felt that the development would cause overcrowding, the design was poor and that the area already had many similar properties. Planning Officers advised that they did not consider this a backland development (density standards in backlands are tighter). The local Ward Councillor also spoke in support of the objectors and felt that the fourth storey created a further loss of amenity from bulk, height and scale. The applicant spoke in support of his revisions to the original application and felt that he had addressed these concerns. Members decided to refuse the application on the grounds of bulk, mass, height, overbearing of rear block and loss of amenity to the occupiers of Pages Hill. Cllrs Dodds, Davidson and Rice abstained from the vote.

Cllr Bevan left the meeting after this item and returned during the item on 57 Mount Pleasant Road. Cllr Santry left after this item and returned for the item on 154 West Green Road N15.

3. Coles Park Playing Fields, White Hart Lane N17

Members agreed this application but with temporary permission for 2 years, not 1 year as stated in the application.

4. 154 West Green Road N15

Members were advised that this was a renewal of a previous permission which had not yet been implemented. Members agreed the application, subject to conditions and 106 agreement, with an extra informative about standards of materials and a condition about treatment of the Gable Ends.

5. Land at Winns Mews N15

Members had visited this site and a revised plan was tabled showing narrower units. Two objectors spoke and distributed site plans and photographs which set out their concerns about the

impact on the views from residents' gardens. A supporter of the application spoke about his concerns regarding alleged current use of the site by drug users, prostitutes and the rodent infestation. Members decided to refuse the application on the grounds of mass, bulk, the overbearing and intrusive nature of the fifth unit and loss of amenity. Conservation Area Consent also refused.

Cllrs Dodds and Basu left the meeting at this point. Cllr Bevan rejoined the meeting during the discussion of the next item and therefore did not vote on it.

6. 57 Mount Pleasant Road, N17

This application had also been the subject of a members' site visit and officers advised members that the application consisted of 4 parts. One section was the 'Certificate of Lawfulness'; usually dealt with under delegated powers, within the scope of permitted development. An objector spoke and outlined his concerns about excessive tree felling and felt that the basement was unsafe. The applicant spoke; a Social Care professional experienced in working with children with disability. Members were advised that the home (a 4 bedroom house) would accommodate 6 children and 2 supervisory staff; one on night duty. The applicant advised that the basement was currently under construction and therefore subject to further improvements. Members were also advised that the outbuilding on the site would be used for storage only. The planning officer clarified to members that the building must be contained within its boundaries or the Certificate of Lawfulness could not be granted.

Members agreed and refused the application as follows:

- Retention of dormer window – refused
- Retrospective Planning application for the erection of single storey out building in rear window (Certificate of Lawfulness) – deferred until the land issues could be examined and identified.
- Retention of basement to form storage space – agreed
- Change of use from residential to Children's home caring for a maximum of 6 children and supervising staff including the provision of a staff room/office -refused on the grounds of suitability of premises for the number of children to be cared for, parking, traffic disturbance, limited access for deliveries, and amenity of neighbours.

7 79 Creighton Avenue

Three objectors addressed the Committee, their main concerns being the potential traffic problems, lack of parking and impact on the safety on the children at nearby Fortismere School, the loss of amenity of local resident's gardens and overlooking, the excessive tree felling and the development being out of character. They had no objection to the use as a care home; although they felt that there were an adequate number of other care homes in the area. The friends of Coldfall Wood also addressed the committee to stress the ecological importance of this unique piece of woodland, which surrounded the development. The local ward councillor also spoke in support of the objectors; he felt that this was a building of special character in Muswell Hill and reminded PASC members that the application had been the subject of some 120 objections.

The applicant's representative supported the development in that she felt there was a shortage of respite care homes in the West of the Borough and that the building would be refurbished to modern care standards. She advised members that the applicant had worked extensively with a landscape architect and an arboriculturist and felt that overlooking was minimal. Furthermore; she understood that the land surrounding the development was an old garden and not the actual woodland. She advised that an appropriate rainwater/foundations survey would be carried out prior to commencement of works. Finally, a survey had been conducted of similar care homes' parking facilities and the proposed 7 spaces and 7 cycle spaces was felt to be adequate.

Members agreed the application, with 5 voting for and 3 voting against, with an enhancement to the informative/condition about trees in that the nature of the species should be specifically native; and that the Council's Nature Conservation Officer should be consulted about appropriate species. Extra Conditions to be added regarding 1) Hydrological survey to investigate any underground stream (in conjunction with Thames Water). 2) Submission of further elevational drawings showing details of feature or contrasting brickwork; 3) a Renewable Energy Sources condition.

PASC96 DATE OF NEXT MEETING

27 February 2006, 7pm

The meeting ended at 11.15 pm

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Planning Applications Sub-Committee 27 February 2006

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

January 2006 Performance

In January 2006 there were 139 planning applications determined, with performance in each category as follows -

50% of major applications were determined within 13 weeks (1 out of 2)

83% of minor applications were determined within 8 weeks (34 out of 41 cases)

91% of other applications were determined within 8 weeks (87 out of 96 cases)

For an explanation of the categories see Appendix I

Year Performance - 2005/06

In 2005/06 up to the end of January 2006 there were 1654 planning applications determined, with performance in each category as follows -

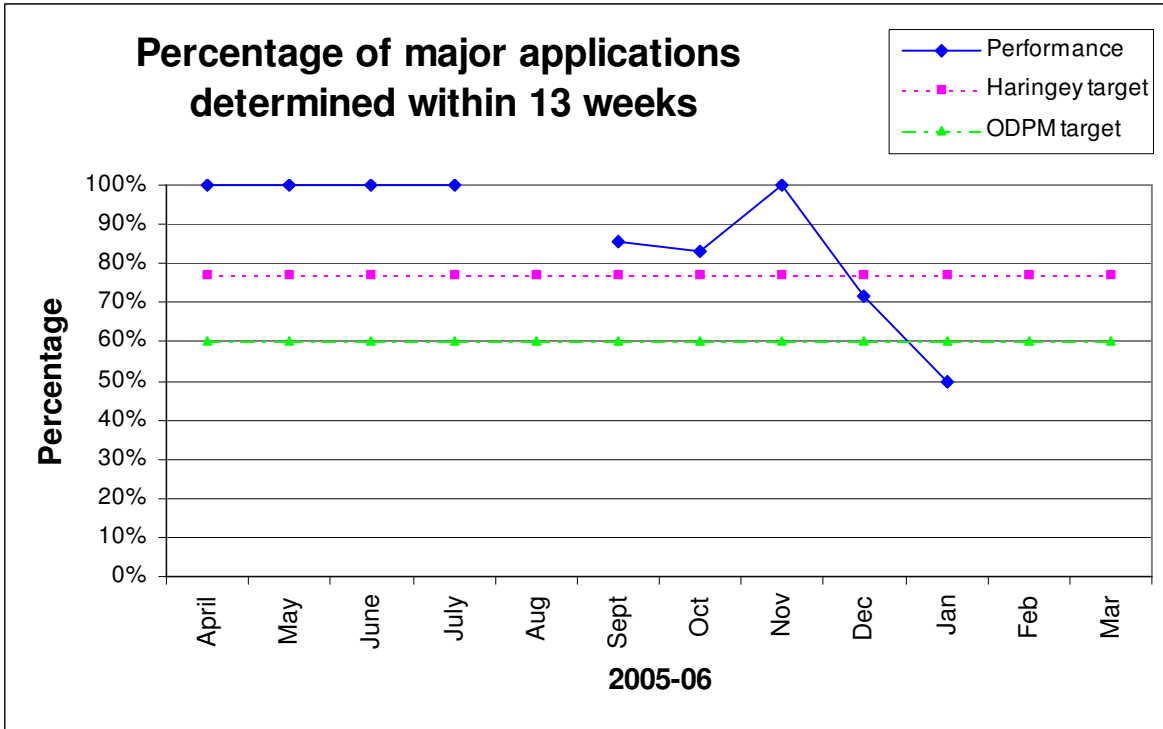
87% of major applications were determined within 13 weeks (34 out of 39 cases)

81% of minor applications were determined within 8 weeks (395 out of 485 cases)

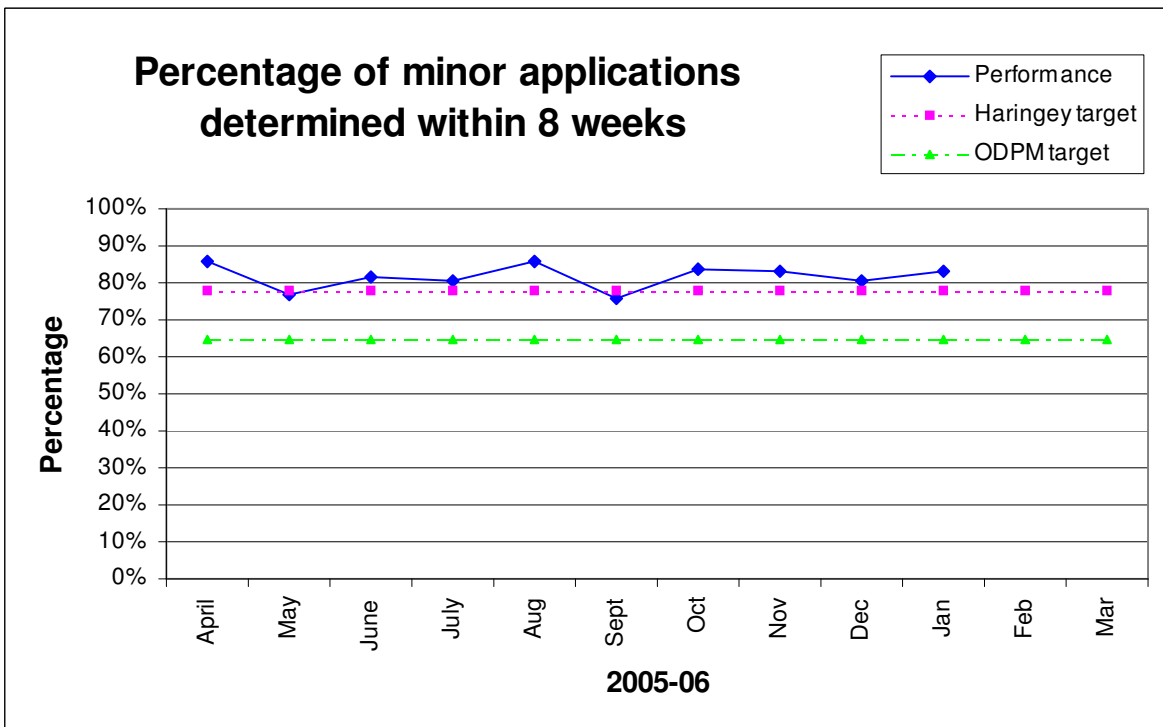
92% of other applications were determined within 8 weeks (1037 out of 1130cases)

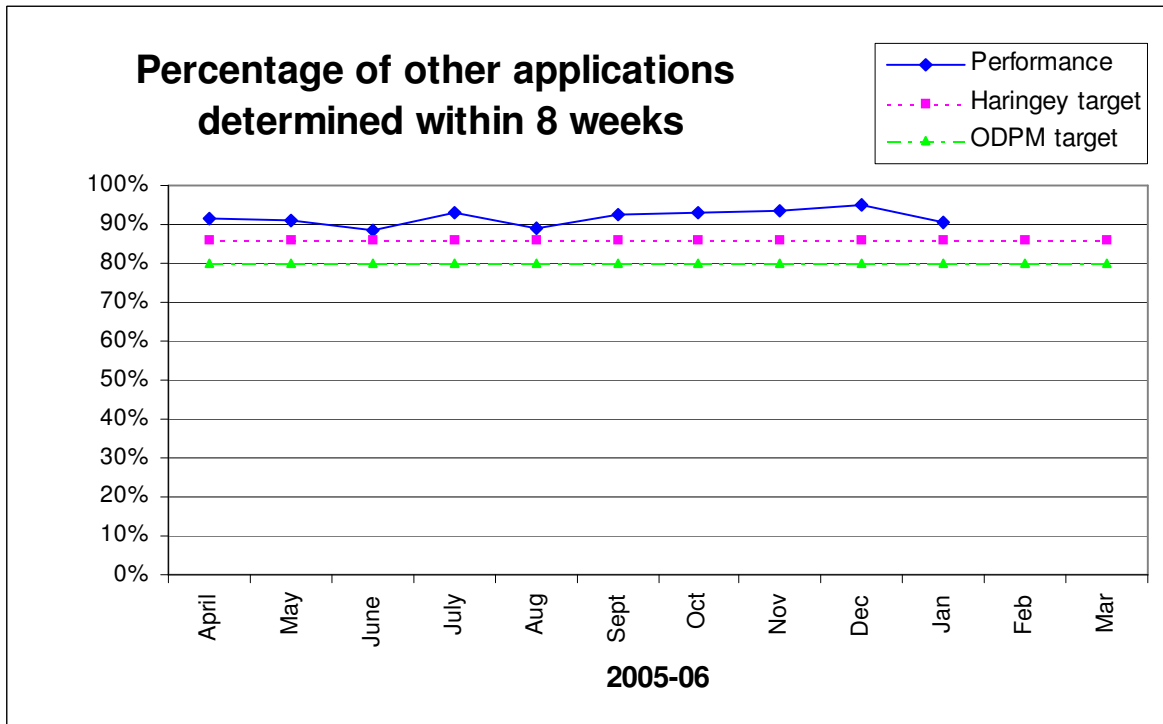
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2005/06



Minor Applications 2005/06



Other applications 2005/06**Background/Targets**

BV109 is one of the Office of the Deputy Prime Minister (ODPM) Best Value indicators for 2005/06.

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 it's own challenging targets for 2005/06 in relation to BV109. These are set out in the Best Value Performance Plan - Year 6 2005/2006 and are to determine:

- a. 77% of major applications within 13 weeks*
- b. 78% of minor applications within 8 weeks*
- c. 86% of other applications within 8 weeks

**targets revised June 2005*

Appendix I

Explanation of categories

The BV109 indicator covers planning applications included in the ODPM 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

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

January 2006 Performance

In January 2006 there were 13 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

46% of appeals allowed on refusals (6 out of 13 cases)

54% of appeals dismissed on refusals (7 out of 13 cases)

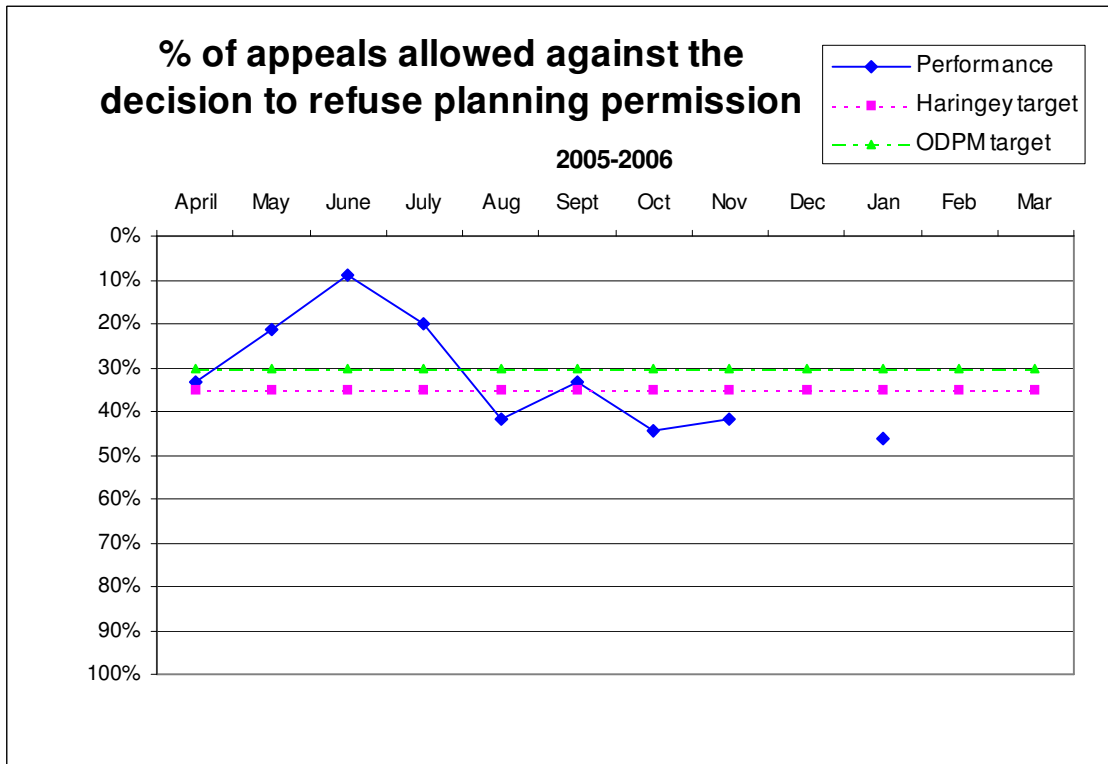
Year Performance - 2005/06

In 2005/06 up to the end of January 2006 there were 97 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

33% of appeals allowed on refusals (32 out of 97 cases)

69% of appeals dismissed on refusals (65 out of 97 cases)

The monthly performance is shown in the following graph:



N.B. There were no appeal decisions in December 2005.

Background/Targets

BV204 is one of the Office of the Deputy Prime Minister (ODPM) Best Value indicators for 2005/06.

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

The target set by ODPM for 2005/06 is 30%^

Haringey has set it's own target for 2005/06 in relation to BV204. This is set out in the Best Value Performance Plan - Year 6 2005/2006.

The target set by Haringey for 2005/06 is 35%*

**target revised June 2005*

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

BUILDING CONTROL

During the month of **December 2005**, **114** applications have been received for the purposes of Building Regulations. Of the **114** applications referred to **64** are Building Notices of which **64 (100%)** have been processed within 48 hours.

The remaining **50** are Full Plans Applications of which **47 (94%)** have been responded to within 3 weeks and **50 (100%)** have been decided within the statutory period.

During the same period **635** building regulations site inspections were requested and were carried out on the same day. Building Control officers involved with safety at sports ground legislation and Entertainment's licensing legislation have made **6** inspections/visits.

Building Control also carried out **15** dangerous structures related inspections, all of which were responded to within 2 hours of initial notification.

Building Control was also notified of contravening works, where **13** inspections were carried out within 2 days of notification.

During the same month **92** letters were received, of which **59 (64%)** were responded to within 10 days.

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ENFORCEMENT REPORT FOR 1 JANUARY TO 31 JANUARY 2006

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS RECEIVED BY LEGAL	Olympic Café, 639 Green Lanes, N8 Ali Barba Restaurant, 645 Green Lanes, N8 66 Dunbar Road, N22 5 Fountayne Road, N15 Mount Zion Restoration Ministries 518-520 Lordship Lane, N22 180 Archway Road, N6 180A Archway Road, N6 12 Fairbanks Road, N17 52 Wightman Road, N4	
S.330 - REQUESTS FOR INFORMATION SERVED	66 Dubar Road, Wood Green, London N22 Olympic Café, 639 Green Lanes, N8 5 Fountayne Road, N15 518-520 Lordship Lane, N22 180 Archway Road, N6 Mount Zion Restoration Ministries	12/01/06 12/01/06 13/01/06 30/01/06 30/01/06 30/01/06
ENFORCEMENT NOTICES SERVED	187 Lordship Lane, Tottenham, N17 (takes effect 27/3/06) 66 Dunbar Road, London N22 (takes effect 27/3/06) Olympic Café, 639 Green Lanes, N8 (takes effect 27/3/06) 5 Fountayne Road, N15 (takes effect 28/3/06)	25/01/06 26/01/06 26/01/06 27/01/06
STOP NOTICES SERVED		
BREACH OF CONDITION NOTICES SERVED	Ali Barba Restaurant, 645 Green Lanes, N8 Olympic Café, 639 Green Lanes, N8	12/01/06 12/01/06
PROSECUTIONS SENT TO LITIGATION		
PROCEEDINGS ISSUED		
SUCCESSFUL PROSECUTIONS		
COMPLIANCES	141 Crouch Hill, London N8 90 High Street, London N8	

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PLANNING APPLICATIONS SUB-COMMITTEE

**APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN
01/01/06 AND 05/02/06**

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 case files are located at 639 High Road, Tottenham, London N17 8BD.
Anyone wishing to inspect the background papers in respect of any of these cases should contact Development Control Customer Care Team on (020) 8489 5508 between the hours of 8.45am and 5.00pm.

WARD: **Alexandra**

Application No: **HGY/2005/2272** Officer: Ruma Nowaz
Decision: GTD Decision Date: 31/01/2006
Location: 101 The Avenue N10
Proposal: Retention of raised decking and staircase to rear and additional trellis to height of 1.6m above decking.

Application No: **HGY/2006/0027** Officer: Valerie Okeiy
Decision: PERM DEV Decision Date: 25/01/2006
Location: 4 Grove Avenue N10 2AR
Proposal: Demolition of existing rear extension and erection of replacement single storey rear extension.

Application No: **HGY/2005/2224** Officer: Valerie Okeiy
Decision: REF Decision Date: 25/01/2006
Location: 31 Winton Avenue N11 2AS
Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2233** Officer: Tara Jane Fisher
Decision: REF Decision Date: 25/01/2006
Location: 32A Muswell Avenue N10
Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2194** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 24/01/2006
Location: 18 Grasmere Road N10
Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front elevation.

Application No: **HGY/2005/2202** Officer: Valerie Okeiy
Decision: REF Decision Date: 18/01/2006
Location: 253 Albert Road N22
Proposal: Conversion of property to create 1 x 1 bed and 1 x 3 bed self contained flats.

Application No: **HGY/2005/2123** Officer: Luke McSoriley
Decision: GTD Decision Date: 12/01/2006
Location: 65 The Avenue N10
Proposal: Loft conversion to include erection of rear dormer window, erection of dormer window to rear flank wall, creation of gable end to front and raising of roof level.

Application No: **HGY/2005/2141** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 03/01/2006
Location: 1 Thirlmere Road N10
Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2073** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 03/01/2006
Location: 199 Albert Road N22
Proposal: Erection of rear dormer window and insertion of two rooflights to front elevation.

Application No: **HGY/2005/2134** Officer: Luke Gardiner
Decision: GTD Decision Date: 10/01/2006
Location: 1A Barnard Hill N10
Proposal: Demolition of existng building and erection of a two storey building with rooms in roof comprising 2 x 2 bed flats.

Application No: **HGY/2005/2142** Officer: Ruma Nowaz
Decision: GTD Decision Date: 16/01/2006
Location: 341 Alexandra Park Road N22
Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/1808** Officer: Luke McSoriley
Decision: REF Decision Date: 20/01/2006
Location: 72 Muswell Avenue N10
Proposal: Erection of rear dormer window and insertion of 1 x rooflight to front elevation.

WARD: **Bounds Green**

Application No: **HGY/2005/2206** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 27/01/2006
Location: 6 Whittington Road N22
Proposal: Installation of new shopfront.

Application No: **HGY/2005/1917** Officer: Stuart Cooke
Decision: GTD Decision Date: 27/01/2006
Location: Middlesex University, Bounds Green Road N11
Proposal: Approval Of Details pursuant to Condtions 4 and 7 (landscaping and trees) relating to the commercial element of the scheme attached to planning permission HGY/2004/1465.

WARD: **Bruce Grove**

Application No: **HGY/2005/2191** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 18/01/2006
Location: 49 Lordsmead Road N17
Proposal: Conversion of property to form 2 x 1 bed self contained flats.

Application No: **HGY/2005/2172** Officer: James McCool
Decision: GTD Decision Date: 17/01/2006
Location: 2-3 Bruce Grove N17 6RA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2171** Officer: James McCool
Decision: GTD Decision Date: 17/01/2006
Location: 2-3 Bruce Grove N17 6RA
Proposal: Listed Building Consent for the erection of single storey rear extension.

Application No: **HGY/2005/2150** Officer: Brett Henderson
Decision: NOT DEV Decision Date: 17/01/2006
Location: 96 Chester Road N17 6BZ
Proposal: Erection of single storey rear extension.

WARD: **Crouch End**

Application No: **HGY/2005/2017** Officer: David Paton
Decision: REF Decision Date: 01/02/2006
Location: 1- 2 Cairncross Mews, Felix Avenue N8
Proposal: Erection of 1 x single storey temporary dwelling and studio caravans.

Application No: **HGY/2005/2251** Officer: Valerie Okeiy
Decision: GTD Decision Date: 24/01/2006
Location: 123 Tottenham Lane N8
Proposal: Erection of single storey rear extension and change of use of building to form dental surgery at ground floor level.

Application No: **HGY/2005/2257** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 19/01/2006
Location: 2 - 4 The Broadway N8
Proposal: Amendment to planning permission reference HGY/2005/1060 to create 15 self contained flats by raising of parapet roof level to existing two storey projections, provision of balconies and terraces and alterations to fenestration.

Application No: **HGY/2005/2157** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 16/01/2006
Location: 55 Weston Park N8
Proposal: Demolition of existing conservatory and part single storey extension, and erection of replacement single storey extension.

Application No: **HGY/2005/2152** Officer: Luke McSoriley
Decision: GTD Decision Date: 12/01/2006
Location: 13 Bourne Road N8
Proposal: Erection of rear dormer window and insertion of rooflights to front and rear elevations.

Application No: **HGY/2005/2128** Officer: Luke Gardiner
Decision: GTD Decision Date: 12/01/2006
Location: 86 Park Road N8
Proposal: Change of use of premises to create a childrens indoor leisure facility (A1 to D2) for 35 supervised children aged 0 - 8 years, with refreshment bar providing drinks and snacks.

Application No: **HGY/2005/2158** Officer: David Paton
Decision: GTD Decision Date: 12/01/2006
Location: 28 Weston Park N8
Proposal: Erection of rear dormer window with balustrade.

Application No: **HGY/2005/2184** Officer: Tara Jane Fisher
Decision: REF Decision Date: 19/01/2006
Location: Avenue Heights, 3 - 5 Avenue Road N6
Proposal: Installation of 6 antennae, 5 cabinets and development ancillary thereto.

WARD: **Fortis Green**

Application No: **HGY/2005/2293** Officer: Frixos Kyriacou
Decision: GTD Decision Date: 31/01/2006
Location: 68 Creighton Avenue N10
Proposal: Erection of single storey rear extension with associated elevational alteration to access patio.

Application No: **HGY/2005/2325** Officer: Luke Gardiner
Decision: PERM DEV Decision Date: 25/01/2006
Location: 34 Greenham Road N10 1LP
Proposal: Erection of rear dormer window and dormer window to rear addition.

Application No: **HGY/2005/2235** Officer: Luke Gardiner
Decision: PERM DEV Decision Date: 25/01/2006
Location: 10 Holt Close N10 3HW
Proposal: Replacement of existing copper sheet roofing with fixed clear double glazed panels and insertion of 3 double glazed windows to match existing into south east facing wall.

Application No: **HGY/2005/2149** Officer: Luke Gardiner
Decision: PERM DEV Decision Date: 16/01/2006
Location: 23 Leaside Avenue N10
Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2166** Officer: Valerie Okey
Decision: PERM DEV Decision Date: 12/01/2006
Location: 26 Lanchester Road N6
Proposal: Erection of single storey rear extension, insertion of bay window to front elevation and insertion of recessed balcony at rear roof level.

Application No: **HGY/2005/2122** Officer: Tara Jane Fisher
Decision: REF Decision Date: 10/01/2006
Location: Flats A & D 299 Muswell Hill Broadway N10
Proposal: Erection of new extensions to rear at second floor and roof level, alterations to Flat A to create common entrance and creation of new 2 bed flat at second floor/roof level. Alterations to rear facade.

Application No: **HGY/2005/2014** Officer: Paul Tomkins
 Decision: GTD Decision Date: 10/01/2006
 Location: Coldfall Primary School, Coldfall Avenue N10

Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2005/0872.

Application No: **HGY/2005/2114** Officer: Luke McSoriley
 Decision: REF Decision Date: 10/01/2006
 Location: 20 Eastern Road N2

Proposal: Erection of two storey rear extension.

Application No: **HGY/2005/2169** Officer: Valerie Okeyi
 Decision: GTD Decision Date: 12/01/2006
 Location: 26 Lanchester Road N6

Proposal: Alterations to property including erection of side dormer window and rooflights to all elevations, provision of new fenestration to side elevation and conversion of garage to habitable living space.

Application No: **HGY/2005/2341** Officer: Frixos Kyriacou
 Decision: GTD Decision Date: 19/01/2006
 Location: 53 - 55 Queens Avenue N10

Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2005/0580.

WARD: **Harringay**

Application No: **HGY/2005/2309** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 01/02/2006
 Location: 66 Sydney Road N8

Proposal: Erection of rear dormer window and dormer window to flank elevation. Insertion of rooflights to front elevation.

Application No: **HGY/2005/2183** Officer: Brett Henderson
 Decision: GTD Decision Date: 18/01/2006
 Location: 67 Turnpike Lane N8

Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2121** Officer: James McCool
 Decision: GTD Decision Date: 10/01/2006
 Location: 38 Umfreville Road N4

Proposal: Erection of 1.7m high metal shed in front garden to house mobility scooter.

Application No: **HGY/2005/2108** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 03/01/2006
 Location: 501 Green Lanes N4

Proposal: Change of use of ground floor of premises from A3 (food and drink) to A4 (drinking establishment).

Application No: **HGY/2005/2118** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 10/01/2006
 Location: 280 Wightman Road N8
 Proposal: Erection of single storey front / side extension.

Application No: **HGY/2005/2160** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 17/01/2006
 Location: 599 Green Lanes N8 0RE
 Proposal: Variation of condition 2 (opening hours) attached to planning reference HGY/32546 to allow premises to open until 00:00 midnight Sunday to Thursday and Bank Holidays, and until 02:00am Friday and Saturday.

Application No: **HGY/2005/2203** Officer: James McCool
 Decision: GTD Decision Date: 24/01/2006
 Location: 341 Green Lanes N4
 Proposal: Conversion of rearmost room from storage space to office. Erection of a replacement rear facade at ground floor level.

WARD: **Highgate**

Application No: **HGY/2005/2262** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 02/02/2006
 Location: 90 North Road N6
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2271** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 01/02/2006
 Location: 3 Southwood Avenue N6
 Proposal: Erection of single storey rear / side extension.

Application No: **HGY/2005/0851** Officer: David Paton
 Decision: GTD Decision Date: 31/01/2006
 Location: Ridgemount, Courtenay Avenue N6
 Proposal: Demolition of existing house, swimming pool enclosure and greenhouse and erection of new replacement detached two storey dwellinghouse with accommodation in roofspace and garage and swimming pool in basement.

Application No: **HGY/2005/2280** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 27/01/2006
 Location: 9 North Hill N6
 Proposal: Erection of single storey extension to front of property.

Application No: **HGY/2005/2232** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/01/2006
 Location: 176 Archway Road N6
 Proposal: Demolition of existing garage and erection of new single storey garage with pitched roof.

Application No:	HGY/2005/2216	Officer:	Ruma Nowaz	Decision Date:	25/01/2006
Decision:	GTD				
Location:	41 Sheldon Avenue N6				
Proposal:	Erection of single storey rear conservatory extension.				
Application No:	HGY/2005/2165	Officer:	Ruma Nowaz	Decision Date:	03/01/2006
Decision:	PERM DEV				
Location:	21 Stormont Road N6				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2005/2106	Officer:	Frixos Kyriacou	Decision Date:	09/01/2006
Decision:	GTD				
Location:	31 Stormont Road N6				
Proposal:	Demolition of existing side / rear extension and erection of replacement 2 storey side / rear extension. Erection of front dormer window. Elevational changes to replace rendered walls at first floor level with tile hungwalls.				
Application No:	HGY/2005/2113	Officer:	David Paton	Decision Date:	11/01/2006
Decision:	REF				
Location:	61 North Road N6 4BJ				
Proposal:	Erection of rear dormer window and raising of roof level to create loft conversion.				
Application No:	HGY/2005/2124	Officer:	Valerie Okeiy	Decision Date:	12/01/2006
Decision:	REF				
Location:	235 - 237 Archway Road N6				
Proposal:	Erection of a two storey building comprising 1 x 3 bed house and 2 x 1 bed flats.				
Application No:	HGY/2005/2136	Officer:	Tara Jane Fisher	Decision Date:	13/01/2006
Decision:	REF				
Location:	373 Archway Road N6				
Proposal:	Change of use of property from sandwich shop to cafe/restaurant, alteration to shopfront and provision of extract flue to rear.				
Application No:	HGY/2005/2155	Officer:	Valerie Okeiy	Decision Date:	17/01/2006
Decision:	REF				
Location:	373 Archway Road N6 4EJ				
Proposal:	Installation of new shopfront.				
Application No:	HGY/2005/2193	Officer:	Frixos Kyriacou	Decision Date:	17/01/2006
Decision:	REF				
Location:	188 Archway Road N6 5BB				
Proposal:	Erection of 1 x one storey two bedroom dwelling unit with rooms in roof.				
Application No:	HGY/2005/2300	Officer:	James McCool	Decision Date:	18/01/2006
Decision:	PERM DEV				
Location:	23 Gaskell Road N6				
Proposal:	The demolition of existing conservatory and erection of single storey rear extension.				

Application No:	HGY/2005/2214	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	20/01/2006
Location:	128 Highgate Hill N6		
Proposal:	Approval Of Details pursuant to Conditions 5a, 5b, 5c, 5d, 5e & 5f (new/enlarged opening in external walls, new external ironwork, new porches and amendments to retained porch, new joinery, brickwork and render repairs and protection of timber panelling) attached to listed building consent reference HGY/2004/1284.		
Application No:	HGY/2005/2196	Officer:	Joyce Wong
Decision:	REF	Decision Date:	24/01/2006
Location:	75 Hornsey Lane Gardens N6		
Proposal:	Creation of a vehicular crossover to a Borough road in a conservation Area.		
Application No:	HGY/2005/2189	Officer:	David Paton
Decision:	GTD	Decision Date:	24/01/2006
Location:	51 Southwood Lane N6		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2005/1535	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	25/01/2006
Location:	177 Archway Road N6 5BL		
Proposal:	Change of use from restaurant to health & beauty clinic.		
Application No:	HGY/2005/2207	Officer:	Frixos Kyriacou
Decision:	REF	Decision Date:	25/01/2006
Location:	Rose & Crown, 86 Highgate High Street N6		
Proposal:	Erection of a 2.5m high wall at rear of beer garden, removal of iron fire escape to rear and replacement with iron spiral staircase and erection of 6m x 9m temporary marquee covering entire beer garden temporary to be removed from October to March.		
Application No:	HGY/2005/2208	Officer:	Frixos Kyriacou
Decision:	REF	Decision Date:	25/01/2006
Location:	Rose & Crown, 86 Highgate High Street N6		
Proposal:	Listed Building Consent for the erection of a 2.5m high wall at rear of beer garden, removal of iron stair fire escape to rear and replacement with iron spiral staircase, and erection of 6m x 9m temporary marquee covering entire beer garden - temporary to be removed from October to March.		
Application No:	HGY/2005/2219	Officer:	Luke McSoriley
Decision:	REF	Decision Date:	25/01/2006
Location:	59 Hornsey Lane N6		
Proposal:	Erection of new fire escape staircase from upper ground floor level to garden, insertion of new door and provision of new piers to replace existing.		
Application No:	HGY/2005/2263	Officer:	Elizabeth Ennin-Gyasi
Decision:	NOT DEV	Decision Date:	27/01/2006
Location:	18 Bishopswood Road N6 4NY		
Proposal:	Use of property as single family dwelling.		

Application No: **HGY/2006/0077** Officer: Brett Henderson
 Decision: PERM REQ Decision Date: 27/01/2006
 Location: 15 Parkgate Mews N6
 Proposal: Erection of rear dormer window.

Application No: **HGY/2005/0853** Officer: David Paton
 Decision: GTD Decision Date: 31/01/2006
 Location: Ridgemount, Courtenay Avenue N6
 Proposal: Conservation Area Consent for the demolition of existing house, swimming pool enclosure and greenhouse and erection of new replacement detached two storey dwelling house with accommodation in roofspace and garage and swimming pool in basement.

WARD: Hornsey

Application No: **HGY/2005/2234** Officer: Joyce Wong
 Decision: GTD Decision Date: 25/01/2006
 Location: 23A Rathcoole Avenue N8
 Proposal: Erection of a single storey rear extension.

Application No: **HGY/2005/2163** Officer: Frixos Kyriacou
 Decision: GTD Decision Date: 12/01/2006
 Location: Former Hornsey Waterworks, High Street N8
 Proposal: Approval Of Details pursuant to Condition 22 (waste management strategy) attached to planning permission reference HGY/2002/0245.

Application No: **HGY/2005/2170** Officer: Frixos Kyriacou
 Decision: REF Decision Date: 17/01/2006
 Location: 35A Ashford Avenue N8
 Proposal: Loft conversion to include erection of rear dormer window with french doors and balustrade, and alterations to roof to form hip to gable end.

Application No: **HGY/2005/2275** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 18/01/2006
 Location: 19 Priory Avenue N8
 Proposal: Retrospective planning application for the conversion of basement area to provide 1 x 1 bedroom flat.

WARD: Muswell Hill

Application No: **HGY/2004/2267** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 02/02/2006
 Location: 22 Danvers Road N8
 Proposal: Loft conversion involving erection of rear dormer window, alteration to form gable end and raising roof line.

Application No: **HGY/2005/2246** Officer: Luke McSoriley
 Decision: GTD Decision Date: 31/01/2006
 Location: 1 Park Avenue South N8
 Proposal: Erection of side and rear dormer window.

Application No:	HGY/2005/2352	Officer:	Frixos Kyriacou
Decision:	GTD	Decision Date:	31/01/2006
Location:	Highgate Cricket & Tennis Club, Park Road N8		
Proposal:	Erection of single storey scoreboard to south west of clubhouse.		
Application No:	HGY/2005/2138	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	31/01/2006
Location:	72 Muswell Hill Place N10		
Proposal:	Erection of two storey front infill extension; erection of two storey rear extension at lower and upper ground floor levels, alteration to rear elevation including changes to rear dormer incorporating new french door and balustrade, new french doors at rear ground floor level and repositining of staircase to garden.		
Application No:	HGY/2005/2217	Officer:	Valerie Okey
Decision:	PERM DEV	Decision Date:	19/01/2006
Location:	57 Onslow Gardens N10		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2005/2175	Officer:	Luke McSoriley
Decision:	PERM DEV	Decision Date:	16/01/2006
Location:	26 Grand Avenue N10		
Proposal:	Demolition of existing rear extension and erection of replacement single storey rear extension.		
Application No:	HGY/2005/2240	Officer:	Jacques Toerjen
Decision:	GTD	Decision Date:	11/01/2006
Location:	Ground Floor Flat, 61 Hillfield Park N10		
Proposal:	Creation of lightwell to rear of property to allow conversion of basement to provide habitable living space. Removal of existing balcony to rear and provision of replacement balustrade.		
Application No:	HGY/2005/2093	Officer:	Luke Gardiner
Decision:	GTD	Decision Date:	05/01/2006
Location:	54 Cascade Avenue N10		
Proposal:	Erection of single storey rear extension with decking and creation of staircase to garden.		
Application No:	HGY/2005/2117	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	10/01/2006
Location:	Ground Floor Flat, 49 Hillfield Park N10		
Proposal:	Retrospective planning application for the conversion of basement into habitable living space.		
Application No:	HGY/2005/2143	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	12/01/2006
Location:	Unit 1 Coburg House Farrer Mews N8		
Proposal:	Change of use of property to create minicab and private car hire office.		
Application No:	HGY/2005/2182	Officer:	Luke Gardiner
Decision:	GTD	Decision Date:	17/01/2006
Location:	3 Cranmore Way N10 3TP		
Proposal:	Conversion of loft to include insertion of 4 x rooflights to rear elevation and alterations to rear elevation (Article 4 Direction).		

Application No: **HGY/2005/2276** Officer: Ruma Nowaz
Decision: GTD Decision Date: 25/01/2006
Location: 3 Rookfield Close N10
Proposal: Erection of rear dormer window.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2005/2256** Officer: Stuart Cooke
Decision: ROB Decision Date: 01/02/2006
Location: Emirates Stadium, Ashburton Grove N5
Proposal: Application P052891 under section 73 of the Town & Country Planning Act 1990 to amend the wording of condition AG16 of planning permission ref P01/1500 to allow for a reduced requirement for on site coach parking during major events (Observations to L.B. Islington).

Application No: **HGY/2005/2252** Officer: John Ogenga P'Lakop
Decision: RNO Decision Date: 27/01/2006
Location: 173 Stroud Green Road N4 3PZ
Proposal: Erection of rear and side extensions (basement, mezzanine, first and second floors) to accommodate 3 x 1 bedroom flats and 2 studio flats. Proposed rear external stairs. (Observations to L.B. Islington).

Application No: **HGY/2005/2181** Officer: Stuart Cooke
Decision: RNO Decision Date: 24/01/2006
Location: 259 City Road EC1
Proposal: Erection of building comprising of elements of various heights up to a maximum of 29 stories above a podium block (comprising of upper ground, ground and lower ground levels) to accommodate 296 residential units; 674 sq.m of mixed use commercial floor space (use classes A1, A2, A3, A4, A5 and B1); car parking for up to 80 cars and ancillary plant room (Observations to L.B. Islington).

WARD: **Noel Park**

Application No: **HGY/2005/2238** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 27/01/2006
Location: Flat B, 54 Alexandra Road N8
Proposal: Erection of rear dormer window and insertion of 2 x rooflights to front elevation.

Application No: **HGY/2005/2268** Officer: Joyce Wong
Decision: PERM DEV Decision Date: 25/01/2006
Location: 41 Westbeech Road N22
Proposal: Erection of rear dormer window.

Application No: **HGY/2005/2168** Officer: James McCool
Decision: GTD Decision Date: 17/01/2006
Location: 12 - 14 High Road & Whymark House, Whymark Avenue N22
Proposal: Amalgamation of existing ground floor retail premises and erection of a single storey rear extension to create a single (large) retail unit. Associated works to include the creation of vehicular crossover to Whymark House and alterations to elevations at Whymark House.

WARD: **Northumberland Park**

Application No:	HGY/2005/2057	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	03/02/2006
Location:	R/O 705 - 707 High Road N17		
Proposal:	Redevelopment of site to include erection of 1 x 3 storey building comprising 4 x 2 bed, 4 x 3 bed and 2 x 4 bed dwelling units		
Application No:	HGY/2005/2295	Officer:	Valerie Okeiy
Decision:	REF	Decision Date:	01/02/2006
Location:	7 Orchard Place N17		
Proposal:	Redevelopment to provide 3 storey building comprising 6 x 2 bed flats with 4 parking spaces and amenity space.		
Application No:	HGY/2005/2294	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/02/2006
Location:	95 Brantwood Road N17		
Proposal:	Certificate of Lawfulness (existing) for the retention of a single storey rear extension.		
Application No:	HGY/2005/2267	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	31/01/2006
Location:	142 Park Lane N17		
Proposal:	Display of new shop fascia sign and external swan neck lights.		
Application No:	HGY/2005/2266	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	31/01/2006
Location:	120 Park Lane N17		
Proposal:	Display of new shop fascia sign and external swan neck lights.		
Application No:	HGY/2005/2243	Officer:	Valerie Okeiy
Decision:	REF	Decision Date:	31/01/2006
Location:	R/O 796 High Road N17		
Proposal:	Erection of 4 x 2 storey one bed live/work units.		
Application No:	HGY/2005/2247	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	27/01/2006
Location:	Hotspur Industrial Estate, Unit 6 - 8, West Road N17		
Proposal:	Alterations to opening hours for warehouse and offices from 06:00am - 21:00pm to 24 hours a day.		
Application No:	HGY/2005/2241	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	25/01/2006
Location:	139 Park Lane N17 0HB		
Proposal:	Internal alterations of first, second and ground floor, extensions to the side elevations, relocation of main entrance door and alterations to the boundary wall.		
Application No:	HGY/2005/2164	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	24/01/2006
Location:	Hotspur Industrial Estate, Unit 2, West Road N17		
Proposal:	Variation to permitted unloading hours from 0600am to 2100pm Monday to Friday, 0600am to 1500pm Saturdays and 0800am to 2000pm Sundays.		

Application No: **HGY/2005/2314** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 18/01/2006
 Location: Middlesex University, White Hart Lane N17
 Proposal: Approval Of Details pursuant to Conditions R12, R13 & R25 (site investigation, soil contamination and methodology statement) attached to planning reference HGY/2005/1439.

Application No: **HGY/2005/2173** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 17/01/2006
 Location: Percival Court, High Road N17
 Proposal: Conservation Area Consent for the demolition of existing workshop and erection of 5 x 3 storey three bedroom live / work units.

Application No: **HGY/2005/2174** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 17/01/2006
 Location: Percival Court, High Road N17
 Proposal: Demolition of existing workshop and erection of 5 x 3 storey three bedroom live/work units.

Application No: **HGY/2005/2156** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 17/01/2006
 Location: 185 Park Lane N17 0HJ
 Proposal: Installation of extract duct.

Application No: **HGY/2005/2092** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 03/01/2006
 Location: Percival Court, High Road N17
 Proposal: Conservation Area Consent for the demolition of existing buildings and erection of 5 x 3 storey three bed live/work units and 4 x 3 storey two bed live/work units.

Application No: **HGY/2005/2091** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 03/01/2006
 Location: Percival Court, High Road N17
 Proposal: Demolition of existing buildings and erection of 5 x 3 storey three bedroom live/work units and 4 x 3 storey two bedroom live/work units.

Application No: **HGY/2005/1799** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 03/01/2006
 Location: Three Compasses, Queen Street N17
 Proposal: Approval Of Details pursuant to Condition 5 (refuse and waste storage) attached to planning permission reference HGY/2005/0743.

WARD: St. Ann's

Application No: **HGY/2005/2361** Officer: Brett Henderson
 Decision: PERM REQ Decision Date: 27/01/2006
 Location: 45 Cranleigh Road N15
 Proposal: Erection of rear dormer window and conversion of roof to form hip to gable end.

Application No:	HGY/2005/2273	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	27/01/2006
Location:	3 Vicarage Parade, West Green Road N15		
Proposal:	Removal of Condition 1 relating to opening hours attached to appeal reference APP/Y5420/A/03/99564 to allow premises to operate until 03:00am on any day.		
Application No:	HGY/2005/2245	Officer:	James McCool
Decision:	GTD	Decision Date:	27/01/2006
Location:	107 Woodlands Park Road N15		
Proposal:	Erection of rear dormer window and insertion of 2 x rooflights to front elevation.		
Application No:	HGY/2005/2220	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/01/2006
Location:	Tottenham Ambulance Station, St. Anns Road N15		
Proposal:	Installation of new automated sliding gate and replacement of adjacent railings to match. Removal of existing railing to provide access to adjacent parking area.		
Application No:	HGY/2005/2179	Officer:	James McCool
Decision:	GTD	Decision Date:	19/01/2006
Location:	32 - 33 Grand Parade, Green Lanes N4		
Proposal:	Alterations to property including erection of single storey rear extension, change of use of first floor from commercial to residential creating 1 x studio flat and 2 x two bed flats and alterations to the 2nd and 3rd floor flats creating an additional 2 self contained flats (4 x two bed and 2 x studio flats in total at 2nd and 3rd floor levels). Alterations to elevations.		
Application No:	HGY/2005/2178	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	18/01/2006
Location:	11 Penrith Road N15		
Proposal:	Demolition of existing extension and replacement with single storey rear extension.		
Application No:	HGY/2005/2023	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	03/01/2006
Location:	323 West Green Road N15 3PA		
Proposal:	Erection of extension at rear first floor level and erection of rear dormer window to create 2 x 1 bed and 2 x studio flats at first, second and third floor/roof levels		

WARD: Seven Sisters

Application No:	HGY/2005/2244	Officer:	Brett Henderson
Decision:	GTD	Decision Date:	01/02/2006
Location:	Unit 5A Arena Estate, Green Lanes N4		
Proposal:	Display of 4 x internally illuminated fascia signs and 1 x display sign to be situated on existing totem pole advertising sign.		
Application No:	HGY/2005/2299	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	27/01/2006
Location:	4 Clifton Gardens N15 6AP		
Proposal:	Erection of front and rear dormer windows and erection of single storey rear extension.		

Application No:	HGY/2005/2222	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	25/01/2006
Location:	4 Grovelands Road N15		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2005/2210	Officer:	James McCool
Decision:	REF	Decision Date:	25/01/2006
Location:	15 Hillside Road N15		
Proposal:	Erection of single storey rear / side extension and erection of rear dormer window with French doors and balustrade. Alterations to rear elevation.		
Application No:	HGY/2005/1895	Officer:	James McCool
Decision:	REF	Decision Date:	24/01/2006
Location:	109 - 111 Craven Park Road N15		
Proposal:	Retention of single storey extension to rear (to replace previous extensions), first floor extension to rear, works to combine the two (former) first floor flats into a single large flat, erection of a rooftop railed accessway and an external staircase to Elm Park Avenue to provide access to the flat.		
Application No:	HGY/2005/2313	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	18/01/2006
Location:	Land at corner of Lemsford Close/ Grovelands Road N15		
Proposal:	Variation of Condition 5 attached to application no. HGY/2004/1341 to amend the mix of units to create 13 x 1 bed, 37 x 2 bed, 4 x 3 bed and 2 x 4 bed flats.		
Application No:	HGY/2005/2343	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	12/01/2006
Location:	2 - 240 Tiverton Road N15		
Proposal:	Display of tiled mural to lift shaft.		
Application No:	HGY/2005/2250	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	12/01/2006
Location:	57 Elm Park Avenue N15		
Proposal:	Erection of rear extension at first floor level and erection of front and rear dormer windows.		
Application No:	HGY/2005/2151	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	12/01/2006
Location:	127 Gladesmore Road N15		
Proposal:	Erection of front and rear dormer windows. Provision of new fenestration to rear elevation.		
Application No:	HGY/2005/2145	Officer:	Brett Henderson
Decision:	PERM DEV	Decision Date:	12/01/2006
Location:	145 Castlewood Road N15		
Proposal:	The erection of a single storey rear extension.		
Application No:	HGY/2005/2144	Officer:	James McCool
Decision:	GTD	Decision Date:	10/01/2006
Location:	2 Beechfield Road N4		
Proposal:	Change of use of property from office use to residential creating 1 x 1 bed and 1 x 2 bed self contained flats. Alterations to elevations including insertion of new windows.		

Application No: **HGY/2005/2236** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 03/01/2006
Location: 34 Beechfield Road N4 1PE
Proposal: Use of property as 2 self contained flats.

WARD: **Stroud Green**

Application No: **HGY/2006/0045** Officer: David Paton
Decision: GTD Decision Date: 01/02/2006
Location: 2A Beatrice Road N4
Proposal: Approval Of Details pursuant to Condition 6 (site investigation report) attached to planning permission reference HGY/2005/0231.

Application No: **HGY/2005/2258** Officer: Luke Gardiner
Decision: GTD Decision Date: 31/01/2006
Location: 23 Ridge Road N8
Proposal: Conversion of lower ground floor to create 2 bedroom maisonette.

Application No: **HGY/2005/2237** Officer: James McCool
Decision: GTD Decision Date: 27/01/2006
Location: 37B Uplands Road N8
Proposal: Erection of fire escape steps from flat roof terrace at rear first floor level to private section of rear garden.

Application No: **HGY/2005/2205** Officer: Ruma Nowaz
Decision: REF Decision Date: 24/01/2006
Location: 2A Ossian Road N4
Proposal: Erection of 1 x 2 storey two bedroom dwellinghouse with rooms at lower and upper ground floor levels.

Application No: **HGY/2005/2209** Officer: Amanda Jacobs
Decision: PERM DEV Decision Date: 18/01/2006
Location: 52 Stapleton Hall Road N4
Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2187** Officer: Valerie Okeyi
Decision: REF Decision Date: 18/01/2006
Location: Adjacent To 75 Stapleton Hall Road N4
Proposal: Conservation Area Consent for the demolition of existing garages and redevelopment of site to provide 1 x 3 storey residential dwelling comprising 1 x one bed flat at lower ground floor level and 1 x three bed flat at upper ground floor and 1st floor levels.

Application No: **HGY/2005/2186** Officer: Valerie Okeyi
Decision: REF Decision Date: 18/01/2006
Location: Adjacent To 75 Stapleton Hall Road N4
Proposal: Demolition of existing garages and redevelopment of site to provide 1 x 3 storey residential dwelling comprising 1 x one bed flat at lower ground floor level and 1 x three bed flat at upper ground floor and 1st floor levels.

Application No: **HGY/2005/2153** Officer: Luke McSoriley
 Decision: REF Decision Date: 16/01/2006
 Location: 48 Upper Tollington Park N4
 Proposal: Erection of single storey rear extension, rear dormer window and insertion of rooflight to front elevation.

Application No: **HGY/2005/2147** Officer: Luke McSoriley
 Decision: REF Decision Date: 16/01/2006
 Location: 70 Inderwick Road N8
 Proposal: Excavation to front of property to include insertion of new bay window and provision of decked area at lower ground level and creation of habitable living space at basement level.

Application No: **HGY/2005/2140** Officer: Luke Gardiner
 Decision: PERM DEV Decision Date: 16/01/2006
 Location: 108 Inderwick Road N8
 Proposal: The conversion of property to form one residential unit.

Application No: **HGY/2005/2132** Officer: Valerie Okeiy
 Decision: REF Decision Date: 10/01/2006
 Location: 21 Ferme Park Road N4
 Proposal: Replacement of existing timber windows with UPVC double glazed windows on front and rear elevations.

WARD: **Tottenham Green**

Application No: **HGY/2005/2270** Officer: Brett Henderson
 Decision: GTD Decision Date: 01/02/2006
 Location: 101 Broad Lane N15
 Proposal: Erection of a new single storey extension, change of use of property to cafe/restaurant and installation of extract flue to rear.

Application No: **HGY/2005/2248** Officer: James McCool
 Decision: GTD Decision Date: 31/01/2006
 Location: Units 20, 21 & 22 Rangemoor Road Industrial Estate, Bernard Road N15
 Proposal: Demolition of existing buildings on site and erection of replacement single storey building with mezzanine floor for use as offices/light industrial.

Application No: **HGY/2005/2225** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 27/01/2006
 Location: 699 Seven Sisters Road N15
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2223** Officer: Brett Henderson
 Decision: PERM DEV Decision Date: 25/01/2006
 Location: 109 Antill Road N15
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2190** Officer: Brett Henderson
Decision: REF Decision Date: 18/01/2006
Location: 223 West Green Road N15
Proposal: Retrospective planning application for the retention of 1 x 48 sheet non-illuminated poster panel.

Application No: **HGY/2005/2188** Officer: Brett Henderson
Decision: REF Decision Date: 18/01/2006
Location: 42 West Green Road N15
Proposal: Retrospective planning application for the retention of 1 x non-illuminated 48 sheet poster panel.

Application No: **HGY/2005/2260** Officer: Michelle Bradshaw
Decision: REF Decision Date: 18/01/2006
Location: 344 High Road N15
Proposal: Display of non illuminated hoarding sign.

WARD: **Tottenham Hale**

Application No: **HGY/2005/2221** Officer: Brett Henderson
Decision: GTD Decision Date: 25/01/2006
Location: 41 West Road N17
Proposal: Erection of extension to existing ground based equipment cabinet and installation of roof mounted security hand railing.

Application No: **HGY/2005/2116** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 10/01/2006
Location: Unit 59 Millmead Industrial Centre, Mill Mead Road N17
Proposal: Change of use of premises to provide office accommodation between 10:00 and 17:00 hours Monday to Saturday and accommodation for sessional meetings on Tuesdays and Thursdays 1830 to 2030 hour (church activities).

Application No: **HGY/2005/2119** Officer: James McCool
Decision: GTD Decision Date: 10/01/2006
Location: Unit 3, Ferry Island Retail Park, Station Road N17
Proposal: Display of a variety of replacement internally illuminated fascia signs, menu signs and direction signs.

WARD: **West Green**

Application No: **HGY/2005/2261** Officer: Brett Henderson
Decision: GTD Decision Date: 01/02/2006
Location: 467 Lordship Lane N22
Proposal: Change of use of property from shoe shop to cafe with opening hours 08:00 am to 8:00 pm. Monday to Saturday and 10:00 am to 6:00 pm Sundays. Provision of extract flue to rear.

Application No: **HGY/2005/2139** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 10/01/2006
Location: Junction of Green Lanes and Carlingford Road N15
Proposal: Display of 1 x 48 sheet poster panel (6.4m x 3.2m).

WARD: **White Hart Lane**

Application No: **HGY/2005/2315** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 27/01/2006
Location: 6 Rivulet Road N17 7JS
Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2226** Officer: Luke McSoriley
Decision: REF Decision Date: 25/01/2006
Location: 21 Great Cambridge Road N17
Proposal: Erection of 3 x side dormer windows and insertion of window to front elevation.

Application No: **HGY/2005/2135** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 10/01/2006
Location: J/O Thetford Close & Norfolk Avenue N13 6AJ
Proposal: Installation of 1.36m high grey double pouch postal box.

WARD: **Woodside**

Application No: **HGY/2005/2284** Officer: Luke Gardiner
Decision: REF Decision Date: 02/02/2006
Location: 116 Station Road N22
Proposal: Conversion of single family dwelling house into 2 x 2 bed self contained flats.

Application No: **HGY/2005/2277** Officer: Luke Gardiner
Decision: GTD Decision Date: 31/01/2006
Location: 6 Paisley Road N22
Proposal: Erection of single storey rear extension.

Application No: **HGY/2005/2211** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 25/01/2006
Location: 10A Sylvan Avenue N22
Proposal: Erection of 2 x rear dormer windows.

Application No: **HGY/2005/1948** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 17/01/2006
Location: 71 Norman Avenue N22
Proposal: Demolition of existitng garages and erection of a two storey extension to side of property creating 1 x three bedroom house and new enterance to existing property.

APPEAL DECISION JANUARY 2006

Ward:	Alexandra
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0551
Decision Level:	Delegated

0 (Nought) Outram Road N22 7AB**Proposal:**

Pitched roof to replace flat roof and provide one extra bedroom.

Type of Appeal:

Written Representation

Issue:

The effect of proposed development on the character and appearance of the area and on the living conditions of the occupiers of adjacent and neighbouring properties

Result:

Appeal **Dismissed** 9 January 2006

Ward:	Bruce Grove
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0038
Decision Level:	Delegated

223 Mount Pleasant Road N17 6JH**Proposal:**

Enlargement of existing rear extension.

Type of Appeal:

Written Representation

Issue:

As above

Result:

Appeal **Allowed** 12 January 2006

Ward:	Hornsey
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1027
Decision Level:	Delegated

164A Nelson Road N8 9RN**Proposal:**

Proposed single storey rear extension.

Type of Appeal:

Written Representation

Issues:

As above

Result:

Appeal **Allowed** 12 January 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0932
Decision Level:	Delegated

Rear of 65 Cromwell Avenue N6 5HS**Proposal:**

Erection of a detached single dwelling.

Type of Appeal:

Written Representation

Issues:

The effect of the development on the street scene and on the character and appearance of the Highgate Conservation Area.

The effect of the development on the living conditions of neighbouring residents, having regard in particular to outlook and overlooking

Result: Appeal **Dismissed** 30 January 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0329
Decision Level:	Delegated

Flat 2, 32 Milton Road N6 5QD**Proposal:**

Construction of vehicular crossover to rear of property on to Milton Park

Type of Appeal:

Written Representation

Issues:

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

The effect on the living conditions of adjoining residents, having regard in particular to noise, pollution and outlook.

Result:

Appeal **Dismissed** 30 January 2006

Ward:	Highgate
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0263
Decision Level:	Delegated

37 Sheldon Avenue N6 4JP**Proposal:**

Felling of one Oak tree.

Type of Appeal:

Written Representation

Issues:

Preserving or enhancing the character or appearance of the conservation area.

Result:

Appeal **Dismissed** 6 January 2006

Ward:	Muswell Hill
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0210
Decision Level:	Delegated

18 Topsfield Road N8 8SN

Proposal:

Enlargement of existing dwelling.

Type of Appeal:

Written Representation

Issues:

As above

Result:

Appeal **Dismissed** 16 January 2006

Ward:	St Ann's
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0790
Decision Level:	Delegated

Station Works, 1A Abbotsford Avenue N15 3BT

Proposal:

Conversion of loft space into one 1 bedroom flat.

Type of Appeal:

Written Representation

Issues:

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

The effect that the additional dwelling would be likely to have on the living conditions of nearby residents.

Result:

Appeal **Allowed** 30 January 2006

Ward:	St Ann's
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1345
Decision Level:	Delegated

Station works, 1A Abbotsford Avenue N15 3BT

Proposal:

Construction of basement storeroom.

Type of Appeal:

Written Representation

Issues:

The effect that the development would be likely to have on the level of activity on the site

The effect on the character of the area and the living conditions of neighbouring residents

Result:

Appeal **Allowed** 30 January 2006

Ward:	St Ann's
Planning Officer:	M Bradshaw
Reference Number:	HGY/2004/1997
Decision Level:	Delegated

10 Vicarage Parade, West Green Road N15 3BL

Proposal:

Proposed retail shop, three garages and five self contained flats

Type of Appeal:

Written Representation

Issues:

The living conditions of the occupants of the flats at 9 Vicarage Parade in relation to light, and the living conditions of the occupants of no. 1 Abbotsford Avenue in relation to light, privacy and outlook

The character and appearance of the street scene.

Result:

Appeal **Dismissed** 24 January 2006

Ward:	St Anns
Planning Officer:	J McCool
Reference Number:	N/A
Decision Level:	Enforcement

Land & Buildings on the east side of Woodlands Park Road N15

Proposal:

Erection of a 2.1m high gate at the entrance of the alleyway, and a 2.1m high fence on either side of the alleyway between 26 and 2 Terront Road.

Type of Appeal:

Written Representation

Issues:

The effect of the gates and fencing on the appearance and character of the area.

Result:

Appeal **Dismissed** 18 January 2006

Ward:	Seven Sisters
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/1184
Decision Level:	Delegated

8 High Road N15 6LS

Proposal:

Erection of three storey rear extension, provision of 2 x dormer windows to new roof and 1 x dormer window to existing roof and change of use to form care home.

Type of Appeal:

Written Representation

Issues:

Detrimental effect on the living condition of neighbouring occupiers in term of overshadowing or loss of outlook.

Result:

Appeal **Allowed** 21 January 2006

Ward:	Tottenham Hale
Planning Officer:	J McCool
Reference Number:	HGY/2005/0354
Decision Level:	Delegated

The Two Brewers PH
40-42 Scotland Green N17 9TT

Proposal:

Proposed extension and alteration.

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the Scotland Green/Tottenham High Road Conservation Area.

The effect of the proposed extension on the living conditions of the occupiers of the neighbouring properties in relation to outlook and privacy

Whether the proposed accommodation would provide satisfactory living conditions for the future occupiers of the proposed flats with particular reference to the size and layout of the flats.

Result:

Appeal **Dismissed** 20 January 2006

Ward:	Tottenham Green
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0668
Decision Level:	Delegated

Bedford Mews, rear of 148 West Green Road N15

Proposal:

Erection of two storey building comprising one 2 bedroom and one 3 bedroom houses with associated car parking.

Type of Appeal:

Written Representation

Issues:

The effect of the development on the character and appearance of the area, which is within the Clyde Circus Conservation Area.

The effect on the living conditions of neighbouring resident, having regard in particular to daylight and outlook.

Result:

Appeal **Dismissed** 30 January 2006

Ward:	White Hart Lane
Planning Officer:	J Toerjen
Reference Number:	HGY/2005/0339
Decision Level:	Delegated

Land at Great Cambridge Road N17 7LG

Proposal:

Installation of a 15m slimline monopole mast, 3 antennae housed within a GRP shroud, a 0.2m dish and two equipment cabinets.

Type of Appeal:

Written Representation

Issues:

The likely impact of the proposal upon the character and appearance of the surrounding area

The effect of the proposed installation, or its perceived effect, upon the health and well being of those living or working in the vicinity of the site

Result:

Appeal **Allowed** 26 January 2006

Planning Applications Sub-Committee on 27 February 2006

Report Title: Amendments to the Scheme of Delegation relating to Planning Enforcement	
Report of: The Head of Legal Services and Monitoring Officer	
Wards Affected: All	Report for: Noting
<p>1. Purpose</p> <p>1.1 To ask Members to note the attached amendments to the Scheme of Delegation to Officers relating to Planning Enforcement which have been agreed by full Council</p>	
<p>2. Recommendations</p> <p>2.1 That Members note the changes to the Scheme of Delegation to Officers relating to Planning Enforcement already adopted by full Council as amendments to Part F.7 of the Council's Constitution</p>	
<p>Report authorised by:</p> <p style="text-align: center;">Head of Legal Services and Monitoring Officer</p>	
<p>Contact officer: Terence Mitchison – Senior Project Lawyer, Corporate</p> <p>Telephone: 020 8489 5936</p>	
<p>3.1 Executive summary</p> <p>This report asks Members to note the attached amendments to the Scheme of Delegation to Officers relating to Planning Enforcement which have been agreed by full Council on 9 January</p>	
<p>4. Access to information:</p> <p>Local Government (Access to Information) Act 1985</p>	

The following background papers were used in the preparation of this report and can be inspected at the Alexandra House, 10 Station Road, Wood Green, London N22 7TR by contacting Terence Mitchison on 020 8489 5936:

Legal Service file on this matter.

5. Report

5.1 Members of this Committee will find attached a report that was considered and approved by General Purposes Committee on 19 December and by full Council on 9 January. Council adopted the changes to the Scheme of Delegation to Officers, shown in the Appendix to the report, as amendments to the Council's Constitution.

5.2 As explained in the attached report, these formal changes to Planning Enforcement delegated powers were intended to protect the Council from legal challenge, in the light of recent case law, by setting out all the relevant statutory powers in detail section by section. These were all matters that were supposed to be within the scope of senior officers' delegated powers already. Therefore there will be no substantive change to working arrangements or the allocation of functions between Members and officers.

5.3 These changes needed to be made as a matter of urgency and there was no opportunity to seek this Committee's views in advance. The Chair was informed about the proposals. Any future substantive changes to the Scheme of Delegation would be reported to this Committee at the start of the process.

6. Equalities Implications

6.1 There are no specific equalities implications

7. Environmental Considerations

7.1 There are no specific environmental implications.

8. Comments of the Director of Finance

8.1 There are no specific financial implications

9. Comments of the Head of Legal Services

9.1 The legal implications are set out in the attached report to the General Purposes Committee.

General Purposes Committee
on 19th December 2005

Report Title: **Amendments to the Scheme of Delegation to Officers relating to Planning Enforcement**

Report of: **The Head of Legal Services and Monitoring Officer**

Wards(s) affected: **All**

Report for: **Recommendation to Council**

1. Purpose

1.1 To consider amendments to the scheme of delegation to officers relating to Planning Enforcement and Prosecution Powers

2. Recommendations

2.1 That Members recommend to full Council the adoption of the amendments to the Scheme of Delegation to Officers, Part F.7 of the Constitution, as set out in the Appendix and recommended in paragraph 8.4 to this report.

Report Authorised by:

**Davina Fiore – Monitoring Officer
and Head of Legal Services**

Contact Officer: **Terence Mitchison – Senior Project Lawyer, Corporate**
x 5936 terence.mitchison@haringey.gov.uk

3. Executive Summary

3.1 This report recommends amending the scheme of delegation by making specific reference to all the relevant Planning Enforcement and Prosecution powers in the schedule of statutory powers. This is a matter of precaution only. There will be no change in the substance of the delegations since these powers are already included in the scheme under the general heading of “Enforcement Action”.

4. Reasons for any change in policy or for new policy development (if applicable)

4.1 Recent case law suggests that the extent of delegated powers should be clearly defined in cases where there may be especially serious consequences for persons subject to enforcement action.

5. Local Government (Access to Information) Act 1985

5.1 The following background papers were used in the preparation of this report:

The Council's Constitution

6. Background

6.1 The provisions relating to Town Planning in the Council's Scheme of Delegation to officers are set out in Part F.7 section 4 of the Constitution from pages 25 to 109 in the most recent June 2005 version. Section 4 covers the whole of Environmental Services Directorate. The provisions relating to Town Planning are mainly to be found at pages 26 to 27, where the delegated powers are described by reference to types/limits of development, and at pages 84 to 90 where they are listed section by section of the main Town Planning Statutes in the long schedule of specific statutory delegations.

6.2 The delegations relating to Planning Enforcement are at page 27 sub-paragraph (s) and encompass "all enforcement action within the Planning Sub-Committee's terms of reference". Historically, the individual sections of the Town and Country Planning Act have not been expressly set out in the schedule of specific statutory delegations.

7. Recent Case Law

7.1 In a recent case, Kirklees Borough Council – v – Brook, the High Court decided that the words "taking enforcement action" in that Council's scheme of delegation did not include power to seek an injunction to prevent a threatened breach of planning control.

7.2 The Court was influenced by the fact that an interim injunction can be a relatively "draconian" intervention into normal property rights with potentially serious consequences since non-compliance is punishable with imprisonment. The Court would, have expected such a power to be expressly stated in the scheme of delegation.

7.3 The facts in the Kirklees case were complex and the position with the scheme of delegation there is not entirely the same as the position in Haringey. Nonetheless, as a matter of precaution and for the avoidance of any possible doubt, it is recommended that all the Planning enforcement, prosecution and related powers should be expressly set out in the schedule of specific statutory delegations.

7.4 The Council has not taken any action recently which could be affected by the Kirklees case.

8. Proposed Amendments to the Scheme of Delegation

8.1 The Appendix to this report shows the specific sections of the Town and Country Planning Act 1990 dealing with enforcement or prosecution matters which are now

recommended for inclusion within the scheme as part of the schedule of specific statutory delegations. The powers to be included are shown in italics and underlined.

- 8.2 All of these powers are already within delegations to officers or, at least, it has long been the Council's intention that they be delegated. In accordance with the well-established practice of the Planning Applications Sub-Committee and recent changes to the Constitution, all enforcement action and prosecution activity already undertaken under delegated powers is reported regularly to Members. It is important for the effective enforcement of planning control that decisions are taken speedily by officers and that the current delegations are continued.
- 8.3 It is unusual for the Council to seek injunctions to enforce planning controls and only appropriate where there is clear evidence that really serious and irreversible harm is imminent, for example the threatened demolition of a listed building. In such a case the Planning and Legal Services would initiate immediate Court proceedings and it would be very important to allow immediate authorisation through delegation to senior officers as is recommended.
- 8.4 Some general changes to delegations to senior officers within the Planning Service are recommended to take account of actual or potential reorganisations. The reference to the former "Group Manager – Planning" should be removed and the two "Heads of Development Control" (HDC) should be so described without reference to any responsibilities for the "East" or "West" areas which may be proposed for change in due course. Members are recommended to agree these changes to have effect throughout the scheme of delegation.

9. Recommendations

- 9.1 That Members recommend to full Council the adoption of the amendments to the Scheme of Delegation to Officers, Part F.7 of the Constitution, as set out in the Appendix and recommended in paragraph 8.4 to this report.

10. Comments of the Director of Finance

- 10.1 There are no specific financial implications

11. Comments of the Head of Legal Services

- 11.1 The legal implications are set out in the body of the report

12. Equalities Implications

- 12.1 There are no specific equalities implications

13. Use of Appendices / Tables / Photographs

- 13.1 The Appendix sets out the recommended text changes to Section 4 of Part F.7 of the Constitution.

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APPENDIX

[the words recommended for addition or insertion are shown in italics and underlined]

Part F.7 – Scheme of Delegation to Officers**Section 4 – List of Statutory Delegations to Officers
within Environmental Services Directorate**

[this schedule starts at page 87 of Part F.7 in the version of the Constitution last updated in June 2005]

Town and Country Planning Act 1990		
Section 169	Power to refer to the Secretary of State the question as to the identity of the "appropriate authority" in respect of a blight notice	AD-PEPP HDC
<u>Section 171C</u>	<u>Power to serve a planning contravention notice</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 171D</u>	<u>Power to prosecute for non-compliance with a planning contravention notice</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 171E</u>	<u>Power to issue a temporary stop notice</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 171G</u>	<u>Power to prosecute for contravention of a temporary stop notice</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 172</u>	<u>Power to issue an enforcement notice</u>	<u>AD-PEPP</u>

		<u>HDC</u> <u>AD-Enf</u>
<u>Section 173A</u>	<u>Powers to withdraw, waive or vary an enforcement notice</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 178</u>	<u>Power to authorise entry onto land in order to take steps to secure compliance with an enforcement notice and power to recover expenses reasonably incurred from the land owner</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 179</u>	<u>Power to prosecute for non-compliance with an enforcement notice</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 181</u>	<u>Power to prosecute for non-compliance with an enforcement notice having effect against subsequent development</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 183</u>	<u>Power to serve or withdraw a stop notice</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 187A</u>	<u>Power to serve a breach of condition notice</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 187B</u>	<u>Power to apply to the Court for an injunction to restrain any actual or apprehended breach of planning control</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 188</u>	<u>Duty to keep register of enforcement and stop notices</u>	<u>AD-PEPP</u> <u>HDC</u>

		<u>AD-Enf</u>
<u>Section 189</u>	<u>Power to prosecute for contravention of discontinuance orders</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 190</u>	<u>Power to authorise entry onto land in order to take steps to secure compliance with a discontinuance order and power to recover expenses reasonably incurred from the land owner</u>	<u>AD-PEPP</u> <u>AD-Enf</u>
<u>Section 191</u>	<u>Power to issue a certificate of lawfulness of existing use or development</u>	<u>AD-PEPP</u> <u>HDC</u>
<u>Section 192</u>	<u>Power to issue a certificate of lawfulness of proposed use or development</u>	<u>AD-PEPP</u> <u>HDC</u>
<u>Section 193</u>	<u>Power to revoke a certificate issued under sections 191 or 192</u>	<u>AD-PEPP</u> <u>AD-Enf</u>
<u>Section 194</u>	<u>Power to prosecute for making a statement, or using a document, which is false or misleading, or withholding material information for the purposes of procuring a certificate under sections 191 or 192</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
Section 196A	Power to authorise officers to enter land without warrant	<u>AD-Enf</u> <u>AD-PEPP</u>
Section 196B	Power to apply for warrant to enter land	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 196C</u>	<u>Power to prosecute for obstructing officers exercising rights of entry under this section</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
Section 198	Power to make Tree Preservation Orders	<u>AD-PEPP</u> <u>HDC</u>
Section 198(2)	Power to give or refuse consent to carry out work in respect of trees subject to Tree Preservation Orders	<u>AD-PEPP</u> <u>HDC</u>

Section 199(1)	Power to confirm Tree Preservation Orders with or without modification	AD-PEPP HDC
Section 199(2)	Duty to observe regulations in respect of Tree Preservation Orders	AD-PEPP HDC
Section 201	Power to make provisional Tree Preservation Orders which take immediate effect.	AD-PEPP HDC
Section 203	Duty to pay compensation in respect of refusal of consent or grant of consent subject to conditions to carry out work in respect of trees subject to a Tree Preservation Order	AD-PEPP HDC
Section 206 (2)	Power to dispense with duty to replace trees removed, uprooted or destroyed in contravention of a Tree Preservation Order	AD-PEPP HDC
Section 207	Power to serve notice (replanting notice) requiring replacement of trees subject to a Tree Preservation Order	AD-PEPP HDC
<u>Section 209</u>	<u>Powers in connection with notices under section 207 including power to enter land, plant trees and recover expenses reasonably incurred from the land owner</u>	<u>AD-PEPP</u> <u>HDC</u>
<u>Section 210</u>	<u>Power to prosecute for non-compliance with a tree preservation order</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 211</u>	<u>Power to prosecute for prohibited acts to trespass in conservation areas</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 213</u>	<u>Power to dispense with duty to replant tree</u>	<u>AD-PEPP</u> <u>HDC</u>

<u>Section 214A</u>	<u>Power to apply to the Court for an injunction to restrain an actual or apprehended offence under sections 210 or 211</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
<u>Section 214B</u>	<u>Power to authorise entry onto land for any of the purposes referred to in this section</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 214C</u>	<u>Power to apply for a warrant to enter land for any of the purposes referred to in this section and to authorise an officer to do so</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 214D</u>	<u>Power to prosecute for obstructing officers exercising rights of entry under this section</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
Section 215	Power to serve notice requiring the proper maintenance of land	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 216</u>	<u>Power to prosecute for non-compliance with notice under section 215</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 219</u>	<u>Power to authorise entry onto land in order to take steps to secure compliance with a notice under section 215 and power to recover expenses reasonably incurred from the land owner</u>	<u>AD-Enf</u> <u>AD PEPP</u>
<u>Section 224(1)&(2)</u>	<u>Powers to require (a) the removal of any advertisement displayed in contravention of regulations made under this section or (b) to require the discontinuance of the use for the display of advertisements of any site used in contravention of such regulations</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 224(3)</u>	<u>Power to prosecute for displaying an advertisement in contravention of regulations made under this section</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
Section 247	Power to submit a holding objection, on behalf of the Local Highway Authority, in respect of applications to the Secretary of State to stop up highways for development until such time as the proposed stopping-	<u>AD-PEPP</u> <u>TL-TP</u>

	up can be reported for a formal decision	
<u>Section 324</u>	<u>Power to authorise officers to enter land for any purposes referred to in this section</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 325</u>	<u>Power to prosecute for obstructing officers exercising rights of entry under this section</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 329</u>	<u>Power to authorise the service of any notice or other document under this Act and to take any related steps under this section</u>	<u>AD-PEPP</u> <u>HDC</u> <u>AD-Enf</u>
Section 330(1)	Power to serve notice requiring information as to the nature of interest in the premises, the name and address of any other person having an interest, the purpose for which the premises is used etc	AD-ENF
Planning (Listed Buildings & Conservation Areas) Act 1990		
<u>Sections 7 & 9</u>	<u>Power to prosecute for executing etc. works or demolition to listed buildings or buildings in conservation areas that are unauthorised or in breach of condition</u>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Sections 14, 15, 16, 17, 18 and 19</u>	<u>Powers and duties relating to the determination of applications for listed building consent and conservation area consent or variations</u>	<u>AD-PEPP</u> <u>HDC</u>
<u>Section 38</u>	<u>Power to issue listed building and conservation area enforcement notices</u>	<u>AD-Enf</u> <u>AD-PEPP</u> <u>HDC</u>
Section 28	Duty to pay compensation consequential upon revocation or modification of listed building consent	AD-PEPP HDC
Section 29	Duty to compensation for loss or damage caused by service of a building preservation notice	AD-PEPP HDC

<u>Section 42</u>	<i>Power to authorise entry onto land in order to take steps to secure compliance with an enforcement notice under section 38 and power to recover expenses reasonably incurred from the land owner</i>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 43</u>	<i>Power to prosecute for non-compliance with a listed building or conservation area enforcement notice</i>	<u>AD-Enf</u> <u>AD-PEPP</u>
<u>Section 44A</u>	<i>Power to apply to the Court for an injunction to restrain an actual or apprehended contravention of section 9(1) or (2)</i>	<u>AD-Enf</u> <u>AD-PEPP</u> <u>HDC</u>
Section 53	Power to make arrangements for the management or disposal of building or land acquired under the Act	<u>AD-PEPP</u> <u>HDC</u>
Section 54	Power to execute works urgently necessary for the preservation of an unoccupied listed building	<u>AD-PEPP</u> <u>HDC</u>
Section 55	Power to recover costs incurred in executing works under Section 54 of the Act	<u>AD-PEPP</u> <u>HDC</u>
<u>Section 59</u>	<i>Power to prosecute for acts causing or likely to result in damage to listed buildings</i>	<u>AD-PEPP</u> <u>AD-Enf</u>

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Planning Applications Sub Committee 27 February 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/2110

Ward: Muswell Hill

Date received: 15/11/2005

Last amended date: N/A

Drawing number of plans 207 / PD/ 01, 02, 03A, 04A, 05A, 06, 07, 08A, 09A, 10, 11 & 19.

Address: 35A Wood Vale N10

Proposal: Demolition of existing bungalow and erection of a two storey 4 bedroom dwelling with rooms at lower ground floor level.

Existing Use: Residential

Proposed Use: Residential

Applicant: Mr Colin Bruce

Ownership: Private

THIS APPLICATION WAS NOT CONSIDERED AT THE PLANNING APPLICATIONS SUB COMMITTEE ON 23 JANUARY 2006.

PLANNING DESIGNATIONS

Road - Borough

Officer Contact: Luke Gardiner

RECOMMENDATION

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The triangular-shaped site lies on the eastern side of Wood Vale, within the Muswell Hill Area of Special Character and just outside an area of designated Metropolitan Open Land to the east. The land originally formed part of the garden of the adjoining property to the north (35 Wood Vale) and currently contains a bungalow with a side garage. The southern flank boundary abuts a

pedestrian footpath that links Park Road to the east with Queen's Wood to the west. A row of Cypress Trees runs along this boundary, just inside the subject plot. The site is at the low point in Wood Vale; land rises to the north and south. The site falls away from the front of the plot to the rear by approximately 1.5 metres.

The surrounding area is residential in character and generally comprises two-storey terraced and semi-detached houses, some of which have dormer windows at the front and/or rear.

PLANNING HISTORY

- Planning permission was granted in April 1962 for the severance of part of the garden of 35 Wood Vale and the erection of a detached bungalow and garage on the site.
- An application for the erection of a 3-storey dwelling was submitted in April 2003, but was subsequently withdrawn prior to determination (HGY/2005/0723).
- A further application for a three-storey dwelling was submitted in July 2005; this application was also withdrawn prior to determination (HGY/2005/1377).

DETAILS OF PROPOSAL

The proposal is to demolish the existing bungalow and to construct a new three-storey detached house including lower ground floor, and comprising four bedrooms. From the street elevation, just the upper two floors would be clearly visible. The main living areas would be at lower ground and ground floor levels, with the upper level comprising the bedrooms and bathroom. The width of the dwelling narrows towards the rear of the property, as its southern flank follows the line of the adjacent footpath.

This is a resubmission of the same proposal that formed part of application No. 2005/1377, which was withdrawn due to the impact of the dwelling on the adjacent property in terms of outlook and overlooking. The current proposal therefore makes the following alterations in this regard:

- The eaves height has been reduced by 900mm, and the lower ground slab reduced by 390mm – the eaves are now set below the midpoint of the upper flank window to No. 35 to reduce the impact of the new dwelling on the outlook from this window; and,
- Rear building line has been straightened out to limit direct overlooking.

CONSULTATION

Consultation letters were sent to the following properties:

15 to 53 (odd) Wood Vale, N10

14 to 50 (even) Wood Vale, N10

53 Wood Lane, N10

Thames Water Utilities
Conservation Officer
Transportation Group
Waste Management
Building Control
Borough Arboriculturalist
Ward Councillors

RESPONSES

One letter was received stating no objection to the proposal, subject to the site's use as a family dwelling only.

Eleven (11) letters of objection were received from local residents; the main grounds of objection were as follows:

- loss of outlook from the bedroom window (flank) to upper floor bedroom of No. 35. Although the pitch of the roof has been reduced to address previous concern in this regard, the outlook from this window is still largely
- the proposed excavation of a lower ground floor would alter the established character of the area;
- building is very large in relation to the area of the plot and surrounding properties;
- the upper floors project beyond the rear line of the adjacent building, thus increasing the overlooking effect into neighbours' gardens;
- The coloured elevation indicates grey slates roof tiles whilst all other houses are roofed in red clay tiles;
- the loss of the bungalow would reduce the diversity of housing stock in the area. Bungalows can meet the needs of people with physical disabilities and/or the elderly;
- the proposal will result in the loss of the existing garage which will not be replaced, adding to the possibility of added on street parking;
- the excavation of the basement is likely to affect sewerage drains and possibly a culvert carrying water from Queens Wood;
- possibility of subsidence;
- the basement could be used as a separate flat;
- increased on-street parking and traffic hazard; and,
- noise nuisance and disturbance to nearby residents caused by construction works.

Transportation – Highways

No objection.

Building Control

No objection.

Council Arboriculturalist

No objection, subject to conditions.

Waste Management

No objection, subject to conditions.

Thames Water Utilities

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, watercourses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant:

- a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution
- b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils
- c) looks to ensure the separation of foul and surface water sewerage on all new developments.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Water Comments

On the basis of information provided, Thames Water is unaffected by this proposed development and therefore have no comments to make.

RELEVANT PLANNING POLICY

The London Plan

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

Adopted Unitary Development Plan 1998

Policy DES 1.1 Good Design and How Design Will Be Assessed

The Council will require development to be of good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused.

Policy DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area.

Infill development in areas of varied townscape of significant quality (including most conservation areas) can create new compositions and points of interest but should be disciplined by building lines, scale of area, heights, massing, characteristic or historic plot widths.

DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale

The Council will assess the design of development schemes in relation to enclosure, height and scale.

DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing

In assessing the design of new development, alterations and extensions the Council will have regard to building lines, layout and form, rhythm and massing.

Policy DES 1.9 Privacy and Amenity of Neighbours

Seeks to protect the reasonable amenity of neighbours planning permission for development

Policy DES 5.1 Character of Residential Areas

Development in existing residential areas should fit into the local scale and character of the area.

Policy DES 5.2 Demolition of Residential Buildings

The council will encourage the re-use and rehabilitation of existing dwellings. Demolition will generally be resisted, but with exceptions granted based on criteria outlined in UDP policy DES 5.2.

Policy DES 8.5 Muswell Hill Area of Special Character

Seeks to preserve traditional architectural features to existing buildings in this Edwardian setting.

TSP 7.1: Parking for Development

The proposal should provide an acceptable level of parking in line with current national and local policy advice.

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

Emerging Unitary Development Plan

UD2: General Principles

The Council will require development proposals to demonstrate that:

- a) there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of pollution from air, water, light, and noise, pollution (including from the contamination of groundwater/ water courses or from construction noise) and of fume and smell nuisance;
- b) where appropriate, the proposal complements the character of the local area and is of a sensitive nature and scale that is sensitive to the surrounding area;
- c) the proposal would not significantly affect the public and private transport networks, including highways or traffic conditions; and
- d) there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties (including wheelchair users and carers with pushchairs) have been taken into account; and,
- d)(i) opportunities for soft landscaping, including appropriate tree retention and tree planting, have been taken into account.

UD3: Quality Design

Any proposals for developments and alterations or extensions, which requires planning permission or listed building consent, will be expected to be of high design quality.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main planning issues to be considered are:

- i) the density and intensity of development on site;
- ii) the impact of the proposed development on the character and appearance of the area;
- iii) the impact of the proposed development on the amenity of adjoining occupiers;
- iv) the standard of accommodation provided; and,
- v) the impact on the highway.

i) Density and intensity of proposed development

The density of the site (at 260 HRH) falls within the range of 200-400 Hab rooms per hectare as specified in the Revised Unitary Development Plan (Policy HSG8). It is only marginally above the old standards set out in the 1998 Adopted Unitary Development Plan, which was a range of 175 –250 h.r.h.

Several objections have been received regarding the size of the dwelling in relation to the size of the plot. As previously noted, the application site was originally part of the garden area of 35 Wood Vale and the site's curtilage is considerably smaller than that of surrounding properties. The proposal to replace the bungalow with a four-bedroom, three-storey dwelling would increase the residential density, Notwithstanding, the dwelling is set back 8 metres from the front boundary of the site, 2 metres from the side boundary to public footpath, and would retain an adequate amount of rear amenity space. It is therefore not considered that the development would amount to over-development of the site nor be of excessive density.

ii) The impact of the proposed development on the character and appearance of the area

Wood Vale is situated between two areas of designated Metropolitan Open Land: Queens Wood to the west and Crouch End Playing Fields to the east. It also lies within a designated Area of Special Character in the Unitary Development Plan. The character of the surrounding area is defined by its 1930s housing, which mainly comprises two-storey terraced and semi-detached properties of traditional design and materials. Common features include pitched roofs with hipped ends, chimney stacks, front bay windows and substantial rear gardens. A number of the properties also have front or rear dormer windows of later construction. The adjacent properties to the north are generally built up at the rear with narrow terrace areas and stairs leading down to the rear gardens.

The application site comprises an undistinguished single-storey bungalow on land that was originally part of the garden of the adjoining property at no. 35. As a result, the dwelling has a smaller, more irregular shaped garden than the surrounding properties. The proposal is to replace the existing bungalow with a more substantial four-bedroom dwelling of contemporary design, but using traditional brick and slate. There are no other bungalows within the immediate vicinity; hence it may be argued that the existing dwelling is out of character with the surrounding residential environment. The proposed design does not attempt to imitate the style of surrounding dwellings. Rather, the new dwelling would have an independence of form and design, but generally respecting the building lines and scale of the area. The design incorporates strong vertical elements in the form of the feature chimney stack adjacent to the public access way, and within the rear elevation, which features substantial use of glazing, particularly to the lower ground and ground floors.

The proposed development conforms to the overall height of the surrounding properties and the size and bulk generally fits in well with the established rhythm of the street scene. The dwelling maintains the existing building line along the frontage; to the rear however, part of the building line would project beyond the rear of No. 35. Whilst the buildings would be in alignment directly adjacent to No. 35, the southern half of the new dwelling projects an additional 1.5m beyond the established building line, which is slightly less than width of the rear terrace of No.35. Notwithstanding, the alignment of this elevation has

been revised from the previous submission; it is no longer angled towards the rear amenity space of No. 35. It is considered that this overcomes Council's previous objection to this aspect of the proposal.

The windows in the northern flank elevation of the projection (i.e. the return) would directly face No. 35, however only the lower ground floor would be clear glazed. The upper ground and first floor would be obscure glazed to prevent any overlooking into/out of the new dwelling. There would be a 1.8m high fence constructed from the floor level of the terrace; this would drop down beyond the terrace (due to the change in level), but still maintain a 1.8m height along the full extent of the flank boundary. At upper floor level, the window would be obscure glazed to avoid overlooking.

The proposed basement floor would introduce a new feature to the area, however it would be unseen from the front elevation, and would not create any issues of overdevelopment through inappropriate density. Other properties on this side of Wood Vale have extended at the rear at garden level, taking advantage of the sloping nature of their sites.

On balance, it is not considered that the new dwelling would cause harm to the character of the area, particularly when considering the uncharacteristic nature of the dwelling it intends to replace.

iii) The impact of the proposed development on the amenity of adjoining occupiers

The primary impact of the new dwelling would be in relation to the adjacent dwelling at No. 35 Wood Vale, to the north of the site. The adjacent property to the south (37 Wood Vale) is a two-storey detached house situated on the opposite side of the public footpath that adjoins the application site. The dwelling at No. 37 has a number of windows in its north elevation that would directly face the proposed dwelling. However, these windows have obscure glazing and serve non-habitable rooms, including a kitchen/dining area, a hall and staircase, a utility room, a cloakroom and a shower room. The windows would be almost 6m away from the proposed dwelling, and it is therefore not considered that there would not be any significant loss of daylight, outlook or privacy for the occupiers of no. 37 as a result of the proposed development.

The property at No. 35 is a two-storey, semi-detached house. It has a bedroom window at first floor level in its southern flank elevation that would directly face the proposed dwelling. This window provides the principal source of light, ventilation and outlook for the bedroom. (The bedroom also has a small high-level window in the east [rear] elevation of the property). At present, the principal window on the side elevation receives unobstructed light, and its outlook is interrupted by the ridge of the existing single-storey bungalow. To mitigate the effect of the new dwelling on the available light levels entering the bedroom, the eaves height has been lowered such that it would occupy the lower third of the window to No. 35. The roof pitch of the dwelling has been reduced to gain an unobstructed angle of 25 degrees

(taken from the centreline of the window) to further improve outlook. It is apparent that this latest design solution would meet the BRE criteria for daylight penetration, and although it would alter the existing outlook from this window, it is not considered that the impact would be unacceptably detrimental so as to warrant refusal for this reason.

In terms of the rear elevation, the orientation of the rear facing windows as mentioned earlier has been altered to a more conventional alignment square with the boundary to No. 35. The main living room at upper ground floor level and the first floor bedroom would now look straight down towards the rear amenity space, rather than being angled back towards the adjacent property. This would avoid any overt overlooking into the rear of the adjacent property. The rear projection would extend a maximum of 2.2m from the rear of No. 35, however as the projecting portion is not directly adjacent to No. 35, it is not considered to be overbearing, and would not give rise to problems of overshadowing or loss of outlook.

For these reasons, it is considered that the proposal would generally accord with the provisions to Policy DES 1.9 Privacy and Amenity of Neighbours.

iv) The standard of accommodation provided

The application fully accords with the provisions of SPG 3a in terms of minimum room sizes and amenity space provision. It is considered that the proposed dwelling would provide a good standard of residential accommodation for future occupants. Approval would be conditional upon the submission of a detailed landscape plan for the site.

v) The impact on the highway

The site is in an area with a low public transport accessibility level, however the site has not been identified by the Council's SPG 3a as a site suffering from parking problems. The proposed development will not generate any significant increase in traffic and parking demand to result in any adverse effect on parking and the highways network. Notwithstanding the removal of the existing garage, the applicant intends to retain the existing forecourt area as shown in drawing (no 207/PD/05); the forecourt will provide off street parking capable of holding 2 vehicles. This satisfies the parking requirements as required by the council's SPG 7a.

SUMMARY AND CONCLUSION

The proposal would replace the existing bungalow, which is not a common feature of the area, with a new dwelling constructed over three levels, although with only the upper two levels visible from the street. The new dwelling is more in keeping with the bulk and scale of surrounding properties, and maintains the existing building line along the frontage. The design meets the requirements of SPG 3a in terms of density, room sizes and amenity space, and the scheme includes sufficient on-site parking. The design would

have some impact on the outlook from the upper floor window in the southern flank of the adjacent dwelling at No. 35 Wood Vale, however it is not considered that the impact would be so severe as to warrant refusal of the application. The proposal generally accords with the provisions of Policies DES 1.2 'Assessment of Design Quality (1): *Fitting New Buildings into the Surrounding Area*'; DES 1.9 'Privacy and Amenity of neighbours', DES 1.3 Assessment of Design Quality (2): '*Enclosure, Height and Scale*', DES 1.4 Assessment of Design Quality (3): '*Building Lines, Layout, Form, Rhythm and Massing*', and DES 1.9 'Privacy and Amenity of neighbours' of the Haringey Unitary Development Plan, and approval is therefore recommended.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2005/2110

Applicant's drawing Nos: 207 / PD/ 01, 02, 03A, 04A, 05A, 06, 07, 08A, 09A, 10,11 & 19.

Subject to the following conditions:

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

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

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

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

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

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

4. 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 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.

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

Reason: To avoid overdevelopment of the site.

6. All windows in the building's northern flank elevation, other than those at lower ground floor level, shall be of a fixed design and obscure glazed.

Reason: To prevent overlooking into the adjoining property to the north.

INFORMATIVE: You are advised that a dedicated space should be set aside off-street at the front of the property for one (1) 360 litre wheelie bin and one (1) green recycling box.

REASONS FOR APPROVAL

The proposal would replace the existing bungalow, which is not a common feature of the area, with a new dwelling constructed over three levels, although with only the upper two levels visible from the street. The new dwelling is more in keeping with the bulk and scale of surrounding properties, and maintains the existing building line along the frontage. The design meets the requirements of SPG 3a in terms of density, room sizes and amenity space, and the scheme includes sufficient on-site parking. The design would have some impact on the outlook from the upper floor window in the southern flank of the adjacent dwelling at No. 35 Wood Vale, however it is not considered that the impact would be so severe as to warrant refusal of the application. The proposal generally accords with the provisions of Policies DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; DES 1.9 'Privacy and Amenity of neighbours', DES 1.3 Assessment of Design Quality (2): 'Enclosure, Height and Scale', DES 1.4 Assessment of Design Quality (3): 'Building Lines, Layout, Form, Rhythm and Massing', and DES 1.9 'Privacy and Amenity of neighbours' of the Haringey Unitary Development Plan.

Planning Applications Sub Committee 27 February 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference Nos: HGY/2005/1107

Ward: Bruce Grove

Dates received: 13/06/2005

Last amended date: 03/10/05

Drawing number of plans: Unnumbered drawings dated August 2005, amended 3/10/2005.

Address: 57 Mount Pleasant Road, N17

Proposal: Retrospective Planning application for the erection of single storey out building in rear garden (Certificate of Lawfulness).

Existing Use: Residential

Proposed Use: Residential

Applicant: Keisha Empson

INTRODUCTION

This application was considered at the meeting of the Planning Applications Sub Committee on the 23 January 2006, but was deferred for a site visit to check that the outbuilding was built within the boundary of 57 Mount Pleasant Road.

The site inspection was conducted on 9 February 2006 by Council officers who confirmed that the outbuilding has been built within the boundary of 57 Mount Pleasant Road. Therefore, the out building is considered to be Permitted Development.

PLANNING DESIGNATIONS

Road - Classified
RIM 1.2 Upgrading Greatest Need

Officer contact: Brett Henderson

RECOMMENDATION

GRANT Lawful Development Certificate

SITE AND SURROUNDINGS

The site is 57 Mount Pleasant Road and comprises a two storey mid-terrace dwelling with rear garden in a primarily residential neighbourhood of similar properties

PLANNING HISTORY

27/03/02 – Conditional Consent – 2002/0145 – Conversion of dwellinghouse to 2 self contained flats.

07/10/03 – Permitted Development – 2003/1519 – Certificate Of Lawfulness for the erection of a full width rear dormer window.

23/01/06 – Refused – 2005/1122 – Retention of rear dormer window.

23/01/06 – Refused – 2004/2024 – Change of use from residential to childrens home caring for a maximum of six children and supervising staff including the provision of a staff room/office.

23/01/06 – Conditional Consent – 2005/1103 – Retention of basement to form storage space.

The 2002 Consent for conversion has not been implemented.

DETAILS OF PROPOSAL

Retrospective Planning application for the erection of a single storey outbuilding in rear garden (Certificate of Lawfulness).

CONSULTATION

No consultation was carried out for this application, because it is an application for a Certificate of Lawfulness which is a matter which can only be determined on the basis of the material evidence submitted with the application and which is therefore not normally the subject of consultation.

RELEVANT PLANNING POLICY

Permitted Development Schedule 2, Part 1 Town and Country Planning Act (General Permitted Development) Order 1995

E. The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

E.1

Dev

elopment is not permitted by Class E if –

- (c) ...where the building to be constructed or provided would have a cubic content greater than 10 cubic metres, any part of it would be within 5 metres of any part of the dwellinghouse;*
- (d) the height of that building or enclosure would exceed –
 - (i) 4 metres, in the case of a building with a ridged roof; or*
 - (ii) 3 metres, in any other case;**
- (e) the total area of ground covered by buildings or enclosures within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)...*

ANALYSIS/ASSESSMENT OF APPLICATION

The proposal is a retrospective application for the erection of a single storey out building in the rear garden of the dwelling at 57 Mount Pleasant Road.

The outbuilding is located in excess of 5 metres from the rear of the dwelling, has a wall height of 2.6 metres and a ridge height of 3.8 metres. Furthermore, it does not exceed 50% of the total area of the curtilage in accordance with the above act.

A site inspection was undertaken on 9 February 2006 by Council Planning Officers. It was found that the boundary of the out building had been built within the curtilage of 57 Mount Pleasant Road. This could be seen because the existing boundary fence lines were still present and clearly demonstrated the extent of the curtilage of the above property.

SUMMARY AND CONCLUSION

The proposed out building is in accordance with the Town and Country Planning (General Permitted Development) Order, Class E of Schedule 2. Therefore, it does not require full Planning permission.

RECOMMENDATION

Following the site visit undertaken on 9th February 2006.

1. In pursuance of their powers under the above Acts and Order of the London borough of Haringey as Local Planning Authority hereby CERTIFY that the above proposal described by the applicant dated 13th June 2005 constitutes development under Section 55 of the Town and Country Planning Act 1990 but is permitted by virtue of Class E of Schedule 2 of General Permitted Development Order 1995 and is therefore lawful.

Registered No. HGY/2005/1107

Applicant's unnumbered drawings dated August 2005, amended 3/10/2005.

Planning Applications Sub Committee 27 February 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0057

Ward: Bounds Green

Date received: 13/01/2006

Last amended date: N/A

Drawing number of plans: 2842/P01B, P02A & P03A.

Address: R/O Palm Court, Lionel House, Maxwell House and Lawrence House, Palmerston Road N22

Proposal: Demolition of existing garages and erection of 3 x 2 storey blocks comprising 4 x two bed and 5 x three bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping.

Existing Use: Garages

Proposed Use: Residential

Applicant: Mithril Homes Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area
Ecological Corridor
EVS - Metropolitan
Road - Classified

Officer contact: Ruma Nowaz

RECOMMENDATION

REFUSE PERMISSION

SITE AND SURROUNDINGS

The application site comprises of a row of 35 lock-up garages behind four blocks of flats, comprising of Palm Court (18 units), Lionel House (12 units), Maxwell House (18 units) and Lawrence House (18 units). The site is adjacent to the Bowes Park Conservation Area, the ecological corridor and a proposed Green Chain through which the canal runs. As such, the proposed development would be highly visible from New River, which is within the conservation area. The site is a backland site. Across the New River are located a row of residential terrace properties.

PLANNING HISTORY

- In 1986 planning permission was refused for the erection of 13 lock up garages on existing open car park.
- On 22/9/2000 Planning permission was refused for the demolition of 35 lock up garages and the erection of twelve dwelling houses with garden terraces and forty two garage parking spaces under (HGY/2000/0774).
- 30.04.01 - demolition of 35 existing garages and erection of 7 dwelling houses with garden terraces. Consent refused ref: HGY/2001/0607 for the following reasons:-
 1. The loss of the lock-up garages would result in a loss of valuable parking facilities in a congested area which would, as a consequence, prejudice the free-flow of traffic and conditions of general safety along the neighbouring highway as a result of the increased demand for on-street parking contrary to Policy TSP 7.4 'Loss Of Garages' of the Haringey Unitary Development Plan.
 2. The proposal is contrary to Policy HSG 2.3 'Backland Housing' and DES 1.9 Privacy and amenity of neighbours, of the Haringey Unitary Development Plan as it would constitute an unsatisfactory form of backland development which is out of character with the existing form of development in the area. This would give rise to an unacceptable relationship between the existing pattern of development and the proposal to the detriment of adjacent properties particularly and the amenity of the area generally.
 3. The proposal would be out of keeping with the general pattern, standard and character of the area by reason of general bulk and massing within the site thereby resulting in an incongruous pattern of development detrimental to the amenities of the area contrary to Policy DES 1.1' Good Design and how it will be assessed', DES 1.2 'Assessment of Design quality(1): Fitting new buildings into surrounding areas and DES 1.4 'Assessment Of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing' of the Haringey Unitary Development Plan.
 4. The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality contrary to Policy DES 1.10 'Overdevelopment' and DES 1.9 'Privacy and Amenity of Neighbours' of the Haringey Unitary Development Plan by reason of: - the overall size and bulk, height, excessive site coverage and massing, excessive site coverage prejudicing the provision of adequate communal space, the creation of unnecessary problems of overlooking and loss of privacy to adjacent properties, the poor relationship to the existing pattern of development and excessive site coverage prejudicing sufficient provision for parking.

5. The proposed development, by reason of the absence of adequate parking accommodation, contrary to Policy TSP 7.1 'Parking For Development' would result in the obstruction of the surrounding streets by waiting vehicle which would give rise to conditions which would prejudice the free flow of traffic and conditions of general safety along the neighbouring highway.
- On the 1/9/2005 and 3/10/2005 respectively Conservation Area Consent and an application for planning permission for the demolition of garages and erection of 5x2 bed and 4x3 bed three x two storey houses units, were withdrawn.

DETAILS OF PROPOSAL

The current proposal seeks the demolition of existing garages and erection of 3 x 2 storey blocks comprising 4 x two bed and 5 x three bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping.

CONSULTATION

27/01/2006

157 Whittington Road
Mall House, 10b Archway Road N 22
77a High Street EN11
60-90 Palmerston Road N22
1-18 (c) Palm Court, Palmerston Road N 22
1-12 (c) Lionel House
1-18(c) Maxwell House
1-18(c) Lawrence House
43, 45 Palmerston Road
46-60 (e) Myddleton Road
1-19(c) Grassmere Court, Palmerston Road
45-55 Palmerston Road

RESPONSES

13 Letters of objection received from neighbouring properties and management services of Lawrence House, on the following grounds:-

1. Gross overdevelopment of a narrow strip of land in close proximity to existing properties, resulting in greater density compared to the existing 35 lock-up garages on site.
2. The loss of lock up garages likely to lead to additional street parking, thereby adding to the already serious problems of traffic flow and road safety in Palmerston Road.

3. The existing entrance to the site is barely 3m wide and too narrow to permit access to heavy vehicles, builders lorries etc. Fire engines would experience great difficulty in getting through to the site in case of fire.
4. The proposal results in the loss of view to existing flats and will affect the amount of natural light received by those at ground and first floor level which will decrease their quality of living. There will be a further invasion of privacy as the proposed blocks are only 20m away from the existing blocks.
5. The proposed development is in close proximity to the new river, and the drilling of foundations could affect the water table.
6. Elderly residents would be affected by the noise and dust pollution from the building site for several months; their quality of life will be further diminished.
7. Already a degree of subsidence between Lawrence house and Maxwell House caused by Council rubbish trucks collecting rubbish.
8. A fence would have to be erected at the rear of the green space. The canal behind has a large amount of wildlife, especially birds/waterfowl. Serious concerns about how this development may impact on the flora and fauna.
9. Currently no provision for sewage, water, electricity cables.
10. Houses would be next to an electricity sub-station.
11. The present driveway is 8ft wide, and with the proposed erection of a fence by residents of Maxwell House and Lawrence House, to be erected on both sides of the narrow gap would reduce the access way further.
12. The narrow roadway between Lawrence House and Maxwell House has outside Gas pipes running down the length of exterior walls.
13. 45c Palmerston Road, -Garden will be overlooked by town houses and as the garden shares a garage wall, this would result in loss of shrubs and plants in my garden and privacy during construction.
14. Location is unsuitable for proposed development.
15. New flats will mean traffic coming and going directly inches from my bedroom window.
16. It will detract from the character and appearance of the open space.
17. Where will the occupants of 35 existing garages park their cars?
18. Do these houses have separate gardens?
19. The lawns at the rear are private property and new flat occupiers will not have access. The privacy of these lawns would be lost if these were to go ahead.

Building Control:- Site access for fire fighting vehicles and personnel can be considered acceptable subject to the minimum width of the Road being 3.7m and the construction capable of sustaining minimum 12.5 Tonnes.

The applicants have stated that a letter has been received from LFEPA dated 8th November 2005.

Conservation Officer:- Does not object on design grounds subject to conditions regarding materials, fenestration etc.

RELEVANT PLANNING POLICY

OP 1.1 Protection of urban open space
OP 1.2 Informal Open Space
OP 1.5 Green Chains
OP 1.4 Protection of Ecologically valuable sites and Ecological corridors.
HSG 2.3 Backland Housing
SPG 3c Backland Developments
DES 1.10 Overdevelopment
DES 1.1 Good Design and How Design Will Be Assessed
DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area.
DES 2.2 Preservation and Enhancement of Conservation Areas.
SPG3a Density, Dwelling Mix, Floorspace minima
DES 1.9 Privacy and Amenity of Neighbours
TSP 7.1 Parking for Development

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues here are considered to be :-

1. Principle of development adjacent to informal open space and Conservation Area.
2. Density and design.
3. Privacy and amenity of neighbouring residents.
4. Parking and access.

1. Principle of development adjacent to informal Open Space and Conservation Area

The site is immediately adjacent to the grassy banks of the New River: from which the existing low garage block on the site is screened by a line of low trees and shrubs at the top of the embankment. This section of the New River is an Ecologically valuable site of Metropolitan importance (OP 4.1) and is an Ecological Corridor. It is also adjacent to a Conservation Area. This area is also a proposed extension to a Green Chain. The Open Space Study 2003, has identified the potential to increase the Green Chains and also to use them to increase accessibility to existing open space. This study suggests improved walking and cycling links and greening of these links.

Policy OS5 Ecologically valuable sites and their corridors in the Haringey Unitary Development plan Revised Deposit Draft 2004, states that 'these corridors should be protected and their green nature enhanced, in order that they do not become fragmented and thereby diminish their ecological value.

The locality of this ecological corridor and green chain is fairly open and green in character. Whilst a development close to this boundary would provide some security, a development 90m long, directly adjacent to this boundary, would

lead to a deterioration of the quality and green nature of the informal open space in a greater degree of urbanisation of this locality, contrary to Policy OS9 Other Open Space and OS5 Ecologically valuable sites.

Policy OP 1.5 states that development adjacent to existing or proposed Green Chains will be assessed in detail in terms of any detrimental impact they have on the function of the Green Chain.

Section 4.25 of the Unitary Development Plan states that value of Green chains include nature Conservation Areas, public access, recreation, walks, breaks in urban areas and delineation of separate communities...the protection of these Green Chains will enable breaks in the built up environment to be maintained securing a positive visual contribution and variety to the Borough. This policy is reinforced in Policy OS15 Green Chains of the Revised Deposit Consultation Draft Haringey Unitary Development Plan 2004.

Although to the north of the site is a three-storey development, this is set back from the Open Space by about 4 metres. By contrast, the current proposal would be built up to the boundary and is predominantly two storey with some gaps. The length of this development is 90m long with small gaps along this boundary. It would have windows to bedrooms right on the boundary, without apparent fencing. It is considered due to the length, scale and height of the development itself and when taken cumulatively with the adjoining development would result in an unacceptable urbanising effect on the Green Chain. The scheme would adversely affect the setting of the adjacent Conservation Area. This proposal is therefore in conflict with the provisions of Policies OP1.5 and OS 15 Green Chains.

2. Density, Design and Layout

Planning permission was previously refused on the grounds that it constituted an unsatisfactory form of backland development, which is out of character with the existing form of development in the area. Furthermore, it was refused on the grounds of being out of keeping with the general pattern, standard and character of the area by reason of general bulk and massing within the site thereby resulting in an incongruous pattern of development detrimental to the amenities of the area.

The application site has no direct road frontage, being accessed by two narrow roads between the frontage apartment blocks. It is thus a backland site.

The backs of the dwellings, to that of the existing flats is now 28 to 30m distance and meets the back to back distances required for two storey developments.

Density

The site area of the land is 1887 sqm. The number of habitable rooms is 32. The density of the site is therefore 177hrh. This is over the 145hrh outlined in the Adopted Haringey Unitary Development Plan DES 2.3 Backland sites. Policy HSG 8 of the Revised UDP does not specify a density range for backland sites, but seeks to ensure lower densities on backland sites in order to prevent town cramming. The proposal is in conflict with the provisions of this policy.

The land was originally part of the four blocks of flats at the front and used for parking. The policy states that where the site was originally, in whole or in part, the private garden land of an existing residential building, the number of habitable rooms existing will be taken into account. In this case the proposal would result in an overdevelopment of the site.

Design

The design of the proposed development is in three blocks, 21m, 25m and 27m in length with gaps between the blocks of 8 and 6m length. The main windows of the two storey development look out onto the River, with the smaller bathroom windows and garage being accessed from the access way from the rear of the flats. Flat and ridged roofs modulate the design of the development. The Conservation Team have not objected to this proposal on design grounds, subject to detailed consideration of materials and fenestration.

The east elevation, facing the back of the apartment blocks (Palm Court, Lionel, Maxwell and Lawrence Houses), has very small windows and is largely brick work with few detailing features. This relative absence of windows does help to reduce any overlooking back towards Palm Court, Lionel House etc)

Layout

Block A comprises of three x two bedroom dwelling houses, comprising of 80sqm, 76 and 74sqm floor areas. Block B comprises of two x three bedroom, five person units and one x 2 bed four person unit.. Block C comprises of 3 x 3 bedroom five person units. These units also meet the required floor standards for four and five person units. The rooms sizes also meet the required standards although a small number of bedrooms are slightly under size. The main issue in respect of floor areas is the external amenity space for each unit. For the two bedroom units, this is approximately 7sqm and for the three bedroom units approximately 14.5sqm.

The proposal is therefore in keeping with the overall provisions of HSG 2.8 Layout and SPG 3a, however, there is a significant deficiency in the provision of external amenity space, the requirement for family units being 50sqm. This indicates an overdevelopment of the site and is in conflict with the provisions of Policy DES 1.10 Overdevelopment.

3.Privacy and Amenity of Neighbours

The main issues are the impact of the overdevelopment of the site on the amenity of the existing residents, and the effect on privacy and overlooking.

The distance from the new dwellings to the rear of the frontage apartment blocks is 28 metres, and this is sufficient to prevent undue loss of privacy; there are also some substantial screening trees at the end of the communal open spaces serving the frontage blocks, and where there are gaps in this screening extra planting could be provided if the scheme were acceptable in principle.

However, because of its scale and degree of site coverage, with only two small gaps between the three blocks, the proposal development would be seen as an intrusive feature, impacting on the amenity of the existing residents, due to the number of units, and the increased intensity of use of the rear of the site.

4. Parking and Access

Loss of Lock up garages and parking for development

There are 35 garages on the site; presumably originally provided for occupants of the apartment blocks on the Palmerston Road frontage. These garages are in a good situation and adequate condition whereby they could be used by the residents of Palm Court, Lionel, and Maxwell etc Houses. Whereas under Adopted Unitary Plan Policy TSP 7.4, 'Loss of Lock-Up Garages' the loss of such garages would have had to be justified by means of a user survey, this policy has itself been lost from the Revised Deposit Consultation Draft UDP. On this basis, Transportation has not objected to the loss of lock-up garages. Transportation has required that apart from the provision of integral garages, a further five parking spaces would be adequate. The proposal therefore meets the requirements of Policy TSP 7.1 Parking for Development.

Access

In order to overcome the narrow vehicular access width to the site, the applicants have agreed to a one way gyratory vehicular access arrangement which uses the existing western and eastern accesses for vehicular entry and exist respectively.

Transportation has requested that a pedestrian access be provided. The applicant has agreed that a condition be attached to provide appropriate surface to the access road in the interest of pedestrian movement and vehicular traffic.

The applicants have received a letter from LFEPA in respect of fire service access to the site at the rear of the block of flats. They have stated that the access is acceptable provided that statutory or private water hydrants are provided.

The applicant has also stated that the issue of Refuse collection has been resolved. As refuse is presently collected from the site, providing that individual wheelybins were provided for each dwelling, refuse collection could be accommodated.

Although the access to the site is very narrow, transportation is satisfied that providing that the applicant meets the above conditions, the proposal would be satisfactory, and would be in keeping with the provisions of Policy TSP 7.1 Parking for Development.

Consultation Responses

13 letters of objections have been received from the neighbouring properties. The main issues of concern are the loss of amenity to ground floor flats from the attraction of an increased no of vehicles and people. Concern that the access way is very narrow and use of this by large vehicles knock into or cause a nuisance to the existing flats. The bedroom windows of a number of ground floor flats in these blocks look out onto the access ways. There would be some effect on the amenity of these residents from increase in traffic and pedestrians coming and going. Residents are also concerned that the green area behind the flats, which is private, but could be used by the residents of the new development as amenity space is so poor.

Furthermore they are concerned about services, which are located on the building or close to the surface of the road, which may be affected from heavy vehicular use.

SUMMARY AND CONCLUSION

This application site abuts onto the New River but is located on land which was originally part of the block of four flats. This proposal is built up to the boundary and is predominantly two storey with some gaps. The length of this development is 90m long with small gaps along this boundary. It is considered due to the length, scale and height of the development itself and when taken cumulatively with the adjoining development it would result in an unacceptable urbanising effect on the Green Chain, and adversely affect the setting of the Conservation Area. This proposal is therefore in conflict with the provisions of Policies OP1.5 and OS 15 Green Chains. Furthermore the locality of this ecological corridor and green chain is fairly open and green in character. Whilst a development close to this boundary would provide some security, on balance however, a development 90m long, directly adjacent to this boundary, would lead to a deterioration of the quality and green nature of the informal open space in a greater degree of urbanisation of this locality, contrary to Policy OS9 Other Open Space and OS5 Ecologically Valuable Sites.

The proposal for 9 dwelling houses on this backland site results in an overdevelopment of the site resulting in inadequate external amenity space for each unit. The proposal is also contrary to the provisions of Policy DES 1.10 Overdevelopment. Accordingly refusal is recommended.

RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2006/0057

Applicant's drawing No.(s) 2842/P01B, P02A & P03A

For the following reasons:

1. The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality contrary to Policy DES 1.10 'Overdevelopment' of the Haringey Unitary Development Plan by reason of:
 - a). the number of units and habitable rooms within the site
 - b). excessive site coverage prejudicing the provision of adequate amenity space for the benefit of future occupants.
 - c). poor relationship to the existing pattern of development thereby causing demonstrable harm.

2. Due to the length, scale, height and location of the proposed development immediately abutting the grassed banks of the New River, the proposal would be unduly dominant and intrusive in views from the informal open space, would result in an unacceptable urbanising effect on the adjacent Green Chain and adversely affect the setting of the Conservation Area. The proposal is therefore in conflict with the provisions of Policy OP 1.5 Green Chains, DES 2.2 Preservation and Enhancement of Conservation Areas of the Adopted Haringey Unitary Development Plan and Policy OS 15 Green Chains, OS9 Other Open Spaces and OS5 Ecologically valuable sites of the Deposit Draft Consultation Unitary Development Plan 2004.

Planning Applications Sub Committee 27 February 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2006/0060

Ward: Bounds Green

Date received: 13/01/2006

Last amended date: N/A

Drawing number of plans 2842-P01B, 02A & 03A.

Address: R/O Palm Court, Lionel House, Maxwell House and Lawrence House,
Palmerston Road N22

Proposal: Conservation Area Consent for the demolition of existing garages and erection of 3 x 2 storey blocks comprising 4 x two bed and 5 x three bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping.

Existing Use: Lock-up Garages

Proposed Use: Residential

Applicant: Mithril Homes Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area
Ecological Corridor
EVS - Metropolitan
Road - Classified

Officer Contact: Ruma Nowaz

RECOMMENDATION

REFUSE CONSERVATION AREA CONSENT

SITE AND SURROUNDINGS

The application site comprises of a row of 35 lock-up garages behind four blocks of flats, comprising of Palm Court (18 units), Lionel House (12 units), Maxwell House (18 units) and Lawrence House (18 units). The site is adjacent to the Bowes Park Conservation Area and the ecological corridor and Conservation Area through which the canal runs. As such, the proposed development would be highly visible from New River, which is within the conservation area. The site is a backland site. Across the New River are located a row of residential terrace properties.

PLANNING HISTORY

- In 1986 planning permission was refused for the erection of 13 lock up garages on existing open car park.
- On 22/9/2000 Planning permission was refused for the demolition of 35 lock up garages and the erection of twelve dwelling houses with garden terraces and forty two garage parking spaces under (HGY/2000/0774).
- 30.04.01 - demolition of 35 existing garages and erection of 7 dwelling houses with garden terraces. Consent refused ref: HGY/2001/0607 for the following reasons:-
 - Loss of lock up garages

 - Unsatisfactory form of backland development which would give rise to an unacceptable relationship between the existing pattern of development and the proposal to the detriment of adjacent properties particularly and the amenity of the area generally.

 - The proposal would be out of keeping with the general pattern, standard and character of the area by reason of general bulk and massing within the site thereby resulting in an incongruous pattern of development detrimental to the amenities of the area.

 - The proposed development represents overdevelopment in relation to the area of the site and the properties in the locality.

 - The proposed development, by reason of the absence of adequate parking accommodation, contrary to Policy TSP 7.1 'Parking For Development' would result in the obstruction of the surrounding streets by waiting vehicle which would give rise to conditions which would prejudice the free flow of traffic and conditions of general safety along the neighbouring highway.
- On the 1/9/2005 and 3/10/2005 respectively Conservation Area Consent and an application for planning permission for the demolition of garages and erection of 5x2 bed and 4x3 bed three x two storey houses units, were withdrawn.

DETAILS OF PROPOSAL

The current proposal seeks the demolition of existing garages and erection of 3 x 2 storey blocks comprising 4-x two bed and 5 x three bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping.

See parallel planning application HGY/2006/0057 for Demolition of existing garages and erection of 3 x 2 storey blocks comprising 4 x 2 bed and 5 x 3 bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping.

CONSULTATION

27/01/2006

See parallel planning application

RESPONSES

See parallel planning application

RELEVANT PLANNING POLICY

DES 2.2 Preservation and Enhancement of Conservation Areas.

DES 2.4 Demolition Partial Demolition and changes to the appearance of buildings in Conservation Areas

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal seeks to demolish the existing garages and erect 3 x 2 storey blocks comprising 4 x 2 bed and 5 x 3 bed dwelling houses with integral garages, 5 parking bays, 3 bin stores and landscaping. See parallel planning application for details.

Policy DES 2.4 Demolition, partial demolition and changes to the appearance of buildings in conservation areas, point 2 states: ' Conservation Area Consent for full or substantial demolition will not be granted in advance of detailed acceptable proposal for the replacement development for which full planning permission has been granted and consent will be conditioned where appropriate, so as to tie demolition to implementation of a full scheme for development.'

In this case, as the parallel planning application has not been recommended for approval, therefore as no detailed proposal for a replacement scheme is available, it cannot be recommended that Conservation Area Consent be granted.

SUMMARY AND CONCLUSION

Accordingly refusal of Conservation Area Consent is recommended.

RECOMMENDATION

REFUSE CONSERVATION AREA CONSENT

Registered No. HGY/2006/0060

Applicant's drawing No.(s) 2842-P01B, 02A & 03A

For the following reason:

1. The proposed demolition of the lock up garages would be premature in that the Local Planning Authority has not granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of the character and appearance of the Conservation Area and is in conflict with the provisions of Policy DES 2.4 Demolition Partial Demolition and Changes to the Appearance of Buildings in Conservation Areas.

Planning Applications Sub Committee 27 February 2006 Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/2161

Ward: Highgate

Date received: 24/11/2005

Last amended date: N/A

Drawing number of plans: 0512/01 Rev 1, 02/1, 03

Address: 17 Cromwell Place N6

Proposal: Retrospective planning permission for the reconstruction of the front wall of the property. Involving further changes to the wall as it currently stands including the formation of a pedestrian gateway near the middle of the wall and the retention of the vehicle entranceway, off street car park and drop kerb.

Existing Use: Residential

Proposed Use: Residential

Applicant: Mr & Mrs P Burgess

Ownership: Mr & Mrs P Burgess

PLANNING DESIGNATIONS

Highgate Conservation Area
Restricted Conversion Area
Road - Borough

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION

SITE AND SURROUNDINGS

The application relates to an end of terrace dwellinghouse situated at the end of Cromwell Place, N6. The dwellings along the terrace are linked at the rear. The property is located within the Highgate Conservation Area.

PLANNING HISTORY

- HGY/1995/0523 - Certificate of Lawfulness for use of premises as a single family dwelling house GRANTED 06/06/95
- HGY/1995/0602 - Conservation Area Consent for removal of part of front boundary wall in connection with formation of vehicular crossover REFUSED 25/07/95
- HGY/1995/0603 - Formation of vehicular crossover and provision of parking space in front garden REFUSED 25/07/95
- HGY/1996/0243 - Partial demolition of front boundary wall in association with the formation of vehicular drive in front garden. REFUSED 18/06/96
- HGY/1996/0535 - Conservation Area Consent for partial demolition of wall in connection with rebuilding and formation of vehicular drive in front garden. REFUSED 18/06/96
- HGY/2005/0685 - Lawful development certificate for the removal of part of front garden wall. REFUSED - PLANNING PERMISSION REQUIRED

DETAILS OF PROPOSAL

The original front wall of the property has recently been demolished and a replacement wall constructed. This application seeks retrospective planning permission for retention of the rebuilt wall and to make further alterations to the wall as it now stands. This would involve the formation of a pedestrian gateway towards the middle of the wall and the retention of the existing vehicle entranceway, drop kerb and parking in the front garden.

CONSULTATION

02/12/2005

59 – 63 Hornsey Lane, N6
1st and 2nd floor flats 59 – 63 Hornsey Lane, N6
The Chalet, Cromwell Place, N6
15 Cromwell Place, N6
Highgate CAAC
Highgate Society
Transportation
Conservation

RESPONSES

18 letters of support for the application have been received. [Not all letters of support were particularly local, but there have been letters of support from those immediately adjacent and opposite]. The main reasons for support were as follows:

- Work to wall has greatly enhanced the look of this wall which has been scruffy for decades.
- Works have greatly improved the look of the end of the street
- The quality of the restoration work is exceptional and should be an example of how this work should be carried out in this area. Indeed it is the finest example of a replacement front wall.
- I agree that the wholesale paving over of front gardens is unsightly and should be discouraged. However the Council's own policy provides for this to be done if there is an overall improvement in the street. In this case the street has been enormously improved.
- Works to wall are a significant improvement and have been done extremely well. Although I would not normally support vehicle crossovers, in this case the work has been done so well and is situated at the end of a cul-de-sac.
- We would like the work to remain the new wall has greatly improved our security and is also the whole appearance of this end of the street.
- If permission is not granted there will be several houses between Cromwell Place and Highgate Hill, on Cromwell Road that would need to be looked at – they have either removed walls for off street parking or built walls of a very different and arguably out of character style.
- Restoration of wall has been done with considerable care and attention and entirely in keeping with the character of the road generally.

Transportation - The proposed relocation of the footway entrance will not have an adverse effect on the Highways and Transport network, consequently the Transportation and Highways authority would not object to this application.

Highgate CAAC - No objection

Cromwell Area Residents Association - I am writing on behalf of CARA in support of this application. The works have been carried out in exemplary fashion and as Chairman I have received 5 letters of written support from residents (three of these from residents in Cromwell Place) as well as other verbal commendations and no objections

either written or verbal. I also wish to add my personal support for this application.

Conservation Officer -

Cromwell Place is a cul-de-sac off of Cromwell Avenue, which has a terrace of Victorian three storey dwellings linked at the rear running down the east side. The street has a strong cohesive appearance; the properties share uniform detailing, and all have retaining walls of 1.7m high due to the high level of the land, and green front gardens.

No.17 Cromwell Avenue is unique in the row of properties; due to the lie of the land, No.17 is stepped down and therefore does not have a raised garden.

Proposal

This application is for the retention of a vehicle cross over, the demolition of part of a part of a wall for vehicle access and the creation for a new access for pedestrians to a semi-detached property within the Highgate Conservation Area

Assessment

At present, the new wall has been constructed to replicate the original wall in design and materials. However, there is no pedestrian access, and a vehicle crossover has been created at the far end of the property. The entire area to the front of the property has been hard surfaced in a dark material to resemble cobbles.

The parking access at present is detrimental to the character and appearance of the conservation area. As described previously, there is a strong cohesive appearance to the street; each property has a detailed brick wall that runs the length of the property, with pedestrian access placed centrally between each of the semi-detached properties. The parking access breaks this uniform boundary treatment, which is part of the defined character of the conservation area, and although the property is at the end of the cul-de-sac, it does not diminish the detrimental impact on the street scene. The proposed insertion of a central pedestrian access would also be detrimental as it disrupts the existing pattern, therefore creating a front boundary wall that is totally incongruous.

The car parking space in the front garden is also inappropriate within the conservation area; the presence of the car would be visually intrusive on the streetscape, and would result in the loss of the characteristic front garden and disruption to the uniform boundary treatment of the conservation area. It should also be noted that the applicant has stated it creates additional parking; however the crossover prevents one parking space within the street. Therefore the benefit

of this one, private parking space is greatly outweighed by the detrimental impact that this has on the streetscape and the character of the conservation area. Therefore the retention of the car parking space can be seen as contrary to UDP policy SPG1B in which it is stated “parking in front gardens is generally unacceptable and will not normally receive planning permission” (SPG1B 2.1) and that “parking in front gardens is visually intrusive, especially in conservation areas” (SPG1B 2.2). For the demolition of existing structures and removal of all or any part of front boundary walls, railings and gates “conservation area consent will normally be refused for proposals which fail to preserve or enhance the character or appearance of the conservation area as a disruption of these features” (SPG1B E.1).

It should also be recognised that the rebuilding, reconfiguring of original entrances and the hard surfacing of front gardens should not be granted permission within conservation areas as this sets a precedence that not only affects Cromwell Place. For example, there are already several properties within Cromwell Avenue, that have excavated the front garden as to provide off street parking, and several garden walls have been demolished, or have been replaced with alternative landscaping schemes. This piecemeal attitude has a strong resonance within the area; it creates discordant elements within a harmonious streetscape that is detrimental to the character and appearance of the conservation area, therefore it should be resisted.

The quality of the replicated wall has to be commended; it has been built using both matching materials with matching detailing. The applicant has obviously tried to improve the appearance of the property and the conservation area with the replacement of an old wooden fence with a boundary wall that matches the original retaining walls. This work has been the subject of the praise within many of the consultation responses. However, this work does not negate the detrimental impact of the existing, and the proposed scheme for the property.

The applicant has also previously applied for vehicle access with additional car parking space – applications HGY/050848 and HGY/051070. The Council’s refusal was upheld by the Inspector who stated “To my mind the creation of a substantial gap in the front wall of the houses would damage the appearance of the cul-de-sac. I consider that the wall, the houses and the predominantly green strip formed by the front gardens are three horizontal components in a harmonious street scene. In my judgement the formation of a gap wide enough to form a vehicular access would weaken the visual identity of the wall and of this side of Cromwell Place as a whole”.

Therefore, the Inspectors decision should be upheld, and the application should be refused as it would be detrimental to the character and appearance of the conservation area.

RELEVANT PLANNING POLICY

DES 2.2 'Preservation and Enhancement of Conservation Areas'

DES 2.3 'Applications in Conservation Areas'

DES 2.4 'Demolition Partial Demolition and Changes to Buildings in Conservation Areas'

DES 2.5 'Alterations and Extensions in Conservation Area'

DES 2.6 'Materials'

DES 1.9 'Privacy and Amenity of Neighbours'

DES 1.11 'Design of Alterations and Extensions'

ANALYSIS/ASSESSMENT OF THE APPLICATION

This application is for the retention of a rebuilt front wall and retention of a vehicle access to an end of terrace property in Cromwell Place, a cul-de sac in the Highgate Conservation Area; it also proposes the insertion, within the wall, of a gap for a pedestrian entrance.

Applications of this nature would not normally come to Planning Applications Sub Committee; however, it has a long and intricate planning history, including previous refusals and a dismissal on appeal; it has engendered considerable correspondence, some of it quite animated, from supporters and opponents and the applicant, and the arguments are finely balanced.

Currently there is Enforcement Action pending, but this is in abeyance, until this planning application is determined.

Since 1995 there have been a number of planning applications relating to the front garden wall at 17 Cromwell Place.

1995 Planning and Conservation Area Consent Applications

The proposed development detailed in the 1995 planning and conservation area consent applications (HGY/1995/0602 & HGY/1995/0603) proposed the removal of the northern portion of the original wall and the formation of an off street car parking space including a drop curb and crossover. These applications were refused on the 25th July 1995 for the following reasons:

1. The proposed demolition of this unlisted building in the Highgate Conservation Area would be detrimental to conservation area amenity by reason of the adverse effect on the street scene and the area as a whole.
2. The proposed development lies in an area of sensitive and special character worthy of retention within the Highgate Conservation Area. The proposal, if approved, would seriously detract from that important character to the detriment of the vicinity.

1996 Planning and Conservation Area Consent Applications

Further planning and conservation area consent applications relating to the wall were made in 1996 (HGY/1996/0243 & HGY/1996/0535) both these applications were refused on 18/06/96 for the following reasons:

1. The proposal is inappropriate for a site of importance within the Highgate Conservation Area and would be detrimental to the visual amenities of the area.
2. The proposed development lies in an area of sensitive and special character worthy of retention within the Highgate Conservation Area. The proposal, if approved, would seriously detract from the important character to the detriment of the vicinity.

Appeal Decision

The Councils decision to refuse the 1996 applications was appealed. The Planning Inspectors reasons for refusing the appeal are appended to this report.

2005 Lawful Development Certificate Application

An application for a lawful development certificate for the removal of part of the front garden wall was refused in 2005. This application was based on a statutory declaration stating that the right hand section of the wall was demolished towards the end of 1996 beginning of 1997 as well as additional evidence supplied including two letters referring to the wall and an invoice. However, the Council holds a photographic record of the wall being demolished by workmen that clearly shows the original wall prior to any works taking place and the demolition works in progress. These photographs are dated 02/04/2004, 29/11/2004 and 22/04/2005. As such the application for a certificate of lawfulness was refused.

Current Application

Since the 1995 and 1996 planning applications were refused the original wall has been demolished and a new front wall has been constructed. The replacement front wall that has been constructed has no pedestrian gateway and a 2.8 metre wide vehicle access way at the southern end of the property. The current application proposes the reinstatement of a pedestrian gateway near the middle of the wall and the retention of the existing vehicle access way. The original front wall of the property had a pedestrian gateway at the northern corner of the property with the wall then extending right to the southern boundary of the property with no gap for vehicle access.

Materials

The existing wall has been constructed along the front boundary of the site replicates the original wall in terms of dimensions and materials. It is considered that the materials used to construct the wall are appropriate and enhance the character and appearance of the property and surrounding area. The current application proposes changes to the wall as it now stands with all materials to match existing. The current application would therefore make use of traditional materials, which preserve and enhance the character and appearance of the Highgate Conservation Area. The proposed development is consistent with Policy DES 2.6 'Materials'. Many of the letters received by the Council in support of the application have commented positively on the use of materials in the new wall and the positive impact this has had on the appearance of the street.

Side-wall

The new side-wall constructed along the boundary of 17 Cromwell Place and the adjoining properties fronting Hornsey Lane makes a positive contribution to the streetscene and enhances the appearance of the Highgate Conservation Area. A number of letters of support express concern that this side-wall would have to be removed however the majority of the side wall constitutes permitted development. The side-wall replaced a wooden fence and has not been subject to any Council enforcement procedures seeking its demolition. Previous enforcement procedures and the current planning application all relate to the front wall only.

Layout & Design

Policy DES 2.5 'Alterations and Extensions in Conservation Areas' states that extensions and alterations should retain traditional characteristic walls and gardens where these form part of a local pattern or add visual character for neighbouring or adjoining occupiers or where their retention protects historic character. Original brick walls with a single pedestrian gateway are a prominent feature and form a traditional characteristic along Cromwell Place. The walls follow the same pattern and act as a strong unifying element. As a group the brick walls contribute to the visual and historical character of the street.

In most situations, the retention of a substantial gap in the front wall allowing for vehicle access would be regarded as detracting from the streetscene and would be detrimental to the character of the cul-de-sac as well as the Highgate Conservation Area.

However there are two important features about the present application which lead to a different recommendation:-

1. The vehicle access at No. 17 is at the end of the cul-de-sac in the angle of the front walls and end-of-street boundary; it is not a wide gap in the continuity of front garden walls in the middle section of the street. Because the gap for vehicle access is at a natural break in the geometry of the street, and because it is of modest width (2.8 metres

out of a total frontage width of around 8 metres, which is hardly excessive), it is not so intrusive as if it were a wide gap of say around 4 metres in the central part of the cul-de-sac.

2. The works to the front wall have to be looked at in context of the rebuilding of the walls on the right-hand boundary of the site, which have been done in similar style and materials, in a manner which complements the traditional front boundary walls in the street; they are not discordant or out of keeping.
3. It could be argued that a car parked off-street, partly screened by walls 1.5m high, is less intrusive in the street scene at the end of a cul-de-sac than if it were parked on street. Further, the area of front garden occupied by the car space is less than 50%.

The relocation of the pedestrian gateway to the middle of the wall would also disrupt the continuity of the walls and it is considered that it should either be reinstated on the northern boundary where it was originally situated, or omitted altogether; the current 2.8m wide access serving both pedestrian and vehicular use.

SUMMARY AND CONCLUSION

This is a finely –balanced case with arguments on either side. On the one hand, the works carried out to rebuild the front wall and side wall have elicited support from a number of residents, and there is no objection from the CAAC nor from the Transportation Officer.

The materials and standard of workmanship are of a very good quality. The side wall does not need planning permission, being permitted development, and the Council has no issue with this.

On the other hand, the Conservation Officer has argued strongly (1) that the relocation of the pedestrian gateway to the middle of the wall and the retention of a substantial gap in the front wall allowing for vehicle access to the property would disrupt the continuity and pattern of the front garden walls present along Cromwell Place. As such the proposed development would be detrimental to the historic character of the cul-de-sac, and (2) that there has been a long history of planning applications relating to the wall on the site with refusals for planning permission in 1995 and 1996 as well as a dismissed planning appeal following the 1996 decision.

There are concerns that the granting of consent for this application would set a precedent for other removals/partial rebuilds of walls and provision of front garden parking space in the Conservation Area.

.It is recommended, on balance, that the application be approved, and that the Enforcement Action be not proceeded with, because there are special circumstances here that (1) the location of the gap at the end of a cul-de-sac

at the angle with the end boundary of that cul-de-sac means that its impact is far less than if it were in the central part of a street or road; it is not likely to set a general precedent for crossovers and vehicle accesses throughout the Conservation Area; and (2) the front wall must be viewed as part of an overall improvement in appearance, including rebuilt side walls, in a manner and materials which contribute to the street scene in a positive fashion.

RECOMMENDATION

GRANT UNCONDITIONAL PERMISSION

Registered No. HGY/2005/2161

Applicant's drawing Nos. 0512/01 rev 1, 02/1, 03

Reasons For Approval

The Council would not normally be approving schemes for the retention or creation of vehicle accesses involving the creation of gaps in the front walls of properties in Conservation Areas, and the Council does not condone the carrying out of works in advance of the granting of the appropriate consents; however, in this instance there are special circumstances, in that (1) the location at the end of a cul-de-sac in the angle of front garden walls with the end boundary walls is relatively unusual, and the impact is not as adverse as it would be in the middle portion of a road or street; and (2) the scheme has been carried out in sympathetic materials and design which are not discordant with the street-scene nor with work carried out on the side boundary wall of the application site.

APPENDIX 1 - 1995 planning application.

Appendix 1

HARINGEY COUNCIL

* REFUSAL

Planning Application Reference No. HGY/49664

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
Awford Phillips Associates
1 Perrin Street
London NW5 3ED

On behalf of
Escape Leisure Ltd
37 - 38 Golden Square
London W1R 3AA

Site
17 Cromwell Place
London N6

Particulars of Development
Formation of vehicular crossover and provision of parking space in front garden

In pursuance of their powers under the above Acts and Orders the London Borough of Haringey as local planning authority hereby REFUSE PERMISSION for the above development in accordance with the application dated 17th May, 1995 (Applicants Drawing No.s shown below - if applicable).
3350/A/15 Rev A.

SEE SCHEDULE OF REASONS ATTACHED

639 High Road,
London N17 8BD.



25th July, 1995

Borough Planning Officer

NOTE Attention is particularly drawn to the Schedule A1 attached to this notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.

Appendix I


SCHEDULE ATTACHED TO DECISION HGY/49663

PLEASE READ CAREFULLY.

The application shown above has been refused for the following reasons:-

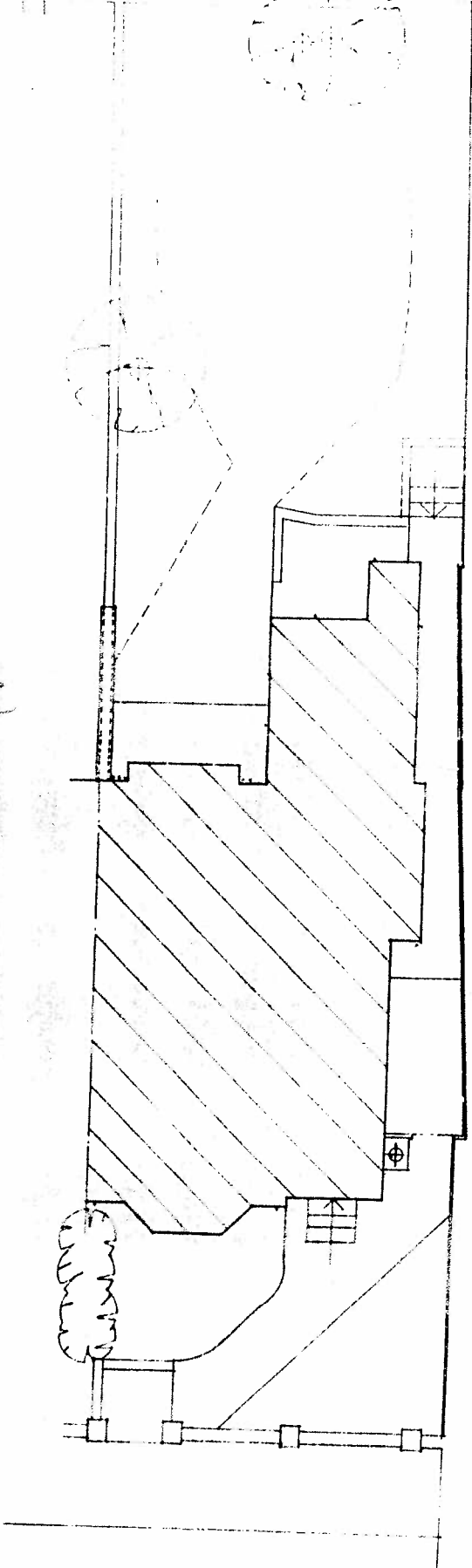
1. The proposed demolition of this unlisted building in the Highgate Conservation Area would be detrimental to conservation area amenity by reason of the adverse affect on the street scene and the area as a whole.
2. The proposed development lies in an area of sensitive and special character worthy of retention within the Highgate Conservation Area. The proposal, if approved, would seriously detract from that important character to the detriment of the vicinity.

25th July, 1995


Borough Planning Officer

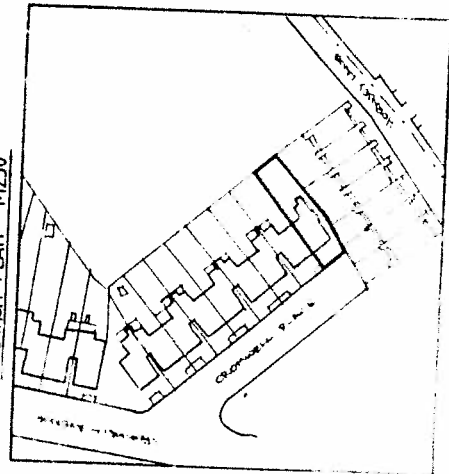
Appendix 1

69663



LAYOUT PLAN 1:100

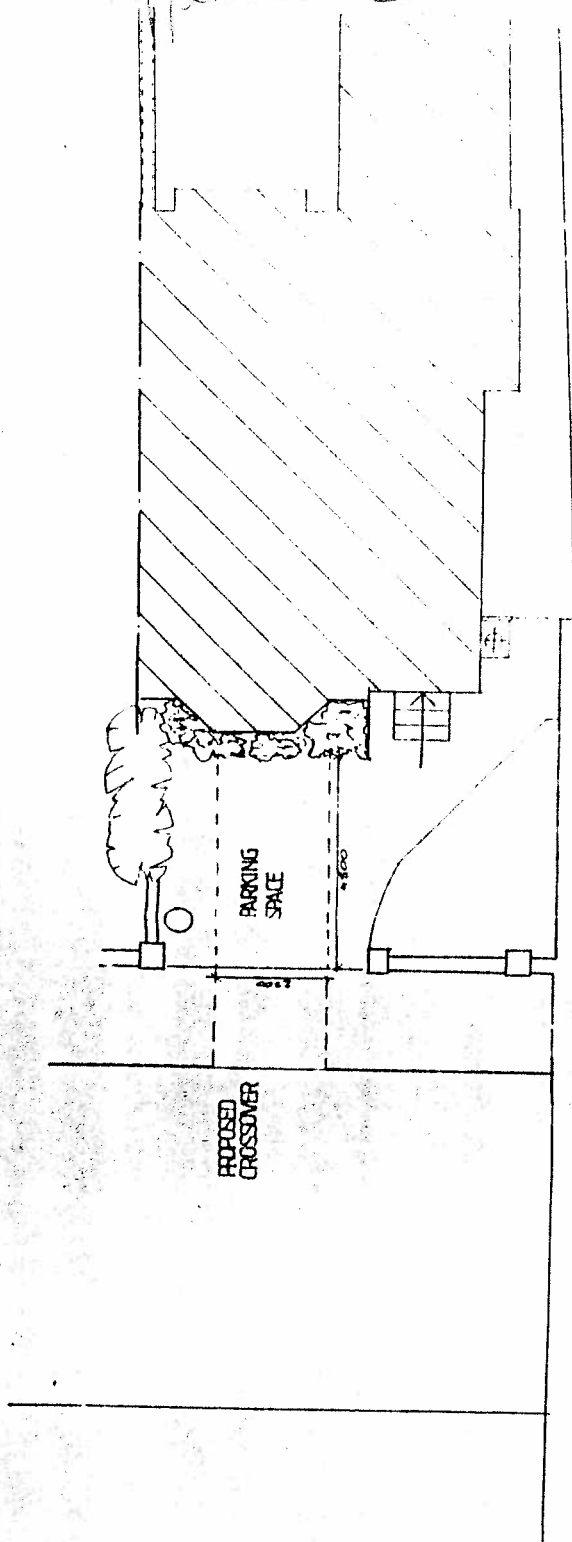
LOCATION PLAN 1:1250



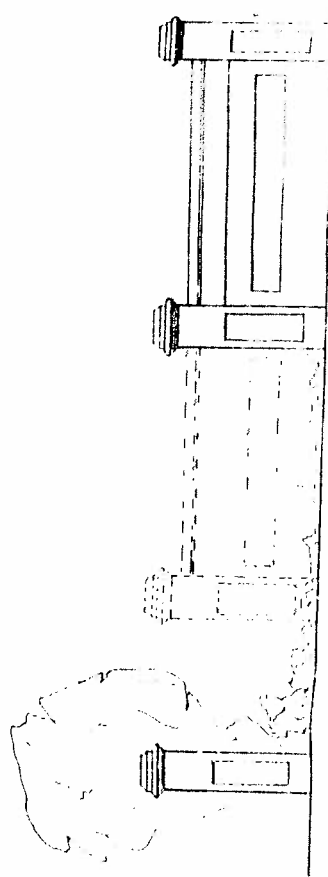
69663

AWFORD PHILLIPS ASSOCIATES Chartered Building Surveyors <small>1 PERKEN STREET, LONDON W8A 8ET. TEL 020 82 27 27 27. FAX 020 82 27 27 27</small>	PROJECT 17 CROMWELL PLACE LONDON N6 REFURBISHMENT	DRAWING TITLE EXISTING LAYOUT PLAN
	3350/AM15	3350/AM15

Appendix 1



PROPOSED LAYOUT 1:400



PROPOSED ELEVATION 1:50

A **W** **F** **O** **N** **D** **P** **H** **I** **L** **L** **I** **P** **S** **A** **S** **S** **O** **C** **I** **A** **T** **E**
 Chartered Building Surveyors & Design Consultants
 1 PERKIN STREET LONDON W8 2LP TEL: 020 7462 2222 FAX: 020 7462 2223
 PROJECT: 77 CROMWELL PLACE LONDON W5

1995/0602

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APPENDIX 2 - 1996 planning application.

Book Refused

HGY/1996/0243 (050848)

HGY/1996/0535 (051070)

18/6/96

HARINGEY COUNCIL

Technical and Environmental Services

639 High Road N17 8BD
Tel 0181 808 1066
Minicom 0181 885 7549

Planning and Programmes

Fax 0181 808 7525
Fax 0181 880 3265

To

Peter & Lynn Burgess
17 Cromwell Place
Highgate
London N6 5HR

On behalf of

Peter & Lynn Burgess
17 Cromwell Place
Highgate
London N6 5HR

Planning Application Reference No. HGY/051070

**TOWN & COUNTRY PLANNING ACT 1990
PLANNING (Listed Building and Conservation Areas)
ACT 1990**

NOTICE OF REFUSAL OF CONSERVATION AREA CONSENT

Location: 17 CROMWELL PLACE, N6

Proposal: Conservation Area Consent for partial demolition of wall in connection with rebuilding and formation of vehicular drive in front garden.

In pursuance of their powers under the above Acts, Haringey Council as local planning authority hereby REFUSE CONSENT for the above development in accordance with the application dated 9 May 1996 for the reasons shown on the attached schedule.

SEE SCHEDULE OF REASONS ATTACHED

J Best

John Best
Borough Planning Officer

18th June 1996

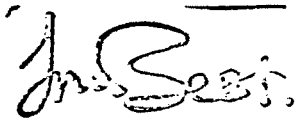
- NOTES 1. This decision does not purport to convey any approval or consent which may be required under any byelaw or under any enactment other than the Town and Country Planning Act 1990.
- 2. This decision does not convey any approval under the New Roads & Street Works Act 1961, for which you should contact the Council's Borough Engineer.

Appendix 2

HGY/050848

The application shown above has been refused for the following reasons:

1. The proposal is inappropriate for a site of importance within the Highgate Conservation Area and would be detrimental to the visual amenities of the area.
2. The proposed development lies in an area of sensitive and special character worthy of retention within the Highgate Conservation Area. The proposal, if approved, would seriously detract from the important character to the detriment of the vicinity.

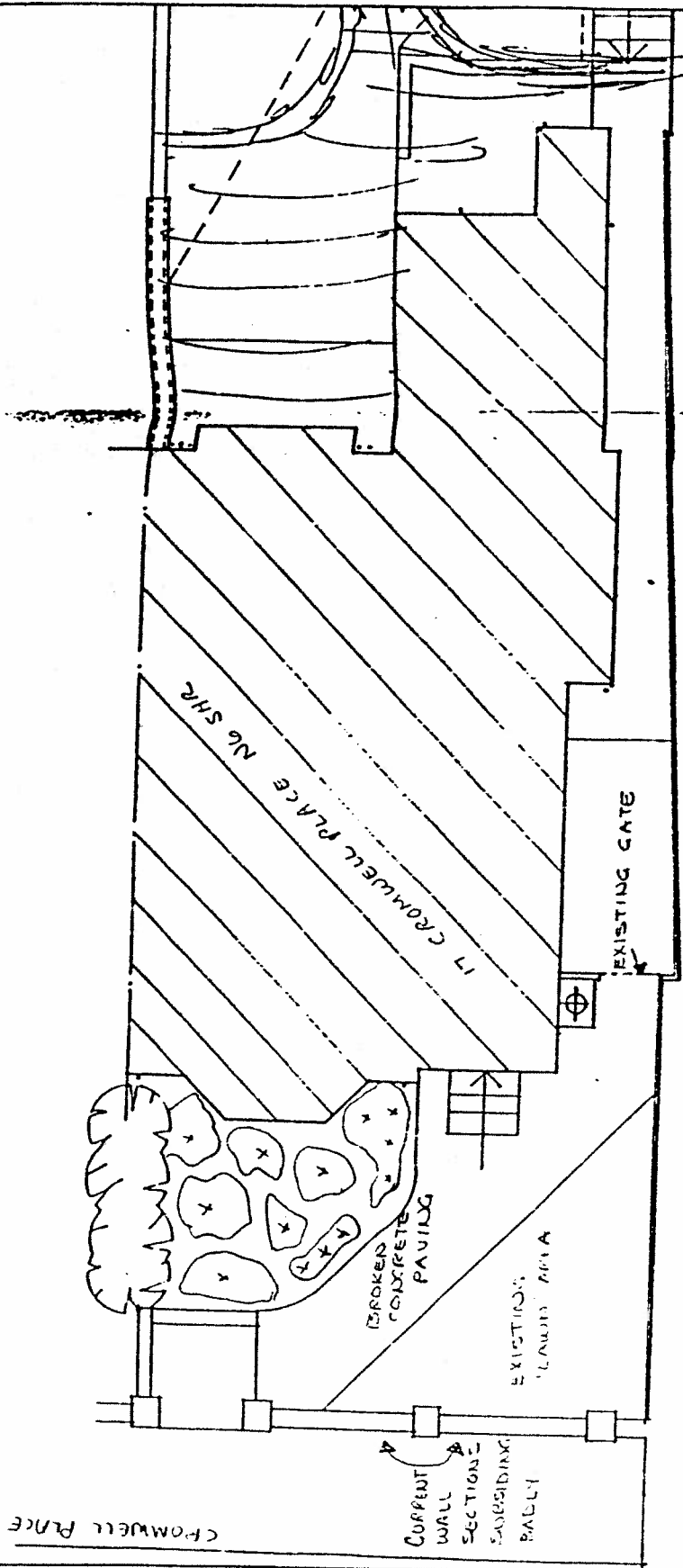


John Best
Borough Planning Officer

18th June 1996

FULR

Appendix 2



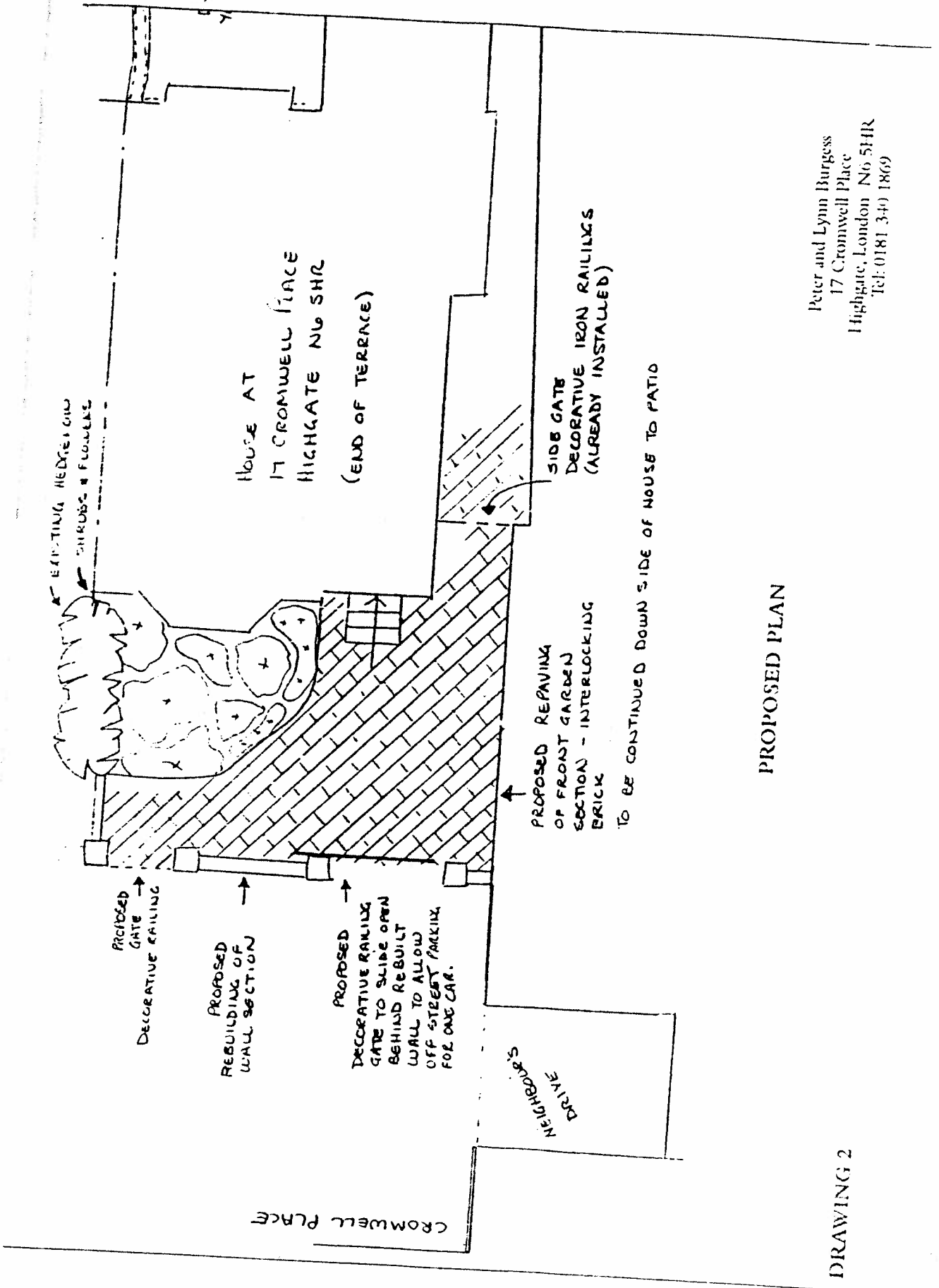
Peter and Lynn Burgess
 17 Cromwell Place
 Highgate N6 5HR.
 TEL: 0181 340 1869

EXISTING PLAN

DRAWING 1

CROMWELL PLACE

Appendix 2

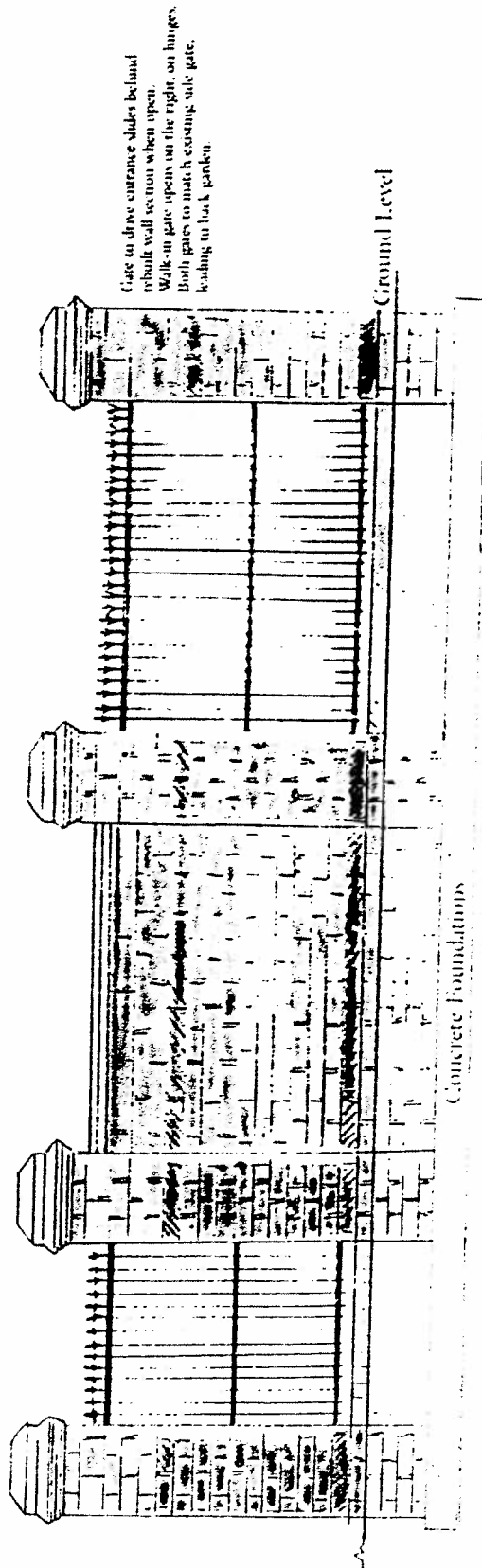


Peter and Lynn Burgess
17 Cromwell Place
Highgate, London N6 5HR
Tel: 0181 340 1869

PROPOSED PLAN

DRAWING 2

50848



PROPOSED ELEVATION

DRAWING 2

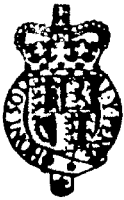
Peter and Lynn Burgess
 17 Cromwell Place
 Highgate, London N6 5LR
 Telephone 340 1869

APPENDIX 3 - Inspectors decision on 1996 planning application appeal.

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APPENDIX 3 - Inspectors decision on 1996 planning application appeal.

Appendix 3



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987-8927
Switchboard 0117-987-8000
Fax No 0117-987-8769
GTN 1374-

Mr P & Mrs L Burgess
17 Cromwell Place
Highgate
LONDON
N6 5HR

Your reference

Our references

T/APP/Y5420/A/96/273305/P8
T/APP/Y5420/E/96/812995/P8

Date

12 MAR 1997

97/27

Dear Sir and Madam

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
(APPLICATION NO HGY/050848)

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990,
SECTION 20 AND SCHEDULE 3 (APPLICATION NO HGY/051070)

1. I have been appointed by the Secretary of State for the Environment to determine your appeals. These appeals are against the decisions of the London Borough of Haringey Council to :

- i) refuse planning permission for the creation of a drive in a front garden, involving removal of one wall section and rebuilding a second wall section (application No HGY/050848, appeal No T/APP/Y5420/A/96/273305/P8), and
- ii) refuse conservation area consent for the rebuilding of a boundary wall section in association with the formation of a vehicular drive in the front garden (application No HGY/051070, appeal No T/APP/Y5420/E/96/812995/P8)

at 17 Cromwell Place, Highgate, I have considered the written representations made by you and by the Council and also those made by interested persons. I have also considered those representations made directly by other interested persons to the Council which have been forwarded to me. I inspected the site on 6 February 1997.

2. From my inspection of the site and its surroundings and from the representations made I consider that the main issue is whether the proposed development would fail to preserve the character or appearance of Cromwell Place.

Appendix 3

3. Policy 1.10h in the Haringey Development Plan says that the Council will conserve buildings and areas of historic and architectural importance. Policy DES 2.2 in the deposit draft of the Unitary Development Plan (UDP) declares an intention to preserve and enhance the character and appearance of conservation areas. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a rather more flexible duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. I am also referred to draft UDP policy 2.4. The site is within the Highgate Conservation Area.

4. The appeal property is at one end of a row of substantial well-proportioned semi-detached houses on the east side of Cromwell Place, a cul-de-sac running south off Cromwell Avenue. The houses have small front gardens which, other than that belonging to No 17, are elevated above the road. The gardens are fronted by a substantial brick wall about 1.7m high when seen from the road. Apart from relatively narrow pedestrian accesses the wall is unbroken so that it acts as a strong unifying element in the street picture. There is a detached house facing Nos 15 and 17 but there are no other dwellings on the west side of the road.

5. To my mind the creation of a substantial gap in the wall in front of the houses would damage the appearance of the cul-de-sac. I consider that the wall, the houses and the predominantly green strip formed by the front gardens are three strong horizontal components in a harmonious street scene. In my judgement the formation of a gap wide enough to form a vehicular access would weaken the visual identity of the wall and of this side of Cromwell Place as a whole.

6. I acknowledge that the wall in front of your house is subsiding and is in need of repair or rebuilding. In addition I agree that a vehicular access at the south end of the road would have less impact than one in the middle in the row of houses. Nevertheless I consider that the removal of the southernmost section would have some harmful impact on the continuity of the wall as a whole. This is particularly important in a conservation area where there is a statutory obligation to have regard to preserving or enhancing character or appearance. Moreover allowing your appeal would make it more difficult for the Council to resist subsequent proposals to breach the wall in other parts of the street.

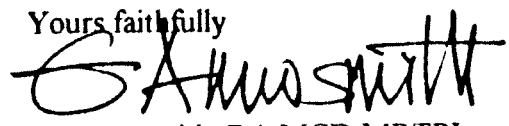
7. You say that other houses are set well above the road so that no other drive could be constructed without considerable excavation. You consider that the Council would be right to oppose such excavation. I agree that vehicular accesses on other parts of Cromwell Place might do greater visual damage, but this does not overcome or justify the damage which would be caused by your proposal. I note your additional argument that allowing you to keep your car off the street would help alleviate a chronic parking shortage. However it seems to me that the need to keep the access clear would entail a compensatory decrease in on-street space, with the result that there would be little or no net improvement in parking conditions.

8. I have taken account of all the other matters raised in the written representations but find that they do not outweigh the considerations which lead me to my decision.

Appendix 3

9. For the above reasons and in exercise of powers transferred to me, I hereby dismiss your appeals.

Yours faithfully



G Arrowsmith BA MCD MRTPI
Inspector

Planning Applications Sub Committee 27 February 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/2228

Ward: Noel Park

Date received: 05/12/2005

Last amended date: N/A

Drawing number of plans: 30/05 - 01,02, 03, 04, 05, 06A, 07A, 08A, 09A, 10A, 11A, 12A & 13.

Address: Land R/O 14 High Road & Adjacent To 1 Whymark Avenue N22

Proposal: Demolition of existing building and erection of a part 3 / part 4 storey building comprising office space at ground floor level and 5 x two bed and 4 x one bed self contained flats at 1st, 2nd and 3rd floor levels. Provision of cycle storage at ground floor level.

Existing Use: Commercial

Proposed Use: Office / Residential

Applicant: Spaces Property

Ownership: Spaces Property

PLANNING DESIGNATIONS

Area of Community Regeneration
Metropolitan Centre -Secondary
Road – Borough

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located within the Wood Green strategic centre and primary shopping frontage. It is located close to Turnpike Lane underground station and is well served by buses along the High Road. The building situated on the property is a warehouse currently in use as a furniture shop. On the opposite side of Whymark Avenue is BHS store, a modern three-storey building. The southern end of Wood Green High Road has not seen the investment that has occurred at the north end, with Spouters Corner and the Shopping City. This

end is generally characterised by smaller units in older premises. The block to the south of Whymark Avenue contains the oldest and smallest properties.

PLANNING HISTORY

Planning history dates back from 1971, most relevant relates to the following:

- HGY/1989/1077 - Demolition of existing buildings and erection of 3/4 storey building comprising 18 residential units (including 6 affordable units) and a single retail unit of 894m², plus four car spaces accessed from Whymark Avenue. (Revised Scheme) – REFUSED 13/10/89
- HGY/1991/0797 - Change of use of part of premises from B8 (storage) to B1 (business) and provision of crossover - GRANTED 24/09/91
- HGY/1992/1151 - Erection of 2 storey building for office purposes - REFUSED 01/12/92
- HGY/1993/0410 - Erection of two storey building for storage purposes - REFUSED 25/05/93
- HGY/1994/0512 - Erection of single storey detached garage – GRANTED 05/07/92
- HGY/2004/0921 - Demolition of existing buildings on site and erection of 6 x 1 bed and 7 x 2 bed self contained flats with associated parking – GRANTED subject to conditions and Section 106 Agreement.

DETAILS OF PROPOSAL

The application proposes the demolition of the existing building on the site and the erection of a part 3 / part 4 storey building in its place. The development proposes two ground floor offices in the building. Office 1 would have a floor area of 50.4 square metres and office 2 would have a floor area of 195.3 square metres. A total of nine residential flats are proposed for the upper floors of the building. Two 1 bedroom flats and two 2 bedroom flats are proposed for each of the first and second floors of the building while one 2 bedroom flat is proposed for the third floor of the building.

CONSULTATION

16/12/2005
Wood Green Town Centre Manager
4 – 26 (e) High Road, N22

1st & 2nd floor flats 4 – 26 (e) High Road, N22
17 – 35 (o) Westbury Avenue, N22
1st & 2nd floor flats 17 – 35 (o) Westbury Avenue, N22
1 – 9 (o), 24 Whymark Avenue, N22
Transportation Group
Cleansing
Legal Services
Building Control
Ward Councillors
Conservation Team
Crime Prevention Design Adviser

RESPONSES

Crime Prevention Design Adviser -

With reference to the above and request for observations. The High Road and immediate vicinity of the proposed development is a crime hotspot, particularly for violent crime. I am keen that the development incorporates measures to design out crime; otherwise it could provide an environment where crime easily occurs. There are certain aspects of the design that cause me concern and these are:

- Restricting Access:** A mixed commercial and residential development has certain benefits but the mixed use can cause crime issues without proper safeguards. There needs to be a lockable gate at the front of the building to prevent casual trespass into the rear garden. Without a properly defined boundary and good access control the development and its grounds could easily become a venue for crime. Regardless of the Secured by Design scheme, it is crucial that the communal door entry systems are a high quality security door and / or “airlock” system; based on an electro-magnetic lock with no exposed moving parts. Poor quality door systems lead to crime and high maintenance costs for the owner and are not in any way part of a sustainable development.
- Perimeter:** The proposed planters at the front line of the building will need regular maintenance to prevent them from becoming overgrown and unsightly in such an environment. A dwarf wall and railing would create good demarcation without compromising on natural surveillance and without high maintenance costs. We can give further advice as necessary.
- I recommend careful choice in the structure of the refuse and cycle stores. These structures should be visually permeable and designed so as not to offer concealment for a criminal. Again, we can give further advice.
- The dwellings would benefit from the enhanced security standards detailed in the “Secured by Design Scheme” (www.securedbydesign.com). However, in my opinion, the current layout does not comply with the layout conditions of a Secured by Design development.

□ The Crime Prevention Department can meet with the architect or client to discuss security measures and “designing-out crime”. Our advice is given free of charge with the aim of preventing the future users of this building from becoming victims of crime. It is the mission of the Metropolitan Police to work together with partners and citizens for a safer London. We can be contacted on 020 8345 2164.

The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community.

Scientific Officer Enforcement

Can you condition HGY/2005/2228 to provide a site investigation report, risk assessment, details of present / previous usage and details of any re-mediation required.

Building Control

Access for fire fighting considered acceptable in this case.

Waste Management Comments on Planning Application

Further to your request concerning the above planning application I have the following comments to make:

- Wheelie bins or bulk waste containers must be provided for household collections.
- Wheelie bins must be located no further than 25 metres from the point of collection.
- Bulk waste containers must be located no further than 10 metres from the point of collection.
- Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.
- If waste containers are housed, housings must be enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.

- Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.
- All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.
- If access through security gates / doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.
- Commercial refuse storage and collection arrangements appear to be adequate.
- Household refuse and storage collection arrangements do not appear to be adequate as currently proposed.
- Space is required for 2no. 1100 litre wheelie bins for household refuse. The proposed household refuse store may be large enough to accommodate these but the internal layout of the store means that at any one time one bin will be out of reach and, therefore, unusable. The layout of the refuse store must be re-designed such that both bins can be comfortably reached by residents at any time.
- Also, the refuse store door layout is impractical. When the store is being used by residents or being cleared by collectors, the open refuse doors will block the entrance to the flats. This is not acceptable. In addition, it would be impossible to manoeuvre bins into and out of the refuse store with the doors open as shown on the drawing. Even if the outer-most door were to swing 180 degrees it would be difficult to manoeuvre a full up, heavy bin through the 'S' shape pull that the design would require without causing injury to collectors or damage to surrounding doors and walls. The door arrangement must be redesigned. I would suggest that the access door for collectors faces directly onto the street to overcome these problems.
- There is currently no recycling storage designed in. Should it be possible to do so space would be required for 5 no. 240 litre size wheelie bins in addition to the 2 no. 1100 litre eurobins for refuse.

Conservation & Design

There are some reservations that the application is larger in scale and bulk than the previous application (HGY/2004/0921), however, the proposed building remains at 3 and 4 storey level. It would also appear that the design of the property has not been significantly altered from the previous application. As such there are no objections to the new application.

Transportation

The site is in an area with a high public transport accessibility level located within the Wood Green CPZ operating from 8:00 am to 10:00 PM. The site has not been identified by the council's SPG 3a as a site suffering from extreme parking problems. The total proposed retail space is 245.7 square meters in total which requires 1 off street parking space per 75 square meters, which equals 3 off street parking space for the entire retail development of the application. As the site is in an area with a high public transport accessibility level, the Transportation and Highways authority would require the residential aspect of the proposed development to be car free.

Consequently the Transportation and Highways authority would not object to this application subject to the following conditions.

- 1) The residential aspect of the application is car free please see informative below.
Reason: To reduce the demand for on street parking spaces.
- 2) Sheltered cycle parking facility is provided capable of storing a minimum of 5 cycles.
Reason: To increase the accessibility of the site to other mode of transport other than the car resulting in reduced traffic and demand for parking.
- 3) No more than 3 off street parking space should be provided and should only be used for retail purposes only.
Reason: To insure the development is a car free development

Informative

The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

Informative

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

Local Resident

'I deeply oppose a redevelopment on Whymark Avenue, N22 and my reasons are as below:

1. It would be over development out of keeping with the area.
2. It would be out of character with the rest of the road.

3. It would take away car parking spaces and there is already a shortage of parking spaces.
4. Aerials would be poking out of the building and roofs, aerial photographs of Wood Green High Road would not look very nice.
5. It would be a sin to take away some shopping space for just the sake of profit when we are trying to boost Wood Green High Road as one of the best places to shop in outside of Brent Cross and the West End. We should be trying to make more shops in Wood Green High Road not take away any of the ones we already have.
6. If we start letting property developers knock down shops in Wood Green High Road, where will it end? Wood Green High Road would die?
7. The flats would overlook people's gardens. They would have no privacy in their front or rear gardens.
8. It would encourage pigeons to land on the roofs and leave all their droppings all over the place.
9. The knocking down and building of the flats would cause chaos for 6 months. You would not mind that in the end, it was going to enhance the area but it will not.
10. You have many flats in the Sandlings and we do not any more in that small area, next they will be pulling down the houses.
11. They are keeping the premises empty and boarded up. They are using it as a tool so the Council will say it is better flats than the eye sore that it is now. There is no reason what's so ever that they could not let it off.

RELEVANT PLANNING POLICY

National Policy

Planning Policy Guidance 3 Housing

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

PPG3 states that Local planning authorities should:

- plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;
- provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities;

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

Para 54 suggests that good design and layout of new development can help to achieve the Government's objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas.

Para 61 recommends that local authorities should revise their parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments in locations such as town centres, where services are readily accessible by walking, cycling or public transport.

Planning Policy Guidance 13 Transport

Planning Policy Guidance 13 Transport was issued in March 2001. It aims to:

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

The London Plan

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

Wood Green is identified in the London Plan as an Area for Intensification in the north London sub-region. Para 2B.10 states, " Opportunities should be taken to redevelop parts of wood Green town centre for high-density, mixed use schemes.

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) out of a target for London of 457950 (23000 per year).

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

UDP Policy

HSG 1.1 'Strategic Housing Target'

HSG 2.1 'Dwelling Mix For New Build Housing'

HSG 2.2 'Residential Densities'

HSG 2.23 'Affordable Housing'

HSG4: 4.15 'Affordable Housing'

HSG 8 'Density Standards'

DES 1.1 'Good Design & How Design Will Be Assessed'

DES 1.2 'Assessment of Design Quality' (1): Fitting New Buildings into the Surrounding Area

DES 1.3 'Assessment of Design Quality' (2): Enclosure, Height and Scale and

DES 1.4 'Assessment of Design Quality' (3): Building Lines, Layout, Form, Rhythm and Massing.

DES 1.9 'Privacy & Amenity of Neighbours'

TSP 7.1 'Parking for Development'

RIM 1.7 'Designing Out Crime'

Supplementary Planning Guidance 11 'Affordable Housing'

Supplementary Planning Guidance 12 'Education Needs Generated by New Housing Development'

ANALYSIS/ASSESSMENT OF THE APPLICATION

Previous Application

A previous approved scheme for the site (HGY/2004/0921) proposed a building of similar scale and design to the current scheme. The approved application included the use of part of the adjoining property at the rear of 12 - 14 High Road, N22. Part of this property would have been used to provide vehicle access to the rear of the new development. This would have allowed for the formation of car parks on the application site behind the proposed new building. The current application relates to one property only and no off street car parks are proposed. The current application proposes office use on the ground floor where as the approved scheme proposed residential use for the whole building. The approved scheme and the current application also have slightly different outlines on the site with the current application proposing a building that would be situated closer to the rear boundary of the property.

Scale, Bulk and Height of Building

The proposed development would be situated between a terrace of residential dwellings to the east and the rear of a number of commercial properties that front the High Road to the west. To the south of the application site is a terrace of buildings fronting Westbury Avenue. These buildings contain a number of different commercial uses on the ground floor and residential flats on the upper floors. The rear wall of the development at ground floor level would be situated 8.45 metres from the nearest rear wall of the buildings situated to the south. To the east the new building would be situated 4.8 metres from the end of terrace dwelling situated at No. 1 Whymark Avenue. While to the west the side-wall of the proposed building would be positioned against the rear wall of No. 14 The High Road. The proposed building would be 9.4 metres in height at its highest point.

The design of the proposed building conforms to the established building line present in Whymark Avenue. The proposed development would be 3 storeys in height adjacent to the residential terrace to the east of the property and would be only slightly higher than the highest point of the buildings in this terrace at this end of the development. The proposed building rises to four storeys to the west where it adjoins the rear of the commercial properties leading to the High Road. The design of the building with a 3-storey element consistent with the scale of the residential terrace on Whymark Avenue, rising to 4-storeys toward the High Road is considered appropriate for the site. The scale height and bulk of the development relates well to both the existing residential and commercial buildings surrounding it and is similar to the scheme already approved for the site.

Design

The design of the proposed building is based very closely on the approved scheme for 14 flats (HGY/2004/0921). It bears no relation, in terms of either design or materials, to the adjacent terrace of two storey Edwardian housing in Whymark Avenue; and is higher than the adjacent block to the west which fronts the High Road. There is no justification, in context of the surroundings for a building, which is almost entirely metal-clad. However the architect has chosen a design, which is modern with a strong horizontal emphasis, using contemporary aluminium and glass finishes. Amenity space has been designed into scheme in the form terraces and landscaped areas which, incorporate new tree planting ensuring that future occupiers have access to direct or communal amenity space.

The scheme is in accord with the previous approval in design and bulk terms.

Privacy and Overlooking

The proposed development would be situated slightly closer to the buildings situated to the rear of the property fronting Westbury Avenue than the approved scheme. SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight' states that all rear facing habitable rooms directly opposite

one another should be a minimum of 20 metres apart for two storey development. This minimum requirement is the distance measured between the two closest points of each building including any balconies. The current application originally detailed a measurement of 17.4 metres from the rear elevation of the first floor to the closest point of the first floor of the adjoining buildings to the south fronting Westbury Avenue. The previous approved scheme was consistent with SPG3b and met the minimum 20 metre distance. As a result amended plans detailing a development that met the 20 metre requirement for SPG 3b were requested and received. The amendments setting the development back further from the south boundary at first and second floor level has meant that the proposed two bedroom flats situated at the rear of the first and second floor of the building have both been reduced to 1 bedroom flats. The second and third floors of the proposed building are positioned 20 metres from the rear elevation of the existing properties in Westbury Avenue.

It is considered that the proposed development would not be detrimental to the amenity of the residents of the upper floor flats of the properties situated to the rear of these buildings. The proposed development is considered consistent with Policy DES 1.9. 'Privacy & Amenity of Neighbours' and Supplementary Planning Guidance 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.

Density

The London Plan sets higher densities for development in urban areas. The London Plan recommends a density range of 450 – 700 habitable rooms per hectare for flatted developments in urban areas close to town centres such as this one. The Adopted Unitary Development Plan sets a density range of 175 – 250 habitable rooms per hectare for residential developments such as the proposed one. Policy HSG 8 of the Draft 2004 Haringey Unitary Development Plan and Supplementary Planning Guidance 3a sets a minimum density of 200 hrh and a maximum density for non- family housing of 400hrh.

Applying the method of calculation for mixed use schemes as set out in Supplementary Planning Guidance 3a 'Density', the proposed scheme has a density of 385 habitable rooms per hectare. This is in excess of the current Unitary Development Plan density range set out in policy HSG 2.2 Residential Densities. The density of the proposed development is however consistent with the density levels recommended in Policy HSG 8 'Density Standards' of the Draft 2004 Haringey Unitary Development Plan and also the densities outlined in the London Plan. The proposed development would also be situated within an area of High Transport Accessibility. PPG3 encourages Local Planning Authorities to accept higher density schemes where appropriate, particularly where the standard of design is high and it is considered that the proposed development is a high quality design.

The proposed development would be located in an area of High Transport Accessibility and is considered to be of a high quality design. The density development is 385 habitable rooms per hectare and this is considered

consistent with the Governments Planning Policy Guidance 3 and also Policy HSG 8 'Density Standards' of the Draft 2004 Haringey Unitary Development Plan.

Parking

The approved scheme proposed five car-parking spaces in the area to the rear of the site. No car parking spaces are proposed in the current application.

The application site is in an area with a high public transport accessibility level located within the Wood Green Controlled Parking Zone which operates from 8:00 AM to 10:00 PM. The site has not been identified by the council's SPG 3a as a site suffering from extreme parking problems. The total proposed office space is 245.7 square meters. Under the Revised Deposit 2004 Haringey UDP 1 off street parking space per 750 square meters is required where a proposed development is located within a CPZ and is situated in an area of high Public Transport Accessibility. As such no off street parking spaces are required for the office part of this development.

As the site is in an area with a high public transport accessibility level, the Transportation and Highways Authority require the residential aspect of the proposed development to be car free. No car parking is proposed and therefore the proposed development is consistent with both PPG3 Housing and PPG13 Transport which encourage Local planning Authorities to reduce the dependency on the private car. The scheme provides a large secured undercover cycle storage area.

The proposed development is a car free development situated in an area with high public transport accessibility and is considered consistent with Policy TSP 7.1 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

Waste Disposal

There are a number of outstanding issues relating to the disposal of waste at the proposed development. While the commercial refuse storage and collection arrangements are adequate the residential are not. It is therefore recommended that if the application is approved a condition requiring details of the redesigned waste storage area are supplied to and approved by the Council prior to any building works commencing on the site.

The layout of the residential refuse store needs to be redesigned so that residents can comfortably reach both 1100 litre bins at any one time. In addition the refuse door layout is currently impractical as the store doors when in use would block the entrance to the flats. The doors are also impractical due to the difficulty of manoeuvring in and out of the store. The current door arrangement would not allow enough room for the movement of heavy bins without causing injury to collectors or damage to surrounding doors and walls. It is suggested that the access door for the collectors faces directly onto the street this could overcome these problems.

There is also no recycling storage proposed. Storage space should be provided for five 240 litre size wheelie bins in addition to the space for the two 1100 litre eurobins. A condition requiring this is also recommended.

It is considered that through appropriate conditions amendments to the approved scheme can be undertaken to ensure that the proposed development meets the requirements of SPG 8a 'Waste and Recycling'.

Affordable Housing

HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing. The proposed development details 9 units and as such the provision of affordable housing is not required.

Education & S106 Agreement

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

The proposed development is made up of five 1 bedroom units and four 2 bedroom units and would result in a total 9 of residential units with a total of 14 bedrooms.

- An education contribution of £23,909.57 in accordance with the formula in SPG12

4 x 2 bedroom flats = 1.972 children
5 x 1 bedroom flats = 0.50 children

Total = 2.482 children

Primary contribution: $2.482 / 16 \times 7$ (number of years of primary education) = 1.085875

$1.085875 \times £10,378.00$ (three year average amount of DfEE primary funding 05/06) = £11269.21

Secondary contribution: $2.482 / 16 \times 5$ (number of years of secondary education) = 0.775625

$0.775625 \times £16,297.00$ (three year average amount of DfEE secondary funding 05/06) = £12640.36

£11,269.21 + £12,640.36 = £23,909.57

Total Contribution = £23,909.57

The applicant will need to enter into an agreement to contribute £23,909.57 to education facilities in line with the requirements of Supplementary Planning Guidance 12 prior to the 03/03/06.

SUMMARY AND CONCLUSION

It is considered that the proposed development would not be detrimental to the amenity of the residents of the upper floor flats of the properties situated to the rear of the proposed development site. The proposed development is considered consistent with Policy DES 1.9. 'Privacy & Amenity of Neighbours' and Supplementary Planning Guidance 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.

The design of the proposed building is based very closely on the approved scheme for 14 flats (HGY/2004/0921). It bears no relation, in terms of either design or materials, to the adjacent terrace of two storey Edwardian housing in Whymark Avenue; and is higher than the adjacent block to the west which fronts the High Road. There is no justification, in context of the surroundings for a building, which is almost entirely metal-clad. However the architect has chosen a design, which is modern with a strong horizontal emphasis, using contemporary aluminium and glass finishes. Amenity space has been designed into scheme in the form terraces and landscaped areas which, incorporate new tree planting ensuring that future occupiers have access to direct or communal amenity space. The scheme is in accord with the previous approval in design and bulk terms.

The proposed development would be located in an area of High Transport Accessibility and is considered to be of a high quality design. The density of the proposed development is 385 habitable rooms per hectare and this is considered consistent with the Governments Planning Policy Guidance 3 and also Policy HSG 8 'Density Standards' of the Draft 2004 Haringey Unitary Development Plan.

The proposed development is a car free development situated in an area with High Public Transport accessibility and is considered consistent with Policy TSP 7.1 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

Through the use of appropriate conditions it is considered that the development can be amended to meet the requirements of SPG 8a 'Waste and Recycling'.

RECOMMENDATION

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

1. That planning permission be granted in accordance with planning application no. HGY/2005/2228, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended). The Agreement or Agreements are necessary in order to secure the provision an education contribution. Under the guidance contained in SPG 8.2, the applicant enter into an Agreement under Section 106 and Section 16 of the recently adopted Greater London Plan to make a contribution of £23,909.57 toward local education facilities. Plus an administrative charge of £1195.48 (5% x £23,909.57) for cost recovery, giving a total figure of £25,105.00.

2. That the Agreements referred to in Resolution (1) above is to be completed no later than 03/03/06 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in her sole discretion allow; and

3. That 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/2005/2228 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 emerging Haringey Unitary Development Plan.

4. 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/2005/2228 & applicant's drawing Nos. 30/05 - 01,02, 03, 04, 05, 06A, 07A, 08A, 09A, 10A, 11A, 12A & 13

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. Suitable space is required for the two 1100 litre wheelie bins proposed for household refuse. The proposed household refuse store detailed on the plans appears to be large enough to accommodate these bins but the internal layout of the store means that at any one time one bin will be out of reach and, therefore, unusable. The layout of the refuse store must be re-designed to ensure that both bins can be comfortably reached by residents at any time. A detailed scheme for the redesign of the wheelie bin storage area 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 and to ensure that waste disposal arrangements are adequate and meet the requirements of SPG 8a 'Waste and Recycling'.
4. The proposed refuse store door layout is impractical. When the store is being used by residents or being cleared by collectors, the open refuse doors will block the entrance to the flats. In addition, it would be impossible to manoeuvre bins in and out of the refuse store with the doors open as shown on the drawing. The door arrangement must be redesigned. It is suggested that the access door for collectors opens directly onto the street to overcome these problems. A detailed scheme for the redesign of the door layout of the refuse and waste storage area 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 and to ensure that waste disposal arrangements are adequate the proposed development meets the requirements of SPG 8a 'Waste and Recycling'.
5. The proposed refuse store door layout is impractical. When the store is being used by residents or being cleared by collectors, the open refuse doors will block the entrance to the flats. In addition, it would be impossible to manoeuvre bins in and out of the refuse store with the doors open as shown on the drawing. The door arrangement must be redesigned. It is suggested that the access door for collectors opens directly onto the street to overcome these problems. A detailed scheme for the redesign of the door layout of the refuse and waste storage area

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 and to ensure that waste disposal arrangements are adequate the proposed development meets the requirements of SPG 8a 'Waste and Recycling'.

6. There is currently no recycling storage detailed in the proposed development. Storage space is required for five 240 litre size wheelie bins. A detailed scheme for the provision of storage space for five 240 litre size wheelie bins 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 and to ensure that waste disposal arrangements are adequate and to ensure that the proposed development meets the requirements of SPG 8a 'Waste and Recycling'.

7. Wheelie bins or bulk waste containers must be provided for household collections. Wheelie bins must be located no further than 25 metres from the point of collection. Bulk waste containers must be located no further than 10 metres from the point of collection. The route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

If waste containers are housed, housings must be enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required. Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours. All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

Reason: In order to protect the amenities of the locality and ensure adequate disposal of waste.

8. If access through security gates / doors is required for household waste collection, codes, keys, transponders or any other type of access

equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.
Reason: To ensure that waste disposal arrangements are adequate and to ensure that the proposed development meets the requirements of SPG 8a 'Waste and Recycling'.

9. The office use of the ground floor is to be confined to B1 office use only.
Reason: In the interests of town centre vitality.

10. The communal door entry systems are to be high quality security door and / or "airlock" systems; based on an electro-magnetic lock with no exposed moving parts. Details of the door system are to be supplied to the Council and approved prior to any works on the site commencing.
Reason: Poor quality door systems can lead to crime and high maintenance costs.

11. Lockable gates at the front and along the side of the building are to be installed. Details of the gates are to be supplied to and approved by the Council prior to any works on the site commencing.
Reason: To prevent casual trespass into the rear garden.

12. The residential aspect of the application is to remain car free. No more than three off street parks are to be supplied and they are to be for office use only.
Reason: To reduce the demand for on street parking spaces and to ensure the residential development remains car free.

13. The sheltered cycle parking facility for 15 cycles detailed on the approved plans is to be retained permanently for cycle storage.
Reason: To increase the accessibility of the site to other modes of transport other than the car resulting in reduced traffic and demand for parking.

14. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' and 'Designing Out Crime' principles.
Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

15. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site.
Reason: In order to protect the health of future occupants of the site.

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

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

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

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

b) Explanation of how total energy demand will be reduced by 20% relative to the baseline developed in a), through improvements to building energy efficiency standards.

c) The strategy must examine the potential use of CHP to supply thermal and electrical energy to the site. The scale of the CHP generation and distribution infrastructure to be determined through agreed feasibility studies. Resulting carbon savings to be calculated.

d) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (ie after b. and c. are accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

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

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to

contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

18. 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.

19. 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.

20. 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 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.

Transportation Informatives

INFORMATIVE: The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

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

Crime Prevention Informatives

INFORMATIVE: The proposed planters at the front line of the building will need regular maintenance to prevent them from becoming overgrown and unsightly in such an environment. A dwarf wall and railing would create good demarcation without compromising on natural surveillance and without high maintenance costs. The Council's Crime Prevention Department can give further advice if necessary.

INFORMATIVE: The refuse and cycle store structures should be visually permeable and designed so as not to offer concealment for criminals. The Council's Crime Prevention Department can give further advice if necessary.

INFORMATIVE: The new residential units would benefit from the enhanced security standards detailed in the "Secured by Design Scheme" (www.securedbydesign.com). The Crime Prevention Department can meet with the architect or client to discuss security measures and "designing-out crime". Our advice is given free of charge with the aim of preventing the future users of the building from becoming victims of crime. It is the mission of the Metropolitan Police to work together with partners and citizens for a safer London. We can be contacted on 020 8345 2164. The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community.

REASONS FOR APPROVAL

It is considered that the proposed development would not be detrimental to the amenity of the residents of the upper floor flats of the properties situated to the rear of the proposed development site. The proposed development is considered consistent with Policy DES 1.9. 'Privacy & Amenity of Neighbours'

and Supplementary Planning Guidance 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.

The design of the proposed building is based very closely on the approved scheme for 14 flats (HGY/2004/0921). It bears no relation, in terms of either design or materials, to the adjacent terrace of two storey Edwardian housing in Whymark Avenue; and is higher than the adjacent block to the west which fronts the High Road. There is no justification, in context of the surroundings for a building, which is almost entirely metal-clad. However the architect has chosen a design, which is modern with a strong horizontal emphasis, using contemporary aluminium and glass finishes. Amenity space has been designed into scheme in the form terraces and landscaped areas which, incorporate new tree planting ensuring that future occupiers have access to direct or communal amenity space. The scheme is in accord with the previous approval in design and bulk terms.

The proposed development would be located in an area of High Transport Accessibility and is considered to be of a high quality design. The density of the proposed development is 385 habitable rooms per hectare and this is considered consistent with the Governments Planning Policy Guidance 3 and also Policy HSG 8 'Density Standards' of the Draft 2004 Haringey Unitary Development Plan.

The proposed development is a car free development situated in an area with High Public Transport accessibility and is considered consistent with Policy TSP 7.1 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

Through the use of appropriate conditions it is considered that the development can be amended to meet the requirements of SPG 8a 'Waste and Recycling'.

Planning Applications Sub Committee 27 February 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/2215

Ward: Noel Park

Date received: 02/12/2005

Last amended date: N/A

Drawing number of plans: 583/TP.F 01; 583/TP.F 02; 583/TP.F 03; 583/TP.F 04 & 2611-1 & 2611-2.

Address: 22 - 24 High Road, N22

Proposal: Erection of part 2/3/5 storey building comprising retail at ground and rear first floor level and residential at 1st, 2nd, 3rd and 4th floor levels consisting of 4 x one bed and 5 x two bed flats. Associated refuse and cycle storage at ground floor level.

Existing Use: Ground Floor Shop/Upper Floor Residential

Proposed Use: Ground Floor Shop/Upper Floor Residential

Applicant: Parkdale Estates Ltd.

Ownership: Parkdale Estates Ltd.

PLANNING DESIGNATIONS

Road - Metropolitan
RIM 1.2 Upgrading Areas In Greatest Need
STC 1.4 Metropolitan Centre – Primary Frontage

Officer contact: Brett Henderson

RECOMMENDATION

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

SITE AND SURROUNDINGS

The subject site is situated at 22 - 24 High Road and contains a part single, part two storey, part three storey mid terrace building on a section of street

frontage with predominantly commercial uses on the ground floors within a metropolitan centre primary frontage zone.

The building on the subject site contains a ground floor shop and upper floor residential uses.

There are residential land uses on the upper floors of the terrace building on the opposite side of the street.

The site has an area of 462.4 square metres.

PLANNING HISTORY

15/02/94 – Conditional Consent – 1994/0095 – Installation of new shopfront.

15/02/94 – Conditional Consent – 1994/0096 – Display of internally illuminated fascia sign and projecting box sign.

01/11/05 – Refuse – 2005/1538 – Erection of a 6 storey building comprising retail at ground and 1st floor levels and 10 x 1 bed and 4 x 2 bed self contained flats. Provision of roof terraces at 5th and 3rd floor level and refuse storage and bicycle store at ground floor level.

DETAILS OF PROPOSAL

The proposal involves the demolition of the existing building occupying the site and the erection of a part 2, part 3, part 5 storey building comprising retail at ground and rear first floor level and residential at 1st, 2nd, 3rd and 4th floor levels consisting of 4 x one bed flats and 5 x two bed flats. Associated refuse and cycle storage will be proposed at ground floor level.

The building will have a maximum height of 15 metres. The height on the street frontage will be 10.6 metres, which is 0.6 metres taller than the adjacent street frontages of the neighbouring terrace buildings to the side.

Communal amenity space measuring 149 square metres will be provided on the second floor, while 5 of the flats will have access to private balconies.

No car parking is provided on site.

12 bicycle parks will be provided on the ground floor.

The proposal has a density of 373 habitable rooms per hectare (hrh).

The application is for less than 10 dwellings therefore, no affordable housing will be required however, an education contribution will be sought.

The demolition of the existing building on site does not require Planning permission.

CONSULTATION

Waste Management

Building Control

T.W.A.

Transportation Group

Ward Councillors

Manager 'Garage' Whymark Avenue, N22

Wood Green Town Centre Manager

14 – 20 (e), 26, 13 – 29 (o) High Road, N22

1st & 2nd Floor Flats, 14 – 20 (e), 26, 13 – 29 (o) High Road, N22

RESPONSES

Transportation – No objection – Please attach the following Informatives:

- (1) The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.*
- (2) The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.*

5 Malvern Road, N8 – Objection – Overdevelopment. Poor amenities for dwellings. Piecemeal development of the retail area inappropriate.

Waste Management – No objection

T.W.A. – No objection.

Borough Arboriculturalist – No objection.

Building Control – No objection.

Ward Councillors – No objection.

Wood Green Town Centre Manager – No objection.

RELEVANT PLANNING POLICY

National Policy Background

Planning Policy Guidance 3 Housing

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

PPG3 states that Local Planning authorities should:

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

Planning Policy Guidance 13 Transport

Planning Policy Guidance 13 Transport was issued in March 2001. It aims to:

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

The London Plan

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

The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19,370 additional 'homes' (970 per year) out of a target for London of 457,950 (23000 per year).

The London Plan also sets out density targets for residential development in London. Various ranges are specified. Of particular relevance to this site - urban sites within 10 mins walking distance of a town centre with a high accessibility index proposed for flatted development may have a range of 450-700 hrh.

Local Policy Background

Current Unitary Development Plan 1998

HSG 1.1 Strategic Housing Target

Sets out the Council's strategic housing targets based on central government advice.

HSG 2.1 Dwelling Mix For New Build Housing

The Council will normally expect all new development to include a mix of housing types to cater for both family and non-family households.

HSG 2.2 Residential Densities

In considering applications for residential development (including redevelopments, conversions and mixed-used schemes) the density of the development should normally be in the density range of 175 hrh - 250 hrh. This policy has been superseded by the London Plan and the Emerging Unitary Development Plan which reflects the requirements of the London Plan

DES 1.1 Good Design and How Design Will Be Assessed

The Council will require development to be of good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused.

DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area.

Infill development in areas of varied townscape of significant quality. (including most conservation areas) can create new compositions and points of interest but should be disciplined by building lines, scale of area, heights, massing, characteristic or historic plot widths.

DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale

The Council will assess the design of development schemes in relation to enclosure, height and scale.

DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing

In assessing the design of new development, alterations and extensions the Council will have regard to building lines, layout and form, rhythm and massing.

DES 1.9 Privacy and Amenity of Neighbours

Seeks to protect the reasonable amenity of neighbours.

TSP 1.1 Transport and New Development

All development proposals will be assessed for their contribution to traffic generation and their impact on congestion and against the present and potential availability of public transport and its capacity to meet increased demand.

TSP 7.1 Parking for Development

The proposal should provide an acceptable level of parking in line with current national and local policy advice.

EMP 1.2 New Employment Uses

Council will promote employment generating uses through new mixed developments.

STC 1.4 Town Centre Primary Frontages

The predominant use in primary frontages should be A1 retail

RIM 1.2 Upgrading Areas in Greatest Need

Council will give priority for public and private sector investment in regeneration projects.

Emerging Unitary Development Plan – Revised Deposit September 2004

HSG1 New Housing Developments

The Council will increase the supply of housing in the Borough in order to meet targets.

HSG8 Density Standards

Reflects the advice in the London Plan and increased densities.

HSG9 Dwelling Mix

Requires that the dwelling mix meet the Council's housing requirements.

UD1A Sustainable Design and Construction

This policy is concerned with the environmental/natural resource aspects of sustainable development.

UD2 General Principles

New development in the Borough should complement the existing pattern of development.

UD3 Quality Design

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

UD5 Mixed Use Developments

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

UD 10 Planning Obligations

The Council, where appropriate, will enter into Planning agreements under section 106 of the Town and Country Planning Act.

TCR3 Protection of Shops in the Main Town Centres

The Council will seek to retain all A1 use within the primary shopping frontage.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues created by the proposal are i) principal of the residential use of the land, ii) principle of retail use, iii) density, iv) size, bulk and design, v) privacy and overlooking, vi) access and parking, vii) sustainability, viii) objectors comments, ix) contributions. Each of these issues is discussed below:

Principle of Residential Use

The existing building on site contains residential uses on the upper floors, while on the opposite side of the street the prevailing development consists of residential land uses on the upper floors of the terrace building. A precedent is set at this location for ground floor commercial and retail uses and upper floor residential uses.

The London Plan sets housing targets for Local Authorities for the period up to 2016. The target for Haringey is 19,370 additional 'homes' (970 per year). These targets are generally reflected in Unitary Development Plan policy HSG 1.1: 'Strategic Housing Target'. This development will contribute toward the Council meeting its target.

PPG 3 and the London Plan encourage the residential development of brownfield sites. The pressure of land for new housing in the Borough means that brownfield sites such as this one are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for an acceptable form of this development are increasingly limited as the available sites decrease. Policy DES 1.9 'Privacy and Amenity of Neighbours' recognises this pressure and seeks to ensure an appropriate level of development for these sites which ensures that existing amenity is not harmed. In this case, the proposed development has been designed to fit in without having an unduly overbearing affect on the neighbouring properties or the streetscape in general. It is considered that the High Road location will not have a significant negative impact on the future residents of the site.

Policy HSG 2.1 'Dwelling Mix For New Build Housing' requires a mix of unit sizes to provide some family, (i.e. over 1-bed), units. This scheme proposes 4 one bed flats and 5 two bed flats, which generally meet the flat size and room size requirements of Supplementary Planning Guidance Note 2.3 'Standards for New Build Residential Development'. Given the close proximity of the site to Turnpike Lane tube station and it's location on a "High Street", it is considered to be a suitable location for predominantly one and two bed flats.

Principle of Retail Use

The existing building on site contains retail uses on the ground floor, which matches the prevailing retail and commercial uses on the High Road. The continuation of this use does not require Planning permission.

Density

PPG3 recommends that more efficient use of land be made by maximising use of previously developed land. It recommends that local Planning authorities "avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes".

The London Plan sets higher density for developments in urban areas than the local Planning policies and recommends a density range of 450 – 700 habitable rooms per hectare for flatted developments in urban areas within 10 minutes walking distance of a town centre.

Policy HSG 2.2 of the adopted Unitary Development Plan sets a density range of 175 – 250 habitable rooms per hectare. Where higher densities may be acceptable in all cases the upper limit will be 350 habitable rooms per hectare.

Policy HSG 8 of the emerging plan policy sets the density range between 200 – 400 habitable rooms per hectare. This policy is the most recent local Planning policy and therefore more closely reflects the density ranges set at a regional level, in the London Plan.

The scheme proposes to create 9 residential flats, consisting of 4 one bed flats and 5 two bed flats. In total, the scheme would have 23 habitable rooms. The site area including the street frontage is 615.6 square metres. Therefore, applying the method set out in Supplementary Planning Guidance (SPG) 2.2 “Density for Residential and Mixed Use Developments” and 3a “Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes”, the density of the proposed development would be 373 habitable rooms per hectare.

The site is within a Town Centre and has a high public transport accessibility rating (PTAL 6). The proposed density is quite low however, considering the shape of the site and prevailing development in the vicinity, it would not be possible to increase the density further without a negative overbearing impact on the area resulting. Therefore, the density is considered to be appropriate in this location.

Size, Bulk and Design

Policies DES 1.1 ‘Good Design and How Design Will Be Assessed’, DES 1.2 ‘Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area’ and DES 1.4 ‘Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing’ require that new buildings are of an acceptable standard of design and fit in with the surrounding area.

The proposed building generally reflects the height of the adjoining buildings to the sides and the height of the terrace building on the opposite side of the street. The fourth floor of the building has been setback from the front of the building, which has helped to reduce the visible bulk at street level. The result is a contemporary building, which respects and assimilates with the prevailing development in the area. It is considered that the development will not have an adverse affect on any adjoining property. In fact it will have a positive regenerative impact on the streetscape and the amenity of the area.

Privacy and Overlooking

Policy DES 1.9 'Privacy and Amenity of Neighbours' seeks to protect the existing privacy and amenity of neighbouring occupiers. In this case, the proposed building meets the requirements of SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight' and will not result in loss of privacy from overlooking. Furthermore, it is considered that there will be no significant loss of sunlight or daylight to any adjoining property as a result of the development.

The proposal will not be unacceptably detrimental to the amenity of adjacent users, residents and occupiers or the surrounding area in general.

Access and Parking

The scheme is car parking free, which meets the Council's standards for this type of development in this location which has a high public transport accessibility rating (PTAL 6) and has been approved by Council's Transportation department.

Twelve bicycle parking spaces will be provided on the ground floor, which is considered adequate for this type of development.

A bin storage area is located within 25 metres of Whymark Avenue, which meets the requirements of Council's Waste Management Department.

Sustainability

The applicant has provided a completed sustainability checklist as part of the application submission in line with SPG 8c "Environmental Performance" and SPG 9 "Sustainability Statement – Including Checklist". The use of the site, which is 'brownfield' for the proposed mixed-use development fundamentally, addresses the principal of sustainability and this approach is demonstrated in the design of the scheme.

The development has an EcoHomes initial rating of "Good". EcoHomes assesses the environmental quality of a development by considering the broad concerns of climate change, use of resources, pollution and impacts on bio-diversity. These concerns are balanced against their need for a high quality internal environment.

Objectors Comments

1. Overdevelopment

The proposal has taken into account prevailing development in the vicinity of the area. It is considered that the number of flats proposed can be adequately contained within the subject site and will not lead to overdevelopment, Policy guidance in the London Plan allows for a higher density of development on the site.

2. Poor amenities for dwellings

Policy HSG 2.1 'Dwelling Mix For New Build Housing' requires a mix of unit sizes to provide some family, (i.e. over 1-bed), units. This scheme proposes 4 one bed flats and 5 two bed flats, which generally meet the flat size and room size requirements of Supplementary Planning Guidance Note 2.3 'Standards for New Build Residential Development'. Given the close proximity of the site to Turnpike Lane tube station and its location on a "High Street", it is considered to be a suitable location for predominantly one and two bed flats.

Furthermore, communal amenity space measuring 149 square metres will be provided on the second floor, while 5 of the flats will have access to private balconies. The amenities for the dwellings are most certainly not poor.

3. Piecemeal development of the retail area inappropriate

The retail use and the size of the retail unit proposed matches the prevailing development in the area and complies with policy.

Contributions

Education - Supplementary Planning Guidance Note 8.2 'Education Needs Generated by New Housing Development' requires the applicant enter into a legal agreement with the Council to provide a financial contribution towards the impact of the development on local education provision. The Guidance recognises that all, new development, with 5 or more units are likely to have an impact. The Guidance sets out a formula for assessing the contribution based on figures provided by the Department of Education and Science of the cost of school places. This report recommends that a contribution is required for this development through a legal agreement should Planning permission be granted. The applicant is required to contribute a sum of £27,743.58.

Cost Recovery – £1,387.18.

SUMMARY AND CONCLUSION

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

The surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight. The design approach is modern which fits in with the surrounding area and adequate amenity space is provided.

Planning permission is therefore recommended subject to a legal agreement and conditions.

RECOMMENDATION 1

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

- (1) That Planning permission be granted in accordance with Planning application no. HGY/2005/2215, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (as amended) in order to secure a contribution of £27,743.58 toward educational facilities within the Borough and a contribution of £1,387.18 toward cost recovery.

RECOMMENDATION 2

GRANT PLANNING PERMISSION

Registered No. HGY/2005/2215

Applicant's drawing Nos: 583/TP.F 01; 583/TP.F 02; 583/TP.F 03;
583/TP.F 04 & 2611-1 & 2611-2.

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 Section 91 of the Town & Country Planning Act 1990 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. Notwithstanding the details of landscaping referred to in the application, a scheme for the “green roof” of the proposed development to include detailed drawings of those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order for the Local Planning 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.
5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
6. Notwithstanding the description of dustbin enclosures submitted as part of the permission hereby granted the enclosures shown shall be constructed in complete accordance with the requirements of the Local Planning Authority and be installed prior to the occupation of the buildings (please contact Michael McNicholas in Council’s Waste Department on 020 8489 5668 for further details).
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.
7. That not more than 9 separate units, whether flats or houses, shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.

8. Details of design, materials and location of the bicycle racks shall be submitted to the Local Planning Authority, agreed to in writing and installed prior to the occupation of the buildings. At least 12 bicycle racks are to be provided and enclosed within a secure shelter. Such an approved scheme shall be carried out and implemented in strict accordance with the approved details and be maintained and retained thereafter to the satisfaction of the Local Planning Authority.
Reason: To provide adequate bicycle parking for residents.

9. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the retail floor space hereby approved shall be used for retail purposes only and shall not be used for any other purpose unless approval is obtained to a variation of this condition through the submission of a Planning application.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

10. This approval does not include any signage associated with the ground floor retail use. A separate application for this signage shall be submitted to, and approved in writing by the Local Planning Authority prior to its installation.
Reason: To protect the streetscape and the amenity of the area.

11. The proposed development shall have no more than 2 central dishes/aerial systems 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.

INFORMATIVES

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

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

- (iii) The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development

REASONS FOR APPROVAL

The proposal at 22 – 24 High Road for the erection of a part 2, part 3, part 5 storey building comprising retail at ground and rear first floor level and residential at 1st, 2nd, 3rd and 4th floor levels consisting of 4 x one bed flats and 5 x two bed flats, together with associated refuse and cycle storage, complies with policies HSG 1.1 'Strategic Housing Target'; HSG 2.1 'Dwelling Mix For New Build Housing'; HSG 2.2 'Residential Densities'; DES 1.1 'Good Design and How Design Will Be Assessed'; DES 1.2 'Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area'; DES 1.3 'Assessment of Design Quality (2): Enclosure, Height and Scale'; DES 1.4 'Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing'; DES 1.9 'Privacy and Amenity of Neighbours'; TSP 1.1 'Transport and New Development'; TSP 7.1 'Parking for Development'; EMP 1.2 'New Employment Uses'; STC 1.4 'Town Centre Primary Frontages'; and RIM 1.2 'Upgrading Areas in Greatest Need' within the Haringey Unitary Development Plan. It is therefore considered appropriate that Planning permission be granted.

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Planning Applications Sub Committee 27 February 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB COMMITTEE

Reference No: HGY/2005/2089

Ward: Noel Park

Date received: 10/11/2005

Last amended date: N/A

Drawing number of plans: GEN 490 (PC)/ 010, 011, 012 & 013.

Address: 33 Clarendon Road N8

Proposal: Erection of 3-storey side extension comprising offices and associated rooms.

Existing Use: Light Industrial/Offices

Proposed Use: Light Industrial/Offices – Service Yard

Applicant: Electoral Reform Services Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Road - Borough
Area of Community Regeneration
Defined Employment Area
Ecological Corridor
Industrial Business Park

Officer contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located at 33 Clarendon Road, N8 in the Noel Park ward. The property is a two-storey brick building containing the offices of the Electoral Reform Service.

The area is designated as a Defined Employment Area, Industrial Business Park and Ecological Corridor. The site adjoins the Haringey Heartlands Area.

PLANNING HISTORY

13/07/1999	Erection of two storey extension for storage and associated amenities to include mess room and female and male WC's.	HGY/1999/0646
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(Granted)

DETAILS OF PROPOSAL

This application seeks planning permission to erect a 3-storey side extension comprising offices and associated rooms.

The ground floor would have a floor area of 224.84m² and consist of a reception area and associated office, production manager's office, 3 x business development offices, canteen, electricity sub-station, plant and lift. The first floor would have a floor area of 264.36m² and consist of a chief executive office, finance office, office/boardroom, 2 x general offices, staff kitchen and toilets. The second floor would have a floor area of 264.36m² and consist of 8 x general offices, staff kitchen and toilets.

The total floor area of the proposed extension would be 753.56m². The total height of the 3-storey extension would be 10.10m, creating a total volume of 2539.62m³.

The existing building has a gross floor area (GFA) of 2530.60m². The proposed extension would have a gross floor area of 753.56m². Therefore the total gross floor area would be 3284.16m².

The materials would be brick to match existing, powder coated aluminium cladding finished in pale grey and powder coated aluminium double glazed windows/structural glazing.

The agent has confirmed that the staff levels will remain static, as the proposed extension will improve the facilities for existing staff, which currently experience cramped conditions. The agent confirmed that there are currently 26 on-site car-parking spaces and proposed car parking provision would be 24 on-site car parking spaces.

CONSULTATION

Ward Councillors – Noel Park (Jean C Brown, Alan Dobbie, Narandra Makanji)

Haringey Council – Strategic Sites

Network Rail

Owner/Occupier 19, 25, 27 Clarendon Road, N8

Owner/Occupier 50 – 58 (e) Clarendon Road, N8

Owner/Occupier 60 to 70 Clarendon Road, N8

Owner/Occupier 30 to 36 Clarendon Road, N8

RESPONSES

Network Rail

Network Rail has no objection to the proposal but have the following comments, which should be considered when determining the application and formulating planning conditions.

1. The railway running past this site is electrified to 25kV with 'live' cables suspended above each railway track. Workmen must be made aware of this. Nothing must encroach within a distance of 3 metres from electrification cables and supporting structures, as the upper parts of these can also be 'live'. A site-specific method statement and risk assessment must address the positioning and working of plant, so no jibs, arms, grabs etc are capable of swinging out above, or collapsing onto the railway.
2. There should be no interference with the railway boundary fence/wall. Any new fencing desired adjacent to the railway boundary, perhaps for additional security, privacy, sound attenuation, must be additional to and not in replacement for, the statutory line-side boundary feature. Proper provision must be made for future maintenance and renewal of the fence.
3. New parking bays are to be provided laid out at right angles to the railway boundary, it is important some type of barrier restraint is installed to help guard against a vehicle over-running, breaching the boundary and causing an obstruction of the railway. Provided only private cars, light vans etc. will be parking adjacent to the railway boundary, I feel closely spaced bollards or substantial kerbstones should be sufficient protection, but steel barriers should be provided where lorries will be turning.

Haringey Council – Strategic Sites

The existing Electoral Reform Service (ERS) premises are situated within the adopted Haringey Heartlands development framework area. It is critical that, any development should not fetter, restrict, impede or otherwise prejudice the alignment of the proposed new spine road, which will connect the truncated ends of Clarendon Road to the South and Western Road to the North.

Moreover, the design and quality of any new buildings should not detract from or undermine the ambition to create an outstanding high density mixed-use 'urban quarter' within the Heartlands core area (currently the subject of a Masterplan being prepared in accordance within the Development Framework).

Haringey Council – Transportation Group (Regarding Haringey Heartlands – Proposed Roads)

"The development on this site would not affect the spine road proposals".

Haringey Council – Transportation Group (Regarding On-Site Parking and Traffic Generation)

"The site is in an area with a medium public transport accessibility level located with in the Wood Green outer parking zone operating form 8:00 am to 6:30pm, the proposal would increase the floor area by 665 square meters. The increase in floor area would not generate any significant increase in traffic and parking demand, which would have any adverse effect on the highways network; Consequently the Transportation and Highway authority would not object to this application".

Letters from Neighbouring Owner/Occupiers:

Kinney Green (Chartered Surveyors and Property Consultants) - Acting on Behalf of No. 30/36 Clarendon Road, N8

"We act as Managing Agents and Consultant Surveyors for the owners of No. 30/36 Clarendon Road, London N8 and we have been passed a copy of your letter in respect of the above application by our tenant. Having reviewed the proposals, our client would be grateful if you could provide the following information to assist in understanding the application.

Please can you confirm the local planning authority's car parking policy and also confirm the floor area of the premises as it is intended to be extended and the car parking provision as proposed.

This will assist our client in deciding whether there is likely to be any overcrowding or over use of the facilities in Clarendon Road and increase in street parking that might cause difficulties in delivering access to their premises".

Reply to Kinney Green:

“In reply to the questions you raise, I can confirm that:

- a) The existing building has a gross floor area (GFA) of 2530.60m². The proposed extension would have a gross floor area of 753.56m². Therefore the total gross floor area would be 3284.16m².
- b) The planning departments car parking policy for a business use in an area of medium public transport accessibility and controlled parking zone (CPZ) would require 1 car parking space per 315m² GFA. Therefore the council would require a minimum of 11 car-parking spaces for this site.
- c) The agent has confirmed that there are currently 26 on-site car parking spaces. The proposed car parking provision, if the extension were to be granted planning permission, would be 24 on-site car parking spaces. This is in excess of the minimum number of car parking spaces required, as outlined in (b) above”.

RELEVANT PLANNING POLICY

London Plan

The Mayors London Plan designates the Haringey Heartlands as ‘Areas of Regeneration’ and an ‘Area for Intensification’, which would potentially accommodate 1,500 new jobs and a minimum of 1000 new homes, and higher densities.

Haringey Unitary Development Plan (1998)

DES 1.1	Good Design and How Design Will Be Assessed
DES 1.2	Assessment of Design Quality(1):Fitting New Buildings into Surrounding Area
DES 1.3	Assessment of Design Quality(2): Enclosure, Height and Scale
DES 1.4	Assessment of Design Quality(3):Building Lines, Layout, Rhythm & Massing
DES 1.5	Assessment of Design (4): Detailing and Materials
DES 1.9	Privacy and Amenity of Neighbours
EMP 1.3	Defined Employment Areas

Haringey Unitary Development Plan – Second Deposit (2004)

AC1	The Heartlands/Wood Green
UD2	General Principles
UD3	Quality Design
UD9	Parking for Development
EMP1a	Defined Employment Areas (DEAs) – Regeneration Areas

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues to be considered are:

1. Haringey Heartlands Development Framework
2. Design, Bulk, Scale, Height
3. Amenity
4. Traffic and Car Parking

1. Haringey Heartlands Development Framework

The Mayors London Plan designates the Haringey Heartlands as ‘Areas of Regeneration’ and an ‘Area for Intensification’, which would potentially accommodate 1,500 new jobs and a minimum of 1000 new homes, and higher densities.

Policy AC1 relates specifically to development in or adjacent to the area known as the Haringey Heartlands. This area comprises the utilities land west of Wood Green High Street, south of Station Road and north of Hornsey High Street.

On the eastern utilities land significant residential and employment development is earmarked in order to meet objectives set out in the London Plan and to provide jobs and homes in an area of high unemployment and deprivation. The wider objective is a new mixed use, high quality urban community. As such, development proposals should be set in the context of the framework to facilitate comprehensive redevelopment of the site.

Haringey Council – Strategic Sites Team has been consulted on this application and provide the following comments “This application seeks planning permission to erect a 3-storey side extension comprising offices and associated rooms. The existing Electoral Reform Service (ERS) premises are situated within the adopted Haringey Heartlands development framework area. It is critical that, any development should not fetter, restrict, impede or otherwise prejudice the alignment of the proposed new spine road, which will connect the truncated ends of Clarendon Road to the South and Western Road to the North. Moreover, the design and quality of any new buildings should not detract from or undermine the ambition to create an outstanding high density mixed-use ‘urban quarter’ within the Heartlands core area (currently the subject of a Masterplan being prepared in accordance within the Development Framework)”.

In response to the first point raised by the Strategic Sites Team, Haringey Council – Transportation Group was consulted and confirms that “The development on this site would not affect the spine road proposals”. The second point, relating to design and quality of new buildings is discussed in section 2 below.

2. Design, Bulk, Scale, Height

It is important to ensure that the proposed extension fits into the streetscape and is of an appropriate size and scale for the site. The policies on Design Quality DES 1.1, DES 1.2, DES 1.3, DES 1.4, DES 1.5 and UD3 require that new buildings match the built form and material detail of existing buildings, and do not detract from the amenity and built character of the locality. These policies also seek to promote development that is in scale with other buildings in the area.

Policy DES 1.1 “Good Design and How Design Will Be Assessed” and UD3 “Quality Design” states that development should relate to site character and its potentiality and should seek to improve the quality of the local environment and urban landscape. Policy DES 1.2 “Assessment of Quality Design (1): Fitting New Buildings into the Surrounding Area”, requires new buildings be of quality design and be in keeping with the character of the surrounding area. Policy DES 1.3 “Assessment of Design Quality (2): Enclosure, Height and Scale” and DES 1.4 “Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing” seek to ensure that development preserve or enhance enclosure to the street scene, be in scale with the adjoining buildings and reflect the general height, bulk, rhythm, massing and building lines of neighbouring buildings.

This application seeks planning permission to erect a 3-storey side extension comprising offices and associated rooms. The ground floor would have a floor area of 224.84m² and consist of a reception area and associated office, production manager’s office, 3 x business development offices, canteen, electricity sub-station, plant and lift. The first floor would have a floor area of 264.36m² and consist of a chief executive office, finance office, office/boardroom, 2 x general offices, staff kitchen and toilets. The second floor would have a floor area of 264.36m² and consist of 8 x general offices, staff kitchen and toilets. The total floor area of the proposed extension would be 753.56m². The total height of the 3-storey extension would be 10.10m, creating a total volume of 2539.62m³. The existing building has a gross floor area (GFA) of 2530.60m². The proposed extension would have a gross floor area of 753.56m². Therefore the total gross floor area would be 3284.16m².

The main section of the existing building is 2-storeys high. The brick component of the proposed extension would also be 2-storeys high and therefore follow the eaves line across the frontage. The 3-storey component of the proposed extension would be the same height as the existing paper storage area. The proposed extension is considered to be of an appropriate size, scale, bulk and massing and would follow the front building line of the existing office block.

The proposed extension has a large glazed area to the north elevation. This will provide natural light to the workspaces at ground, first and second floor level, thus reducing the need for internal artificial lighting. However, in order to avoid any issues of overlooking onto the adjoining land, earmarked for redevelopment in the future, a condition can be imposed requiring screening along the boundary line to be implemented and maintained.

In terms of materials, the proposal must be assessed against policy DES 1.5 Quality Design (4): Detailing and Materials. The proposed materials would be brick to match existing building, powder coated aluminium cladding finished in pale grey and powder coated aluminium double glazed windows/structural glazing. The choice of materials is considered to be in keeping with the original building and surrounding industrial buildings. Overall, the materials are deemed to be appropriate for the location. As such, the proposal is found to be acceptable in terms of policy DES 1.5.

Overall, the scheme is found to comply with policies DES 1.1, DES 1.2, DES 1.3, DES 1.4, DES 1.5 and UD3.

3. Amenity

The potential impact of the proposal on the privacy and amenity of neighbouring properties must be considered pursuant to Policy EMP1a, EMP 1.3, DES 1.9 "Privacy and Amenity of Neighbours" and UD2 "General Principles".

Policy EMP1a "Defined Employment Areas (DEAs) – Regeneration Areas" states that the council will encourage the redevelopment of the regeneration area DEA's in accordance with policy AC1. The development framework for these areas indicate that some or all of these DEAs are appropriate for comprehensive redevelopment for mixed use and in some cases for a different form of employment use or intensification. Policy EMP 1.3 "Defined Employment Areas" states that the Council has designated areas as indicated in Schedule 1 as Defined Employment Areas, where the priority will be to sustain a special range of employment generating uses including General Industrial uses (B2), Business Uses (B1) and Warehousing (B8). The council is particularly concerned to minimise any adverse effects on the environment arising from pressure on public transport systems and road networks. Large-scale offices are employee intensive uses. In some cases, they can also attract trips generated by visitors and service users in addition to ones by employees.

Policy RIM 3.2 "Pollution and Nuisance From New Development" states that when considering applications for new developments and changes of use, the council will seek to protect or enhance the amenities of the area.

It is considered that the proposal would not result in a negative impact on the amenity of the locality. The agent has confirmed that there would not be an increase in staff levels, as the proposed extension would improve the facilities for existing staff, which currently experience cramped conditions. As such, the proposed development should not attract additional people to the site. Car-parking on site will remain above the minimum number required and the area has a medium level of public transport accessibility and is a CPZ which should ensure that the surrounding streets do not suffer increase in traffic or parking pressure due to the development. Overall, the proposal is not deemed to create any significant increase in noise and disturbance to neighbouring properties and it is considered that it will not cause detriment to local amenity.

The proposed extension has a large glazed area to the north elevation. This will provide natural light to the workspaces at ground, first and second floor level, thus reducing the need for internal artificial lighting. However, in order to avoid any issues of overlooking onto the adjoining land, earmarked for redevelopment in the future, a condition can be imposed requiring screening along the boundary line to be implemented and maintained.

On this basis, the proposal is deemed to comply with policy EMP1a, EMP 1.3, RIM 3.2, DES 1.9 and UD2.

4. Traffic and Car Parking

Policy TSP 7.1 and UD9 state that proposals that do not have regard to parking standards, as outlined in Appendix C/Appendix 1, will not normally be permitted. The parking standards set out in Appendix C require a business use (B1 use class) in an area of medium public transport accessibility and controlled parking zone (CPZ) would require 1 car parking space per 315m² GFA. Therefore, based on a gross floor area of 3284.18m² (including the existing and proposed building) the council would require a minimum of 11 car-parking spaces for this site. The agent has confirmed that there are currently 26 on-site car-parking spaces. The proposed car parking provision would be 24 on-site car-parking spaces. This is in excess of the minimum number of car parking spaces required, as outlined above. In addition, the staff levels will remain static, as the proposed extension will improve the facilities for existing staff, which currently experience cramped conditions. As such, the proposed development should not attract additional people to the site.

The Haringey Council Highways and Transportation Group have submitted comments on the scheme. "The site is in an area with a medium public transport accessibility level located within the Wood Green outer parking zone (CPZ) operating from 8:00 am to 6:30pm, the proposal would increase the floor area by 665 square meters. The increase in floor area would not generate any significant increase in traffic and parking demand, which would have any adverse effect on the highways network. Consequently the Transportation and Highway authority would not object to this application.

It should be noted that the site is directly adjacent to railway land. Network Rail has no objection to the proposal but have submitted comments which will be attached to the decision notice as an informative. The applicant would be required to contact Network Rail directly to ensure compliance with their safety regulations.

SUMMARY AND CONCLUSION

The proposal has been assessed against and found to comply with policy AC1 The Heartlands/Wood Green, EMP 3.1 Amenity, Design and Transport Considerations, DES 1.1 Good Design and How Design Will Be Assessed, DES

1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area, DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing, DES 1.5 Assessment of Design (4): Detailing and Materials, DES 1.11 Design of Alterations and Extensions, UD3 Quality Design, DES 1.9 Privacy and Amenity of Neighbours, UD2 General Principles, EMP 1.3 Defined Employment Areas, EMP1a Defined Employment Areas (DEAs) – Regeneration Areas, UD9 Parking for Development of the Haringey Unitary Development Plan (1998) and the Haringey Unitary Development Plan – Second Deposit (2004). The proposed 3-storey extension is not considered to result in any significant impact on the amenity of the locality or neighbouring occupiers. The development would not result in any increase in noise, disturbance, activity or traffic/parking pressure in the area. The size, scale, bulk and materials area deemed to be in keeping with the adjacent patterns of development and conditions relating to screening should ensure that the development does not impinge on the redevelopment of the adjacent Haringey Heartlands area. On this basis, it is recommended that planning permission be GRANTED subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2005/2089

Applicant's drawing No's: GEN 490 (PC)/ 010, 011, 012 & 013

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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.
Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.
4. A scheme for the treatment of the surroundings of the proposed development, including the provision of screen planting of trees and/or shrubs to the northern boundary shall be submitted to, approved in writing by the Local Planning Authority, and implemented and maintained in accordance with the approved details.
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity and protect the potential future development of the adjacent land.
5. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.
Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.
6. That facilities shall be provided clear of the highway for the loading, unloading (and turning) of vehicles to the satisfaction of and in accordance with details approved by the Local Planning Authority
Reason: In order that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.
7. A vehicular turning area within the application site, to enable vehicles to enter and leave the site in forward gear shall be provided and permanently retained.
Reason: In order to ensure that adequate provision for car parking is made within the site.
8. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.

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

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

INFORMATIVE: The applicant is advised to contact Network Rail on 01904 389767. The following comments were received from Network Rail and should be noted by the applicant:

a) The railway running past this site is electrified to 25kV with 'live' cables suspended about each railway track. Workmen must be made aware of this. Nothing must encroach within a distance of 3 metres from electrification cables and supporting structures, as the upper parts of these can also be 'live'. A site-specific method statement and risk assessment must address the positioning and working of plant, so no jibs, arms, grabs etc are capable of swinging out above, or collapsing onto the railway.

b) There should be no interference with the railway boundary fence/wall. Any new fencing desired adjacent to the railway boundary, perhaps for additional security, privacy, sound attenuation, must be additional to and not in replacement for, the statutory line-side boundary feature. Proper provision must be made for future maintenance and renewal of the fence.

c) New parking bays are to be provided laid out at right angles to the railway boundary, it is important some type of barrier restraint is installed to help guard against a vehicle over-running, breaching the boundary and causing an obstruction of the railway. Provided only private cars, light vans etc. will be parking adjacent to the railway boundary, I feel closely spaced bollards or substantial kerbstones should be sufficient protection, but steel barriers should be provided where lorries will be turning.

REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with policy AC1 The Heartlands/Wood Green, EMP 3.1 Amenity, Design and Transport Considerations, DES 1.1 Good Design and How Design Will Be Assessed, DES 1.2 Assessment of Design Quality (1): Fitting New Buildings into the Surrounding Area, DES 1.3 Assessment of Design Quality (2): Enclosure, Height and Scale, DES 1.4 Assessment of Design Quality (3): Building Lines, Layout, Form, Rhythm and Massing, DES 1.5 Assessment of Design (4): Detailing and Materials, DES 1.11 Design of Alterations and Extensions, UD3 Quality Design, DES 1.9 Privacy and Amenity of Neighbours, UD2 General Principles, EMP 1.3 Defined Employment Areas, EMP1a Defined Employment Areas (DEAs) - Regeneration Areas, UD9 Parking for Development of the Haringey Unitary Development Plan (1998) and the Haringey Unitary Development Plan - Second Deposit (2004).

Planning Applications Sub Committee 27 February 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/1988

Ward: Seven Sisters

Date received: 27/10/2005

Last amended date: N/A

Drawing number of plans: L425/L(0) SK028 Rev J & L425/L(0) SK029 Rev A.

Address: Unit 4 Arena Estate, Green Lanes N4

Proposal: Provision of additional retail floor space at mezzanine level (Use Class A1) associated with Unit 4.

Existing Use: Retail

Proposed Use: Retail

Applicant: Wildmoor Properties

Ownership: Wildmoor Properties

PLANNING DESIGNATIONS

Area Plans and Planning Briefs
Contaminated Land (GeoEnviron)
Tube Lines
Area of Community Regeneration
Road – Metropolitan

Officer contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site comprises Unit 4, and parts of Units 5 and 5b, of the new retail development currently under construction at the Arena Estate in Green Lanes.

The site is currently identified as being on the edge of the Green Lanes Town Centre in the adopted Unitary Development Plan. However, the emerging Unitary Development Plan incorporates this site into the Town Centre.

PLANNING HISTORY

25.06.2002 – Redevelopment of site for new retail development (Outline) – Granted – HGY2000/1027

18.11.2003 – Approval Of Details relating to outline approval – Granted - HGY2000/1027

DETAILS OF PROPOSAL

This scheme proposes the re-configuration of the ground floor by amalgamating Units 4 and 5b, a section of Unit 5 and a portion of an internal service corridor plus the insertion of a mezzanine floor into this unit. The mezzanine proposed is 2119 square metres.

CONSULTATION

Ward Councillors
Transportation
Ladder Community Safety Partnership

RESPONSES

Ward Councillors – no responses received
Transportation – no highway objections
Ladder Community Safety Partnership – no response received

RELEVANT PLANNING POLICY

Adopted Unitary Development Plan

STC 1.2: Large New Stores
STC 1.3: Retail Warehousing/Retail Parks
STC 1.4: Town Centre Primary Frontages
TSP 7.1: Parking for Development

Emerging Unitary Development Plan

TCR1: Development in Town and Local Shopping centres
UD9: Parking For development

ANALYSIS/ASSESSMENT OF THE APPLICATION

The insertion of mezzanine floors does not constitute development under the terms of S55 of the Town and Country Planning Act 1990, because they are internal structures and internal works are not regarded as development by the Act.

The original outline planning permission however was subject to a condition limiting the total amount of floorspace to 9990 sq. metres. As such, any significant increase in floorspace over 9990 sq. metres requires permission.

The Planning and Compulsory Purchase Act 2004 seeks to bring the insertion of mezzanine floors within the meaning of development by amending the General Permitted Development Order 1995 to include mezzanines. S49 of the Planning and Compulsory Purchase Act 2004 inserts new section as 55(2A) and 55(2B) into the Town and Country Planning Act 1990. These new sections bring into the meaning of development operations which have the effect of increasing the gross internal floor area of a building. This would make such increases in floorspace subject to planning control. A threshold of 200 sq. metres, applying to retail floorspace only, has been set. These proposals are currently the subject of a consultation exercise by Office of the Deputy Prime Minister, so S49 of the 2004 Act has yet to come into force.

Government advice identifies two main issues with regard to mezzanine developments;

1. Impact on adjacent town centres and
2. Impact on traffic and highway conditions.

With regard to the first issue, impact on adjacent town centres, the Arena retail park has been incorporated into the Green Lanes Town centre in the emerging Unitary Development Plan. As the retail park forms part of the Town Centre, the proposed development cannot be regarded as having any adverse effect on the Town Centre, therefore the issue is no longer relevant. The proposal therefore complies with policies STC 1.2: Large New Stores, STC 1.3: Retail Warehousing/Retail Parks and STC 1.4: Town Centre Primary Frontages of the adopted Unitary Development Plan and policy TCR1: Development in Town and Local Shopping centres of the emerging Unitary Development Plan.

With regard to the second issue, impact on traffic and highway conditions, the size of the additional floorspace proposed will have some impact, when considered in relation to the total floorspace of the retail park. A traffic assessment has been submitted as part of this application which demonstrates the likely impact of the additional floorspace.

Transportation have commented:

“Whilst the applicant’s consultants, Mayer Brown (MB) suggest that this supplementary retail floor space would generate some 73 combined in/out vehicular trips, our interrogation with TRAVL trip prediction software revealed that, using comparable sites (Blockbuster video, CR0 and Broadway Shopping Centre, W6), this development proposal, some 2119sqm GFA would generate a combined inflow/outflow of 153 and 217 vehicles in the am and pm peak respectively.

However, MB have used our trip calculation in their TRANSYT junction capacity analyses and subsequent results have indicated that the forecast development flows have a minute impact on the adjoining highway network with small changes in the level of queues predicted at Green Lanes/Endymion Rd, Green Lanes/Williamson Rd and Green Lanes/Hermitage Rd junctions.

“Notwithstanding, since a few arms of the junctions assessed are predicted to have little spare capacity and considerable level of vehicles queuing, there is the need to control the level of vehicular traffic accessing this development site, especially at Green Lanes/Williamson Rd junction.

To this effect, we have considered that a car parking management initiative is highly imperative to minimise the impact of this development and contain the ultimate level of queues occurring at this junction.

“Consequently, the highways and transportation authority would not object to this application subject to the condition that:

“The applicant submits a satisfactory car parking management plan to the highways and transportation authority for approval.

As set out above, Transportation do not raise any highway objections to this proposal subject to a car parking management plan be submitted and agreed. The proposal therefore complies with policy TSP 7.1: Parking for Development of the adopted Unitary Development Plan and policy UD9 Parking For Development of the emerging Unitary Development Plan.

Separate applications have been submitted and approved in relation to Unit 1, Unit 2 and Unit 6 of this development. The application relating to Unit 1 is for a mezzanine floor of 1397 square metres to be used for display space only for non-food retail use. The application relating to Unit 6 has been agreed under delegated powers as the scheme proposed a relatively small addition to the mezzanine agreed within that unit as part of the original planning permission.

In considering the potential cumulative effect of these separate applications, account has to be taken of the differences between the nature of each scheme. In the case of Unit 6, the additional floorspace is small and will have little effect on the overall scheme. Unit 2 is larger, but again the overall effect on the impact of the total development is not regarded as significant. Unit 1 is larger, but the additional floorspace approved as part of that unit is for display purposes only and not additional retail floorspace. The additional floorspace proposed here is considerably more than in the previous permitted schemes, but is related to a reconfiguration of both Units 4 and 5. The transport assessment submitted in support of this scheme demonstrates that any increase in traffic generation can be accommodated by the local highway network. In this light, it is considered that the resulting cumulative effect of these schemes will not result in an unacceptable increase in overall traffic generation to the site to the detriment of the local highway network.

SUMMARY AND CONCLUSION

This application proposes the insertion of an additional mezzanine floor to this unit of 2119 sq. metres. Planning permission is required for this mezzanine as the total floorspace of the new retail park is limited by condition attached to the original outline planning permission .

The retail park is incorporated into the Green Lanes Town Centre in the emerging Unitary Development Plan. Transportation are satisfied that the proposal will not adversely affect highway conditions in the area. The proposal therefore complies with policies STC 1.2: Large New Stores, STC 1.3: Retail Warehousing/Retail Parks, STC 1.4: Town Centre Primary Frontages and policy TSP 7.1: Parking for Development of the adopted Unitary Development Plan, and policy TCR1: Development in Town and Local Shopping centres and policy UD9 Parking For Development of the emerging Unitary Development Plan.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2005/1988

Applicant's drawing No.(s) L425/L(0) SK028 Rev J & L425/L(0) SK029 Rev A

Subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. That the additional floorspace hereby approved shall be used for A1 retail (non-food) purposes only.
Reason: to ensure the proper planning use of the floorspace hereby approved.
4. A car parking management plan for the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.
Reason: to ensure adequate parking provision is made within the site.

REASONS FOR APPROVAL

The retail park is incorporated into the Green Lanes Town Centre in the emerging Unitary Development Plan. Transportation are satisfied that the proposal will not adversely affect highway conditions in the area. The proposal therefore complies with policies STC 1.2: Large New Stores, STC 1.3: Retail Warehousing/Retail Parks, STC 1.4: Town Centre Primary Frontages and policy TSP 7.1: Parking for Development of the adopted Unitary Development Plan, and policy TCR1: Development in Town and Local Shopping centres and policy UD9 Parking For Development of the emerging Unitary Development Plan.

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Planning Applications Sub Committee 27 February 2006

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATIONS SUB COMMITTEE

Reference No: HGY/2005/2278

Ward: Crouch End

Date received: 14/12/2005

Last amended date: N/A

Drawing number of plans 05-10-622-PD01, PD2, PD3 & PD4.

Address: 159 Tottenham Lane N8

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

Existing Use: Vacant/ former petrol station

Proposed Use: Gym/residential

Applicant: Yade Reality Ltd.

Ownership: Private

PLANNING DESIGNATIONS

Local Shopping Centre
Road - Metropolitan

Officer Contact: Elizabeth Ennin-Gyasi

RECOMMENDATION

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

SITE AND SURROUNDINGS

The site is a former petrol station (now cleared) situated on the south eastern side of Tottenham Lane opposite Elmfield Avenue, between the secondary frontage of Crouch End Town Centre and the Tottenham Lane (west) local shopping centre. The site is bounded to the south west by the former Salvation Army "Citadel", now Bar Rocca, to the north east by 2 commercial properties fronting Tottenham Lane, and further to the back of the site, by rear gardens of 2 houses in Ferme Park Road, and to the south east by the rear gardens of houses in Fairfield Road. The boundary of the Crouch End Conservation Area runs along the back of the site, but the application site is

not in the Conservation Area. There are existing vehicle access points on each side of the site.

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

155 Tottenham Lane extends to the rear into a 2-storey building that abuts the application site. This building sits on the boundary and has windows in the flank wall overlooking the site at both ground and first floors. There are also windows in the rear elevation and a sky light to the building. There are also fire escape doors in this wall from both this building and from the ground floor at 157 Tottenham Lane, exiting directly on to the application site.

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

PLANNING HISTORY

In 2001 an application was submitted for a new part 3, part 4-storey building comprising a 360 sq. m. retail unit on the ground floor and 18 flats above with 31 parking spaces. This was subsequently withdrawn.

In 2004 an application (HGY/2004/ 1782) for the Erection of part 3/4 storey building with gym/leisure facilities at basement and ground floor level and residential accommodation comprising 9 x 3 bed, and 1 x 4 bed dwellings at 1st, 2nd and 3rd floor levels. Car Parking for 17 cars at rear was refused on the 06th October 2004 for the following reasons:

The proposed development on 5 floors including a substantial basement with both basement and ground floors extending 30 metres into the site, involves excessive bulk, massing and overall height and includes incongruous features to the detriment of the immediate locality and the character of the street scene and represents overdevelopment in relation to the area of the site and properties in the locality. The scheme is therefore contrary to policies DES 1.1 DES 1.3 and DES 1.10 of the Council's Unitary Development Plan.

The proposal due to its height and proximity to the north east boundary of the site and the inclusion of roof terraces is detrimental to the amenities of adjoining by blocking off windows and creating unnecessary problems of overlooking and loss of privacy contrary to policy DES 1.9 of the council's Unitary Development Plan.

The proposed development does not make adequate provision for the parking of vehicles within the curtilage of the site, contrary to Policy TSP 7.1 Parking for Development and is therefore likely to give rise to conditions prejudicial to the free flow of traffic and to general safety on the neighbouring highways.

In June 2005 an application for the erection of part 3/ part 4 storey building with gym / leisure facilities at basement and ground floor level and 7 x 2 bed maisonette and 1 x 2 bed and 1 x 3 bed flats at 1st, 2nd and 3rd floor level, with 22 car park spaces at rear was approved at Planning Application Sub Committee on 30th August 2005 subject to Section 106 & conditions.

Other planning history relates to the petrol station use.

DETAILS OF PROPOSAL

The proposal relates to modification to the approved scheme HGY/2005/1129, it involves alteration to the basement level footprint by reducing its width and increasing the depth. This is the only alteration proposed to the approved scheme, which will enable ground level vehicular & pedestrian access and fire escape to be maintained for adjoining properties currently using the site service road. The floor area remains the same as the approved scheme.

The scheme includes basement level floor with a part three and part four-storey building above. The building would provide a mixed-use development with a keep-fit centre on the ground and basement and residential on the upper floors. There would be 22 parking spaces at rear with an access driveway along the boundary with 157 Tottenham Lane. There would be an entrance for the gym and residential on the front elevation ground floor.

The site has a length of 51.6metres (m) from the back of the pavement to the boundary with rear gardens of Fairfield Road. The width of the site at the front is 28.3m and 29.3m at the rear of the site. There would be a substantial basement measuring 27.3m in width and 33m in length. The basement would contain a swimming pool, plant room, changing facilities and a fitness studio.

The ground floor would measure 22.5m - 25m in width allowing for a vehicular access along the side of the building. The length of the building would be 31m in length. The ground floor would contain the following fitness studios, restaurant, treatment rooms, and offices.

The floors above would comprise the 9 residential units connected by stairs and a lift. The first and second floors would comprise 7 two bedroom plus a small study maisonettes. The first and second floors would cover the full width of the front of the property and extend 24.2m in length, set back in a stepped form a minimum of 7m from the rear of the building. The first floor would also comprise a common terrace and roof garden to the edge of the rear of the building.

The third floor would contain 1 x 2 and 1 x3 bedroom units and would be set back from the front elevation by 7metres and set back an additional 3.5m to the floor below at the rear. These properties would benefit from rear and front terraces.

Overall the ground floor would have a modern, largely glass façade to the street with some interesting features such as a centrally located stone pediment. The floors above would comprise a more traditional design such as brick, sash window with detailing. The top floor is set back at the front and rear. The rear of the building has windows and extensions extending to differing depth with terraces and balconies.

CONSULTATION

Flat 145 – 161 (odd), Tottenham Lane
Bar Rocca, “Bubbles” and Kwik Fit, and Texaco petrol station and YMCA,
Flats A,B, C 195 – 205 (odd) Ferme Park Road
20 – 32 Fairfield Road
38 – 51 Elmfield Road

Hornsey CAAC

Metropolitan Police Crime Prevention Office

Ward Councillors

Building Control
Conservation Team
Transportation Group (Highways)
UDP Team
Waste Management

RESPONSES

Building Control – no observations.

Transportation Group – ‘ (Our interrogation with TRAVL database suggested that, based on car trips generated by similar site 'Holmes Place Health & Fitness Club, Crouch End' with Green Travel Plan, the 'Gym/Leisure' part of the development (1500 sq.m) would require some 20 car parking spaces at peak demand hour. Using the 2003 SPG, the residential element would require 10 car parking spaces hence a total of 30 car parking spaces would need to be provided.

However, considering the medium public transport accessibility level for this site, it is considered that the applicant's provision of 22 car parking spaces and 12 cycle racks (with secure shelter) would suffice for this development proposal.

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

Informatives

(1) Work involving alteration to existing highway must be carried out by the Council at the expense of the developer. The developer is advised to contact 020 8489 1316.

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

Waste Management – comments received

None from local residents

RELEVANT PLANNING POLICY

DES 1.1 Good Design & How Design Will Be Assessed

DES 1.2 Assessment Of Design Quality: Fitting New Buildings Into The Surrounding Area.

DES 1.3 Assessment Of Design Quality: Enclosure, Height & Scale

DES 1.4 Assessment Of Design Quality: Building Lines, Layout, Form, Rhythm & Massing

DES 1.5 Assessment Of Design Quality: Detailing & Materials

DES 1.9 Privacy & Amenity Of Neighbours

DES 1.10 Overdevelopment

EMP 1.2 New Employment Uses

HSG 1.1 Strategic Housing Target

HSG 2.1 Dwelling Mix For New Build Housing

HSG 2.2 Residential Densities

TSP 7.1 Parking For Development

TSP 7.2 Parking For People with Disabilities

LEI 3.3 New Leisure & Recreational Facilities

DES 2.2 Preservation & Enhancement Of Conservation Areas

DES 6.4 Design Of Shopfronts In New Buildings

SPG 2.3 Standards Required In New Residential Development

Haringey Unitary Development Plan Revised Deposit Consultation 2004:

UD2 General Principles

UD3 Quality Design

UD5 Mixed Use Developments

UD 8 New Development Location and Accessibility
UD 9 Parking for Development
UD 10 Planning Obligations
HSG 1 New Housing Developments
HSG 8 Density Standards
HSG 9 Dwelling Mix
EMP 5 Promoting Employment Uses
TCR 1 Development in Town Centres
CSV 1 New Development In Conservation Areas

ANALYSIS/ASSESSMENT OF THE APPLICATION

The site has been granted planning permission for a similar proposal on 30 August 2005. The current proposal seeks to alter the approved scheme by reducing the width of the basement level footprint, but at the same time increasing its depth. The proposed alterations will enable ground level vehicular & pedestrian access and fire escape to be maintained for adjoining properties currently using the site service road. The floor area would remain the same as for the approved scheme.

The main issues in this case are considered to be:

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

The Principle of the Mixed - Use Development.

The principle of mixed –use development on the site has been agreed through the granting of planning permission of a similar scheme on 30 August 2005 (HGY/2005/1129). Also the site lies just outside the Crouch End Town Centre but is linked commercially by its close proximity. Mixed-use development is considered to be appropriate in this location and should assist in promoting the viability and vitality of the northern part of the shopping centre and also the adjoining commercial units in Tottenham Lane. The proposals would involve a considerable investment adjacent to the Town centre and within the Tottenham Lane Design Framework. The framework itself encourages a mixed-use development and suggests shopping and housing as appropriate uses.

In this case no shopping is provided however leisure uses are appropriate for this type of location adjacent to the Town centre. Policy UD5 (2003 UDP Consultation) encourages mixed-use developments in town centres and within

areas of high accessibility. In this case the accessibility level is a medium level, however the site is well located to other facilities and close to a large residential population.

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

THE IMPACT ON THE AMENITIES OF ADJOINING RESIDENTS.

Impact on the Residential Amenities of Fairfield Road.

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

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

The upper floors (1st and 2nd) at rear would be set back an additional minimum of 7m giving a total distance of 26m to the boundary from the habitable windows. The third floor would be set an additional 3.5m as a minimum. The upper floors are stepped and many of the habitable windows are set back further. The window to window distances would satisfy the requirements of SPG 3b Privacy and Overlooking, Aspect/ Outlook, and Daylight /Sunlight. The minimum distance required would be 40m for the upper floor; in this case 46 m is achieved.

The rear of the properties would also have balconies set back a minimum of 19m from the rear gardens and increasing on the floors above, subject to appropriate landscaping and screening the balconies and terraces would have an acceptable relationship, particularly bearing in mind the presence of a sizeable wall along the boundary.

Taking into account the distance of the building from the rear of the gardens some 19m and the stepped design of the proposals the outlook from the rear of the properties would not be unduly dominated by the development.

The Car-Parking area is located to the rear of the site adjacent to the rear gardens of Fairfield Road subject to the maintenance of the existing wall and the imposition of a planning condition regarding hours of use this relationship would be acceptable.

Impact on the Residential Amenities of Ferme Park Road.

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

Impact on the amenities of 155 and 157 Tottenham Lane

The building has now been set back 5.5m from the boundary with 155 and 157 Tottenham Lane to allow for an access road. In addition screening could be provided to the balconies to reduce any overlooking to an acceptable level.

DESIGN AND APPEARANCE.

The front elevation would repeat some of the traditional features seen in this part of Crouch End. Namely, four storey buildings with commercial on the ground floor and residential above. The commercial ground floor would be predominantly glazed with a stone cladding. The building would appear to be sub-divided through the use of stone clad columns on the central part of the building. This would give the building appropriate proportion.

The scale of the building would appear three storeys with the fourth floor set back from the street. This is similar to another development taking place along the Broadway. However in this case the set back is more generous. This section of Tottenham Lane is clearly mixed in design form, with the YMCA building a mixture of 4 and 5 storey. The appeal inspector in the Texaco appeal opposite this site described the location as ' disjointed and eclectic '.

The upper floors would have sash windows, with stone detailing and be constructed in brick.

This part of Crouch End does have a mixture of buildings but it is considered the design picks up on some of the more important detailing within the conservation area such as the fenestration and stone detailing and the use of brick work.

The Conservation Area bounds the rear boundary of the site, the proposals are set back some 19m from the rear boundary. There is built form along this section of Tottenham Lane and development which extends to the rear. It is considered the proposals would preserve the character and appearance of the conservation area.

DENSITY

The formula:

The density calculation is based on the proportions of the floorspace used for the various uses. In this case the floorspace (including parking areas) for the

residential would be 50% of the total development. Using the formula advised by SPG3a the density would be 400 habitable rooms per hectare. (hrph) based on 36 hrph.

London Plan

The London Plan sets a range of 200-450 hrph , this scheme would fall within these limits

Haringey Unitary Development Plan (1998)

In relation to the local planning policies the 1998 UDP gives a maximum figure of 210 hrph for family housing this development would have a figure of 400 hrph.

Haringey Unitary Development plan revised Deposit Consultation Draft September 2004.

Policy HSG 8 gives a range of 200-400 hrph. However SPG3a still refers to a density of 300 hrph for family accommodation.

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

1. The proportion of the site area for the calculation is only 50% due to the high level of commercial floorspace within the basement.
2. The density calculations include 8 small study rooms.
3. The site is located adjacent to a Shopping centre and local facilities.

For these reasons the density is not considered to be excessive. In particular as no significant or justifiable harm has been demonstrated.

DWELLING MIX.

Policy HSG 9 Dwelling Mix of the revised UDP encourages a mix of dwelling types. This proposal would provide 8 x2 bedroom units and 1-x 3 bedroom units. This does not conform with mix encouraged by SPG3a namely 37% -1 bedroom: 30% -two bedroom: and 22% for three bedroom units.

While this a shortcoming of the scheme, it would achieve in excess of the two bedroom standard. The scheme would also provide study rooms to allow working from home. In relation to need, there is a shortfall in family accommodation.

In relation to the size of the units, the scheme would comply with Table 4 of SPG3a.

RESIDENTIAL ENVIRONMENT FOR FUTURE OCCUPIERS:

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

In relation to amenity space there would be a communal area of some 100m² on the first floor. In terms of communal areas 220m² would be required, however 5 of the units have their own private amenity space. On balance the mix of private and communal terraces are considered to be sufficient to provide sufficient amenity space for the flats and provide some play space for children.

PARKING ISSUES.

Highways advise that interrogation with TRAVL database suggested that, based on car trips generated by similar site ' Holmes Place Health and Fitness Club Crouch End with Green Travel Plan the leisure part of the development would require some 20 parking spaces at peak hour, the residential element would require 10 spaces. Hence a total 30 parking spaces.

However considering the medium public transport accessibility level for this site it is considered that the provision of 22 parking spaces and 12 cycle racks with shelter would be satisfactory for this development.

Section 106 matters:

The planning application is in excess of 5 units and therefore requires a contribution towards local education provision. This has been calculated at £17,267.

The site also lies within the Tottenham Lane Design Framework Area, this document does refer to various environmental improvements required for Tottenham Lane. It is considered that bearing in mind the mixed use nature of the proposals including a sizeable leisure facility that a contribution of £42,733 should be made to Environmental Improvements.

A sum of £3,000 has also been attached for administrative costs.

Other Issues:

Appropriate conditions have applied to ensure the plant room is sound proofed and that appropriate hours of use are adhered to. Soundproofing will also be required to the building.

SUMMARY AND CONCLUSION

The site has previous approval for a similar scheme granted on 30 August 2005 (HGY/2005/1129). The proposals would provide considerable investment adjacent to the Crouch End Town Centre and also a local shopping Parade. The proposals are likely to increase the vitality and viability of these areas.

The proposal is of an acceptable design consistent with Unitary Development Plan Policies DES 1.2 Assessment of Design Quality: Fitting New Buildings Into Surrounding Area and would preserve the character and appearance of the adjoining Crouch End Conservation Area consistent with Policy DES 2.2 Preservation and Enhancement of Conservation Areas.

The proposals would have an acceptable relationship with adjoining properties consistent with requirements of the Unitary Development Plan Policies DES 1.9 Privacy and Amenity of Neighbours.

The proposals would provide sufficient parking and be of an appropriate density consistent with London Plan Policy 4B.1 Maximising the Potential of Sites.

RECOMMENDATION

(1) That planning permission be granted in accordance with planning application reference number HGY/2005/2278 subject to a pre-condition that Yade Reality Ltd shall first have entered into an Agreement under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure the following benefits:

- A) A contribution of £17,267 towards local education facilities.
- B) A contribution of £42,733 towards environmental improvements including three street trees.
- C) A contribution of £3,000 towards recovery costs.

(2) That the Agreement(s) referred to in resolution (1) above (are to be completed no later than the 14th March 2006 or within such time as extended time as the Council's Assistant Director (PEPP) shall in her discretion allow : and

(3) That, following completion of the agreement(s) referred in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application

HGY/2005/2278 & applicants drawing Nos. 05-10-622-PD01, PD2, PD3 & PD4

Subject to the planning 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 (such details should also include details of the hardsurfacing for the access road and car park) hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

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

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

5. The use hereby permitted shall not be operated before 0630 am or after 11.00 pm on any day. The car park shall not be used before 0730 am or after 10.00 pm by commercial users. No deliveries using the rear car park shall take place before 0800 or after 7.00 pm.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

6. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

7. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

8. That the parking spaces shown on the approved drawings shall be constructed to the satisfaction of the Local Planning Authority and shall be permanently retained and used in connection with the dwellings forming part of the development. The siting of the storage area for the bicycles shall be submitted and agreed with the Local Planning Authority.
Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.

9. The rear wall on the rear boundary of properties in Fairfield Road shall not be demolished and shall be retained at all times.
Reason: To protect the amenities of adjoining residents.

10. All plant, machinery and equipment (including refrigeration and air conditioning systems) to be used by reason of the granting of this permission shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any neighbouring premises. Details of all installations shall be submitted prior to the commencement of work and approved by the Local Planning Authority. The proposal shall be implemented in accordance with the approved details.
Reason: In order to ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their property.

11. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 the premises shall be used as a gym and health club only and shall not be used for any other purpose including any purpose within Class D2 unless approval is obtained to a variation of this condition through the submission of a planning application.
Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable.

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

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

13. 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. first floor terrace (screening measures and planting)
- b. area to the rear of site adjacent to rear gardens of Fairfield Road (Planting).

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.

14. 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.

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

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

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

b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central

heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

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

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

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

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

INFORMATIVE: That all works involving alterations to the highway must be carried out by the Council at the full expense of the developer. The developer is advised to contact 0208 489 1316.

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'. You are advised to contact the Crime Prevention Office on 0208 345 12 12.

Reasons For Approval

The site has previous approval for a similar scheme granted on 30 August 2005 (HGY/2005/1129). The proposals would provide considerable investment adjacent to the Crouch End Town Centre and also a local shopping Parade. The proposals are likely to increase the vitality and viability of these areas.

The proposal is of an acceptable design consistent with Unitary Development Plan Policies DES 1.2 Assessment of Design Quality: Fitting New Buildings Into Surrounding Area and would preserve the character and appearance of

the adjoining Crouch End Conservation Area consistent with Policy DES 2.2 Preservation and Enhancement of Conservation Areas.

The proposals would have an acceptable relationship with adjoining properties consistent with requirements of the Unitary Development Plan Policies DES 1.9 Privacy and Amenity of Neighbours.

The proposals would provide sufficient parking and be of an appropriate density consistent with London Plan Policy 4B.1 Maximising the Potential of Sites.

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

The proposal fails to provide a contribution towards education in accordance with requirements set out in Supplementary Planning Guidance Note 10b Educational Needs Generated by New Housing Developments attached to the Emerging Haringey Unitary Development Plan

(5) In the event that the Planning application is refused for the reasons set out in resolution (4) above the Assistant director (PEPP) in consultation with Chair of PASC is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (1) there has not been any material change in circumstances in the relevant planning considerations, and
- (2) the further application for planning permission is submitted and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal,
- (3) the relevant parties shall have previously entered into the agreement (s) contemplated in resolution (1) above to secure the obligations specified therein.

PLANNING APPLICATIONS SUB-COMMITTEE 27 FEBRUARY 2006**TOWN AND COUNTRY PLANNING ACT 1990****TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999****SUMMARY**

This report seeks to confirm the Tree Preservation Order placed on the trees specified in this report.

REPORT

The trees are located at: Land at Chester House, Pages Lane N10

Species: T1 Holm Oak, T2 Holm Oak

Location: Land Front Of Chester House, Pages Lane N10

Condition: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

- a) The trees are of significant amenity value and are clearly visible to all local Residents.
- b) The trees are of a native species and provide a visible habitat to all local wildlife.
- c) The trees are in good condition, of good form and normal vigour for their species.
- d) The trees are suitable to their location.
- e) The trees are 10 m high with stem diameters of 100 cms.

No objections have been received.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned trees under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Smith
Head Of Development Control South

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PLANNING APPLICATIONS SUB-COMMITTEE 27 FEBRUARY 2006

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

This report seeks to confirm the Tree Preservation Order placed on Oak tree (T2) specified in this report.

REPORT

The tree is located at: 17 Christchurch Road N8
(formerly 135 Crouch Hill)

Species: T2 - Oak

Condition: Good

The Council's Arboriculturalist has reported as follows:

The original TPO request was for two trees, an Oak (T2) and a Himalayan Pine (T1) at 135 Crouch Hill. A new development was proposed for the site and it was thought the two trees would be under threat. The development never took place. Subsequently, the land on which the two trees are located was sold and now forms part of the title, 17 Christchurch Road, N8.

An objection has been made from the owner of 17 Christchurch Road, regarding the Himalayan Pine (T1). Since the tree is no longer under threat from development and the property has previously suffered subsidence damage, it would be prudent to confirm the TPO subject to modifications, excluding the Pine tree (T1).

However, no objection has been made regarding the Oak. The Oak tree (T2) warrants being protected by a T.P.O. on the following grounds

The tree is of high amenity value,

The tree is visible to all local residents from a public place, It can clearly be seen from Crouch Hill, N8. It can also be seen from the rear of many adjacent properties.

The tree provides a habitat for wildlife

The tree is a native species and because of its age, creates an important habitat increasing local bio-diversity. It provides a food source and shelter for wide variety of local wildlife, including invertebrates, birds and mammals. This may include protected species such as Bats.

The tree provides a screen

The tree provides a screen to nearby buildings and because of its size, helps to break up an often, harsh local urban environment.

The tree is suitable to its location

The tree contributes greatly to the character of the Crouch End Conservation Area. It is one of many mature trees found in the rear gardens of Christchurch Road and Crouch Hill, a number of which are protected by TPO's. The trees' location is suitable also being approximately 20m from the nearest property. It therefore presents a low risk in respect of any possible subsidence damage claim.

The tree is a significant specimen

The tree is a mature specimen, having good form and appears healthy for its age and species. Oak trees can live for 200-300 years and in certain conditions much longer. This tree has a long safe useful life expectancy.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned tree (T2 – Oak) under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Smith
Head Of Development Control South

PLANNING APPLICATIONS SUB-COMMITTEE 27 FEBRUARY 2006

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

This report seeks to confirm the Tree Preservation Order placed on Group of Lime trees (shown within a broken black line on the attached plan) specified in this report. Originally it was proposed that 10 trees would be covered in this T.P.O. However, the number proposed is now 7.

REPORT

The trees are located at: Entrance to the Gas works bordering 123 Hornsey Park Road N8.

Species: Group of 7 Lime trees (G1).

Condition: Fair

The Council's Arboriculturalist has reported as follows:

The original request for a TPO came from the Parkside Malvern Residents Association (PMRA) who represent many local residents including those on Hornsey Park Road. The area including the group of trees is part of a larger area proposed for re-development under the Eastern Haringey Heartlands Masterplan. This may have put the trees at risk due to the future development proposals.

An objection was raised to the TPO by National Grid, the site owners. It was stated that the TPO would impose a constraint on any development of the site.

I would disagree with this assertion, as the trees occupy only a small piece of land on the periphery of the site

The trees form an important amenity feature due to the lack of other trees and suitable planting locations along a heavily used highway.

The trees have an important historical relevance to this area. They are some of the few remaining Lime trees that once graced most of the front gardens of the local houses developed from farm land in the late 19th century.

The group of Lime trees warrant being protected by a T.P.O. on the following grounds:

The trees are of high amenity value and suitable to their location.

The trees are visible to all local residents and road users from a public place, they can clearly be seen from Hornsey Park Road, N8. Limes have been planted historically on or adjacent to highways due to their tolerance of pollution and regular pruning. Their importance is increased because the off street parking and pavement parking leaves little opportunity for new tree planting on Hornsey Park Road.

The trees provides a habitat for wildlife

The trees create an important habitat increasing local bio-diversity. They provide a food source and shelter for wide variety of local wildlife, including invertebrates, birds and mammals.

The trees provide a screen

The trees provide a screen to the proposed development site and because of their size, help to break up an often harsh, local urban environment of built structures.

The trees appear healthy for their age and species

The trees are semi-mature specimens, appearing healthy for their age and species. Lime trees can live for 200-300 years. The trees have a long safe useful life expectancy. Lime trees also tolerate pruning, so can easily be managed in the future.

Comments from Head of Development Control

Concern has been expressed by the Landowner that a TPO would place a constraint on the development of the site; further, any implications for the Heartlands Master Plan must be assessed.

Firstly, the trees concerned are very close to the back edge of the pavement, very much on the perimeter of the site. If they were more centrally located there would be greater Impact on future redevelopment potential, but in this position the trees should have minimal effect; there will be other factors to be assessed in siting any development in this area, including the building lines of adjacent terraces of houses, and the need to avoid overshadowing or overlooking. There is already an existing vehicular access to the site immediately south of the group of trees.

Secondly, the Council Arboriculturalist has reduced the number of trees involved, from 10 to 7; the two trees at southern end (closest to the access road), and one tree at northern end (adjacent to house at 123 Hornsey Park Road) are not of such quality as the others due to previous pollarding. This reduction should also minimise any impact on the development potential of the site. The Arboriculturalist has advised that the protection distance from stems of trees to any future construction works should be 6 metres.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned trees (G1 – Group of 7 Limes) under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Tomkins
Head Of Development Control North

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PLANNING APPLICATIONS SUB-COMMITTEE 27 FEBRUARY 2006

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

This report seeks to confirm the Tree Preservation Order placed on the trees specified in this report.

REPORT

The trees are located at: Land at 13 North Hill N6

Species: T1 – T5 Sycamores.
T6 - Lime.

Condition: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

The original request for a TPO came from the Tree section in response to a planning application for the site. The trees were thought at risk due to the future development proposals.

The trees form an important amenity feature contributing to the character of the Highgate Conservation Area.

The group of trees warrant being protected by a T.P.O. on the following grounds:

The trees are of high amenity value and suitable to their location.

The trees are visible to all local residents and road users from a public place, they can clearly be seen from North Hill, N6. They are growing in a designated garden area.

The trees provide a habitat for wildlife

The trees are not native but are wildly naturalised species and create an important habitat, increasing local bio-diversity. They provide a food source and shelter for a wide variety of local wildlife, including invertebrates, birds and mammals.

The trees provide a screen

The trees provide a screen to the proposed development site to the adjacent property and help to soften an often harsh, local urban environment of built structures.

The trees appear healthy for their age and species

The trees are semi-mature specimens, appearing healthy for their age and species. The trees have a long safe useful life expectancy. Lime and Sycamore trees also tolerate pruning, so can easily be managed in the future.

No objections have been received.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned trees under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Smith
0 Head Of Development Control South

PLANNING APPLICATIONS SUB COMMITTEE 27 FEBRUARY 2006

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

This report seeks to confirm the Tree Preservation Order placed on the tree specified in this report.

REPORT

The tree is located at: Land at 40 Lansdowne Road N10

Species: T 1 – Acacia (Robinia Pseudoacacia)

Condition: Good

The Council's Arboriculturalist has reported as follows:

The TPO request was made in response to the owner requesting a TPO to be placed on it. The Acacia tree warrants being protected by a TPO on the following grounds:

1. The tree is of amenity value, being visible to local residents.

The tree is visible to local residents from the roadside (Lansdowne Road). The trees' location is suitable and will therefore present a low risk in respect of any possible subsidence damage to the main property. Garages close by could be affected in the future, although no current damage can be seen.

2. The tree provides a habitat for wildlife.

Although the tree is not a native species, it does however create an important habitat increasing local bio-diversity. It provides a food source and shelter for a wide variety of local wildlife, including invertebrates and birds.

3. The tree is a good specimen.

The tree is a semi-mature specimen, having good form and appears healthy for its age and species.

One objection has been received from 38 Lansdowne Road N10.

This objection makes the following points:-

1. The tree is not of public amenity value, being only seen from rear garden areas.
2. Although the Council alleges it is a habitat for wild-life, the only bird species making significant use are feral pigeons and wood pigeons; these are destructive, unhygienic and are vermin. Cannot be claimed to be a needed habitat for wildlife, as the Alexandra Park trees are less than 200m away.
3. The tree overshadows the garden of No. 38; it has a bigger spread than the TPO plan would suggest; it is a nuisance (dropping leaves and seeds) and so are the bird-droppings.
4. The owners of the tree (who are applying for the TPO) have failed to carry out regular maintenance of the tree as they said they would. The granting of a TPO will make it easier to shirk their responsibility.

Conclusion:

Although the concerns of the adjoining neighbour are noted and sympathised with respect to the nuisance from pigeons, this is of course a widespread problem and should not prevent the making of TPO's if the tree concerned is of sufficient quality and condition to warrant protection. The tree is sited around 13 m. from the rear main walls of the houses at 38 and 40, and is on the north side so would not have an adverse effect on sunlight.

There is no reason why application should not be made for works to prune or manage a tree subject of a preservation order. It is therefore recommended that the Order be confirmed.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Committee: Planning Applications Sub Committee
Date: 27 February 2006

Report of: Director of Environmental Services

Contact Officer: Reg Jupp
Designation: Principal Administrative Officer **Tel:** 020 8489 5169

Report Title: Town and Country Planning Act 1990
 Town and Country Planning (Trees) Regulations 1999

1. PURPOSE:

The following reports recommend Tree Preservation Orders be confirmed.

2. SUMMARY:

Details of confirmation of Tree Preservation Orders against trees located at:

- 1) Chester House, Pages Lane N10
- 2) 17 Christchurch Road N8
- 3) The Bull, 13 North Hill N6
- 4) Entrance to the Gas Works bordering 123 Hornsey Park Road N8
- 5) 40 Lansdowne Road N10

3. RECOMMENDATIONS:

To confirm the attached Tree Preservation Orders.

4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

With reference to the above Act the background papers in respect of the following reports comprise the planning tree preservation file.

The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Control Technical Support on 020 8489 5169.

Report Authorised by:

Shifa Mustafa
Assistant Director Planning, Environmental Policy
& Performance

