



NOTICE OF MEETING

Planning Committee

MONDAY, 9TH JUNE, 2008 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Peacock (Chair), Adamou, Beacham, Dodds (Deputy Chair), Demirci, Hare, Mallett, Patel and Weber

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AGENDA

1. **APOLOGIES**
2. **URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 19 below.

3. **DECLARATIONS OF INTEREST**

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

4. DEPUTATIONS/PETITIONS

To consider receiving deputations and/or petitions in accordance with Part Four, Section B, Paragraph 29 of the Council's Constitution.

5. MINUTES (PAGES 1 - 22)

To confirm and sign the Minutes of the Planning Committee held on 6 May 2008.

6. APPEAL DECISIONS (PAGES 23 - 32)

To advise the Committee on Appeal decision determined by the Department for Communities and Local Government during April 2008

7. DELEGATED DECISIONS (PAGES 33 - 62)

To inform the Committee of decisions made under delegated powers by the Heads of Development Control (North & South) and the Chair of the above Committee between 14 April 2008 and the 18 May 2008.

8. PERFORMANCE STATISTICS (PAGES 63 - 74)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 6 May 2008 Committee meeting.

9. TREE PRESERVATION ORDERS

To confirm the following tree preservation orders:

1. Outside 37 Cranmore Way N10
2. Rookfield Close Open Space.
3. Outside Rookfield Avenue N10

10. PLANNING APPLICATIONS (PAGES 75 - 76)

In accordance with Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the sub committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

11. 16-52 HIGH ROAD N15 (PAGES 77 - 90)

Demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level.
(Revised Scheme)

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

12. 16-52 HIGH ROAD N15 ~ CONSERVATION AREA CONSENT (PAGES 91 - 96)

Conservation Area Consent for demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level.

RECOMMENDATION: Grant consent.

13. 150 FORTIS GREEN N10 (PAGES 97 - 110)

Demolition of existing building and erection of part four / part five storey building comprising community clinic at ground floor level and 2 x one bed, 4 x two bed and 3 x three bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (Amended Scheme).

RECOMMENDATION: Grant permission subject to Section 106 Legal Agreement.

14. 150 FORTIS GREEN N10 ~ CONSERVATION AREA CONSENT (PAGES 111 - 116)

Conservation Area Consent for demolition of existing building and erection of part four / part five storey building comprising community clinic at ground floor level and 2 x one bed, 4 x two bed and 3 x three bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (Amended Scheme).

RECOMMENDATION: Grant permission subject to conditions.

15. COOMBES CROFT LIBRARY, HIGH ROAD N17 (PAGES 117 - 128)

Erection of single storey extensions to front and rear of existing library building.
RECOMMENDATION: Grant permission subject to conditions.

16. FORMER LYNX DEPOT, COPPETTS ROAD N10 (PAGES 129 - 136)

Amendment to approved scheme HGY/2004/1943 proposing replan for 18 dwellings (Blocks F, E, H and J), parking, access and associated landscaping.
RECOMMENDATION: Grant permission subject to conditions.

17. NORTHUMBERLAND PARK COMMUNITY SCHOOL & THE VALE, TRULOCK ROAD N17 (PAGES 137 - 146)

Erection of double height space linking existing school block to a new Library space at first floor. Erection of extension to existing technology block, comprising two classrooms in single storey structure. Recladding to some areas of existing school facade. New landscaping with covered walkways and updated parking facilities.
RECOMMENDATION: Grant permission subject to conditions

18. WOODSIDE HIGH SCHOOL, WHITE HART LANE N22 (PAGES 147 - 160)

Redevelopment of Woodside High School, to comprise demolition of part of existing central school block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C. To incorporate Woodside High School, William C Harvey and Moselle Special Schools.
RECOMMENDATIONS: Grant permission subject to conditions.

19. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

20. DATE OF NEXT MEETING

Monday 21 July 2008.

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30 May 2008

MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 6 MAY 2008

PRESENT :

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

Also Present: Councillors Bull, C. Harris

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC173.	APOLOGIES There were no apologies for absence.	
PC174.	URGENT BUSINESS There were no items of urgent business. NOTED	
PC175.	DECLARATIONS OF INTEREST Councillor Bevan declared a prejudicial interest in agenda Item 12 – 7 Orchard Place, N17. Councillor Bevan advised that he would withdraw from the proceedings at the commencement of Item 12 – and return only to give his objections to the application then withdraw again for the remainder of the item. NOTED	
PC176.	DEPUTATIONS/PETITIONS There were no deputations or petitions. NOTED	
PC177.	MINUTES RESOLVED That the minutes of the Planning Committee held on 1 April 2008 be agreed and signed as an accurate record of the proceedings.	
PC178.	APPEAL DECISIONS The Committee noted the outcome of 5 appeal decisions determined by the Department for Communities and Local Government during March 2008, of which 3 (60%) were allowed and 2 (40%) were dismissed.	

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	<p>The Committee was asked to note that there were 3 enforcement appeals, 1 was dismissed - 20 Concord House, Park Lane, N17 0JQ, and 2 were allowed – 30 Cholmeley Crescent N6 5HA, and land at rear of 1-21 Daleview Road, London N15 6PL. .</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC179.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee determined between 17 March 2008 and 13 April 2008.</p> <p>Councillor Adamou referred to the delegated decisions in relation to 85 Burgoyne Road, and 22 Duckett Road, and expressed her surprise at both being allowed given that there were a large number of HMO's in the area already, and also that the UDP stated that there should be no conversions in this particular area but it would appear that planning officers were ignoring the UDP by allowing this.</p> <p>The Chair asked, and officers agreed to respond to both Councillor Adamou and the Chair in writing as to the reasoning for allowing both applications, and also report back to the next Committee.</p> <p>RESOLVED</p> <ul style="list-style-type: none"> i. That the report be noted; and ii. That the reasoning for allowing two HMO applications at 85 Burgoyne Road,N4 and 22 Duckett Road, N4., be conveyed in writing to Cllr Adamou, and copied to the Chair, and reported to the next meeting of the Committee. 	
<p>PC180.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement Work since the previous Planning Committee of 1 April 2008.</p> <p>The Committee were advised that 3 out of 4 major applications were determined within 13 weeks (75%), and 31 out of 41 cases (76%) of minor applications were determined within 8 weeks, slightly below the Haringey performance target. In respect of</p>	

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	<p>other applications 130 out of 144 cases (90%) were determined within 8 weeks which was above the Haringey target.</p> <p>There being no questions from the Committee it was :-</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC181.	PLANNING APPLICATIONS	
PC182.	<p>WOOD GREEN SHOPPING CITY, HIGH ROAD N22</p> <p>The Committee was advised that the application site formed part of the Mall Shopping City which consisted of a covered three-level shopping mall, a multi-plex cinema, multi-storey car parks, a recently vacated petrol filling station and service yards and residential and office space. The proposal before the Planning Committee was for a variation to condition 9 relating to the hours of delivery to service yards. The original application included a condition implementing the hours of delivery to be outside the hours of 7am-7pm Monday – Saturday with no deliveries on Sundays and Bank Holidays, and a further application was then received for 24 hrs delivery and this was refused planning permission. The variation now applied for was to allow operation between 0700-2100hrs Monday to Friday, 0800-2100hrs on Saturdays and 0900 – 1800 on Sundays and Bank Holidays.</p> <p>The Committee were advised that because the applicant was not proposing early morning or late night deliveries it was anticipated that there should not be much additional disturbance to residents.</p> <p>The Committee questioned the reasons why the extension and need for flexibility in the delivery times had arisen, and the size of the vehicle. In response officers advised that the applicant had expressed the need for delivery on Sundays in order for stock to be available on Mondays to meet customer demands. It was the case that all other stores had deliveries 24/7. Given the proximity of the site, delivery was requested up to 9pm, and Sundays/Bank holidays.</p> <p>The Committee further commented on the effects of the increase in deliveries to the store and the fact that the variation had been requested even before the store had been completed and opened, and the fact that the goods to be delivered were non perishable. Clarification was also sought as to the deliveries to other shops in the mall and whether it was possible for deliveries to be made to these stores from the same delivery vehicles, therefore cutting the</p>	

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number of deliveries in total to the Mall.

In response the Committee were advised that as the different retailers in the mall had different suppliers it was not possible to consolidate delivery services. Also the increased effect of deliveries would have no greater effect on the level of traffic and noise that residents had experienced when the former petrol station had been in use. The Committee commented that the noise levels from the former petrol station and noise from cars was significantly different from, and could not be compared to the noise that would result in the increase in vehicle deliveries given their size, as well as their proximity to residential dwellings.

In response to further questions the Committee were advised that the service and storage yards were the furthest away from Caxton Road, and that noise levels from idling vehicles was envisaged to be minimal in terms of residence disturbance.

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

- That the proposed variation had been applied for even before the development had been built without any actual rationale as to whether the variation would be required;
- The proposed operation would mean delivery 365 days a year which would result in an invasion of local residents' privacy and their quality of life and wellbeing being affected especially on weekends, bank holidays and at evening time by the resultant increase in noise levels due to increased usage;
- That the former petrol station usage and levels of noise could not be in any way compared to the likely noise levels if the variation was allowed as the level of noise/vibration from HGV's was considerably higher than car noise/vibration, and that the former petrol station had not been used during the evenings;
- The level of officer consultation to the proposed variation had been minimal, and the effects of the impact of HGV's on the two roads affected, as well as the local feeder roads would be considerable;
- That the noise levels from the actual shopping mall and High Road were not a comparison of noise levels at the rear of the shopping mall and that it was accepted that there would be high noise levels in a shopping/high street area.

Councillor C Harris spoke in her capacity as Ward Member, and in support of the objections to the proposed variation. In sharing a number of the views expressed by the residents

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Councillor Harris commented that the proposed variation would mean an increase in HGV usage in an area where traffic noise was considerable, and the effects that the HGV usage and traffic pressure that the proposed operation would create in the smaller streets in the vicinity would be considerable. Councillor Harris commented that she had been present in the homes of two different residents in vicinity of the shopping mall, and could personally vouch for the noise levels. Councillor Harris concluded by urging the Committee to refuse the application on the grounds of the detrimental effect on local residents in the areas immediately, and close to the rear of the shopping mall.

The Committee then viewed the plans.

The Chair then asked if there were any point so clarification or comment.

The Committee were advised by the Planning Officer that in respect of the actual consultation and responses received it was the case that there had been forty five identical letters of objection, and four individual letters, with no responses from residents of Caxton Road where the main increase in traffic noise would be felt. In response to clarification the Committee were advised that the HGV vehicles would come along the spine road to Mayes Road and take a turning right taking traffic off Hornsey Park Road.

The Committee were further advised by the Transportation Planner that the HGV noise levels at the Tottenham Hale retail park had been examined and the HGV usage and that there were 6/5 HGV a day maximum and generally the deliveries were mornings to early afternoon. The traffic noise levels at Wood Green were likely to be in the region of 60% less than the retail park.

Following further discussion a MOTION was moved to grant the application.

On a vote there being 2 for and 4 against the MOTION to grant the application was refused.

The Chair advised that in refusing the application the Committee would be required to give clear reasons for the refusal.

The Committee then;

RESOLVED:

That the application for a variation of condition 9 (hours of

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	<p>delivery to service yards) attached to planning reference HGY/2007/0500 to allow operation between 0700-2100 Monday to Friday, 0800-2100 on Saturdays, and 0900-1800hrs on Sundays and Bank Holidays be refused on the grounds that the application would have an unacceptable impact on the quality of life for residents and on the quality of their amenity due to noise and vibration extending into a sensitive time of the day in the evenings, and extending over 365 days.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/0467 FOR PLANNING COMMITTEE DATED 06/05/2008</p> <p>Location: Wood Green Shopping City, High Road N22</p> <p>Proposal: Variation of Condition 9 (hours of delivery to service yards) attached to planning reference HGY/2007/0500 to allow operation between 0700 - 2100hrs Monday to Friday, 0800 - 2100hrs on Saturdays, and 0900 - 1800hrs on Sundays and Bank Holidays.</p> <p>Recommendation: Refused</p> <p>Decision: Refused</p> <p>Conditions:</p> <p>1. The proposed variation of condition to extend the operational hours of delivery within the new service yard 5, would give rise to noise and disturbance to nearby residential properties extending to 365 days a year, particularly at evenings and on Sundays when residents would have a reasonable expectation of quiet enjoyment of their properties. The applicants have failed to demonstrate why deliveries cannot be made within the permitted 12-hour periods on 6 days of the week. As such the proposal would be detrimental to residential amenity and contrary to Policy 4A.14 'Reducing Noise' of the London Plan (2004), and in Policy ENV6 'Noise Pollution' of the Adopted Haringey Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PC183.</p>	<p>591 LORDSHIP LANE N22</p> <p>The Committee were advised that the site was on the south side of Lordship Lane between Coldham Court and Andrula Court. The application proposal had been for demolition of existing building and erection of 3/4 storey building comprising 1 x one bed, 1 x three bed and 5 x two bed flats with associated landscaping. The current proposal was to add 1 x 1-bedroom flat on the ground floor</p>	

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

The Committee were further advised that at the time of submission of the application the original building had been demolished and the site cleared but the new building approved in 2007 had not been built, and as a result an application for the change of use of the ground floor flat into 2 flats was not possible as this flat still did not exist, and a new application for the whole building, with the variation of the additional flat, had to be submitted. The application was also a car free development.

The Committee were also advised that the earlier permission was subject to a Section 106 Agreement requiring financial contributions for educational provision, environmental improvements and amendments to Traffic Management Orders. These contributions had been paid before the issue of the planning permission and the addition of one non-family unit did not give rise to any requirement for additional contributions. The development remained below the threshold for provision of affordable housing. There was therefore no requirement for a fresh agreement to accompany this decision. However, the Planning Officer advised that a Deed of Variation should be entered into to ensure that the obligations in the Section 106 Agreement for the previous scheme are binding on the amended scheme.

In response to points of clarification from the Committee officers advised that the change in specification in flat sizes was viewed as more likely to attract usage for small families. The size of the rooms in each dwelling was of adequate size, and consultation had taken place in the near vicinity though the site was opposite the park and therefore the development was not overlooked as such.

The Committee referred to provision of cycling storage and whether this could be included within the development. The Committee also commented that in terms of cycle storage there should be a check in terms of those applications where a cycle provision had been included and built, and the actual usage of the facility.

RESOLVED

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That the application be granted subject to conditions and subject to the completion of a Deed of Variation.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0263
FOR PLANNING COMMITTEE DATED 06/05/2008

Location: 591 Lordship Lane N22

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

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 64/SP/01; 64/PP/01, 02, 03, 05, 06, 08, 09, 10, 11, 12 [all Rev 07]; 64/SCH/01rev 07.

Conditions:

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

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

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

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

3. The windows on the top floor (rear) south elevation of the building, as shown on the approved plans, shall be glazed with obscure glass and shall be so maintained unless prior written consent of the local planning authority is obtained.

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

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

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

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

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

6. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:

- a. those existing trees to be retained.
- b. those existing trees to be removed.
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

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	<p>8. Notwithstanding the details shown on the ground floor plan of the proposed development, further detailed drawings of the refuse and cycle stores to be provided shall be submitted to and approved by the local planning authority, such details as approved to be implemented prior to the occupation of the building. Reason: In order to ensure a satisfactory form of development.</p> <p>REASONS FOR APPROVAL</p> <p>The external design, and envelope of the building remains as previously permitted and the addition of one non-family flat does not constitute overdevelopment, and the scheme therefore complies sufficiently with Policies UD3 'General Principles' and UD4 'Quality Design' of the Council's Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p>PC184.</p>	<p>7 ORCHARD PLACE N17</p> <p>Councillor Bevan, having declared a prejudicial interest, left the proceedings at 20.08hrs.</p> <p>The Committee were informed by officers that the application site was situated at 7 Orchard Place outside the conservation area. The site was currently a two storey builders office with a single storey extension to the rear, adjacent to a yard for car repairs etc and the railway line to the west and a row of 3 storey residential houses to the east. To the rear of the site there were very tall conifer trees (15m).</p> <p>The Committee were advised that the proposal was a resubmission for the demolition of the existing builders offices and redevelopment of the site to provide a 3 storey building comprising 2 x 3 bed flats on the ground floor and 4 x two bed self contained flats on the first and first and second floor constructed in roof tiles and facing brickwork, with 3 parking space. The amendments involved in the revised scheme involved the alteration of the dwelling mix, 3 car parking spaces and evidence submitted to show that the site has been advertised on the market for employment use over a period of 18 months.</p> <p>The Committee, in noting the previous period of marketing for employment use, sought clarification as to whether the site could be marketed now for employment use at a price appropriate to the area and therefore possibly attracting a level of interest.</p> <p>In response officers advised the Committee that the site had been marketed by 3 different Estate agents who had marketed the site over an 18 month period with no interest shown during this</p>	

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period. The market price had been £375K, which a reasonable price for marketing such premises in this area. The site had had full marketing and each of the Estate Agents had done this in good faith.

Councillor Bevan re-entered the proceedings and addressed the Committee as an objector to the application.

Councillor Bevan commented that he had 4 main points of objection to the application. He referred to the size of some of the units – with 56 square metres (sqm) and 65 sqm, being substantial shortfalls to the required minimum floor space area. Councillor Bevan also commented on the loss of employment use, as there was a huge demand for units such as this in Tottenham. Councillor Bevan also referred to the suitability of this site for residential use giving the nuisance that could be caused by the adjacent railway line, as well as the matter of overlooking and daylight issues to adjacent properties.

Councillor Bevan also referred to the marketing of the site and whether the site had has seriously been marketed as a possible employment site and in a proactive manner in the past 18 months.

In response to points of clarification from the Committee Councillor Bevan responded that the opportunity for employment at the site would be dependant on the type of business, and he felt that such a site would be appropriate for a builder's merchants/yard. With regard to room sizes the prescribed size was 73 sqm and the actual room sizes was 65 sqm which was substantially less.

There being no further questions from the Committee Councillor Bevan withdrew from the proceedings (20.25hrs).

The Committee were advised by officers that in terms of the issue of room size it was the case that the guidance was not rigid and it was the case that on a number of appeal cases Inspectors were not supporting every square metre lost. In this particular application the flat sizes were below the 73 sqm but in the majority of the flats only 4sqm.

In response to clarification, the Committee were advised by officers in respect of parking and highways issues.

The Committee decided to grant the application unanimously.

RESOLVED

That the application be granted subject to conditions and subject to the completion of a Section 106 Agreement to secure an

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education contribution of £40420.85 and an administration costs contribution of £2021.00.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0462
FOR PLANNING COMMITTEE DATED 06/05/2008

Location: 7 Orchard Place N17

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

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 01 Rev D & photographs.

Conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Reason: to encourage cycling as a means of transport.

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

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

11. Details of the hard surfacing for the car parking area and footpaths in front of the proposed building shall be submitted to and approved by the Local Planning Authority prior to commencement of the development; such details shall include the provision of permeable paving or surfacing.

Reason: In order that the Council shall be satisfied as to the external appearance of the frontage to the property.

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	<p>INFORMATIVE: Further to Condition 4 above concerning Landscaping: the Council wishes to see not less than two new trees planted in the frontage to the site, in addition to appropriate shrub or lawned areas.</p> <p>REASONS FOR APPROVAL</p> <p>It is felt that the previous reasons for refusal have been addressed for the following reasons; it is felt that residential is appropriate on the site as other existing residential buildings are in close proximity to the yard and the railway line. Also evidence has been submitted with the scheme to show that the site has been advertised on the market for employment use over a period of 18 months, the overall layout is satisfactory, the proposal would relate satisfactorily to the scale and character of the existing adjacent block, there would be no adverse impact on the neighbouring properties, there is sufficient car parking on the site and. As such the proposal is in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG 1 'New Housing Developments', HSG 2 'Change of Use to Residential', M10 'Parking for Development' and the Councils SPG 1 'Design Guidance' and SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes</p>	
<p>PC185.</p>	<p>SIXTH FORM CENTRE, WHITE HART LANE N17</p> <p>In a brief introduction of the report the Committee were advised that planning permission had been granted for the sixth form centre in October 2005, (HGY2005/1439) as part of a wider scheme including new housing and a new care home. The residential element was now completed and occupied called Academia Way. The application sought the extension of the opening hours of the sixth form centre from those allowed in the original planning permission. Condition E4 attached to that permission allowed the centre to open between 0700 and 2200 hours Monday – Friday, 0800 and 1800 hours on Saturdays and not at all on Sundays and Bank Holidays. It was now proposed to open the centre from 0700 to 2300 on every day. The intention of the proposal was to encourage increased community use and make the facilities more accessible to local people in line with the advice from central government and policies G3 and CW1 of the Unitary Development Plan 2006. It was considered that, as any issues associated with the running of the sixth form centre were included as part of an ongoing programme of initiatives by the sixth form centre to ensure good relations with the local community, that the issues raised by local residents would be addressed and the facilities within the sixth form centre would be seen to provide a valuable resource for local people in line with</p>	

**MINUTES OF THE PLANNING COMMITTEE
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policy UD3 of the Unitary Development Plan 2006.

The Chair asked if there were any comments from the Committee.

The Committee sought clarification as to whether the granting could be conditional on a 2 year period, in order to assess take up, and whether a condition could be added in respect of the issue of crowd control and dispersal, and litter clearing and noise monitoring. In response to both points the Committee were advised that the Committee could limit the operation up to a two year period, and that in terms of the issue of crowd control and dispersal, and litter clearing and noise monitoring this could be added not as a condition but as an informative.

The Committee then heard from Somerset Hall residents objecting to the proposed variation in the following terms:

- That the levels of noise and litter/mess arising from the existing hours operation caused much distress to local residents, and increases in service charges in order to clear litter/mess caused by students;
- That there had been damage to resident vehicles and property;
- Evidence of smoking illegal substances in the vicinity close to residents homes, as well as drug dealing;
- That the effects of the existing facility on local residents had reached an unacceptable level;
- That the concerns expressed to the College had not been taken seriously and no effective measures had been put in place by the College to combat the levels of noise, disturbance and damage to vehicles and homes;
- The need to have adequate fencing with the cost being shared between the residents and the college;
- The need for students to be constantly reminded of the need to ensure noise levels were kept to a minimum at all times and the emphasis that Somerset place was a place of residents, and that proper consultation take place with the College, local residents and the Council to ensure that concerns are taken account of should the application be granted.

The Chair, in thanking local residents for their address, asked if there were any comments from the Committee. The Committee commented in response to some concerns expressed by stating that the college was not going to be used by students during the extended hours but would be used for adult and community usage, and would be a valuable asset to the area as a result, and should be encouraged. A number of the concerns relating to the existing problems would surely be allayed by this usage. The Committee also commented that there needed to be better

**MINUTES OF THE PLANNING COMMITTEE
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dialogue between residents and the management of the 6th form centre in respect of the issues raised by residents.

The Committee heard in response from residents that there needed to be far better consultation from the College and that there had to be a degree of recognition to the existing problems that local residents experienced throughout the day with students from the college. The Committee were further advised by residents of incidents of gang fighting/drug dealing, and the lack of response from Police Community Support Officers when incidents had been reported.

The Chair then asked the Principle of the 6th Form Centre to address the Committee in support of the application.

Ms Jarrett advised the Committee that in terms of some of the incidents referred to by local residents it was the case that the College had on no occasion not dealt with, nor investigated any incidents reported by residents. Indeed since the previous September there had been a small number of complaints received and that she had been unaware that further incidents near the vicinity of Somerset Gardens had occurred and any previous issues had been dealt with. There was also an on-site police officer who monitored the premises and activities both in, and surrounding the college. Ms Jarrett therefore commented that she strongly objected to some of the comments expressed. The issue of noise levels and litter were emphasised at Assemblies and that the teachers at the college themselves over a period of months had carried out patrols during break and lunch times, following the reporting of incidents the previous autumn. Ms Jarrett further advised that college students were bounded by a code of conduct and that the use of drugs, the practice of vandalism/graffiti was totally unacceptable and explicitly stated in the code of conduct.

In response to points of clarification Ms Jarrett advised that the sports events would be supervised by Haringey Leisure Services and that the activities would be attracting a much older age group. In terms of trialling the activities for a 1 or 2 year period it was the case that the SLA was being sought for a 5 year period in order to ensure positive usage/take up, and the operation then being able to be cost effective, and that the operators were not minded to have anything less than the 5 year period.

The Chair advised that Councillor Bull would speak in support of the application.

Councillor Bull advised, in stating that he fully endorsed and supported the recommendations before the Committee, it was evident that there had been issues of miscommunication between the local residents and the college. Councillor Bull commented on

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the need for such a community usage in the north Tottenham area which was much needed and he envisaged good usage. If the Committee were to grant the application then there needed to be better lines of communication and dialogue and he advised the Committee that he would work with the Cabinet Member for Children and Young People – Councillor Santry – to ensure that there was open dialogue and exchange of views, and that perhaps a steering group of Ward Councillor, the College and local residents, chaired by Councillor Santry could be established.

Councillor Dodds particularly supported the comments of Councillor Bull in respect of the need to have a dialogue and understanding between all interested parties, and would welcome the establishment of such a steering group. He also commented on the issue of drug dealing and that this would be taken up further with Councillor Santry and ensure that the Police were further aware of this concern.

The residents concluded their comments by stating that the area in question was where they had chosen to live in and it was being disrupted and this had a detrimental effect on their lives and well being. The Committee were urged not to agree the application but defer until such time as appropriate levels of consultation had been carried out with residents.

The Committee supported the suggestion by Councillor Bull to have a multi-agency working group to discuss the issues commented on by residents in order for the issues to worked through, with Councillor Santry leading on this group.

The Chair then **MOVED** that the recommendations as detailed in the report be approved.

Councillor Hare **MOVED** an amendment to the **MOTION** to restrict the period of operation for 2 years. On a **VOTE** there being 1 for and 6 against the amendment.

The substantive **MOTION** was put to the vote. There being 5 for, and nil against, and 4 abstentions it was:

RESOLVED

That the variation of condition E4 attached to Planning permission HGY2005/1439 relating to extended operating hours be approved.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0314
FOR PLANNING COMMITTEE DATED 06/05/2008

Location: Sixth Form Centre, White Hart Lane N17

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	<p>Proposal: Variation of Condition E4 attached to planning permission HGY/2005/1439 (creation of Haringey 6th Form Centre) to allow opening between 0700 - 2300hrs every day, including the sports centre and theatre and restaurant facilities.</p> <p>Recommendation: Grant permission</p> <p>Decision: Grant permission</p> <p>Drawing No's: 1204 105 P1 & 106 P1.</p> <p>Conditions:</p> <p>1. No conditions.</p> <p>Section 106: No</p>	
<p>PC186.</p>	<p>WOOD GREEN SUPPLEMENTARY PLANNING DOCUMENT</p> <p>In a brief introduction of the report the Head of Economic Regeneration Ms Galey advised the Committee that the Wood Green Supplementary Planning Document (SPD) would form part of the Council's Local Development Framework (LDF), and part of the framework for the development of Wood Green town centre by providing guidance on development sites, urban design and a sustainable long term vision. Ms Galey advised that following extensive initial consultation with Members, businesses, residents associations, strategic partners and stakeholders a draft SPD has been prepared for Wood Green town centre and the key sites identified within its boundaries. The draft document was now subject to a statutory public consultation for the duration of up to six weeks before a final version of the document was presented for adoption in September 2008.</p> <p>In respect of the proposed statutory consultation process, the strategy, if approved by Committee, the statutory public consultation would be launched at The Mall shopping centre on the 19 May 2008 and thereafter, be located in the Wood Green Library for a period of 6 weeks. During this time a dedicated information stand was to be erected with an accompanying comments box to encourage all visitors to submit their views and opinions. The stand would be open fully to all members of the public during the opening hours of the library. Full details of the project, consultation and project time-scales were also provided on the dedicated website which would also be used as a portal for receiving comments from the upcoming public consultation.</p>	

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The Committee commented in relation to:

- the mix of properties proposed and whether there had been any ascertaining of the required flat sizes given the 4000/5000 people currently in temporary accommodation and their requirements;
- the consultation process needing to address users at night time in terms of those that use the night clubs and other facilities were likely from outside the area and different to daytime users;
- the usage of the identified space by the PCT and their requirements in terms of space.
- Concerns at the traffic proposals through Wood Green and the filter road at the River Park House junction and the resultant difficulties with this.

In response Ms Galey advised that consultation would take place with planning services as regards to the housing requirements in terms of the recently completed housing SPD. In terms of consultation there would be a 6 week process as well as a full weekend of consultation in the Shopping Centre. Also people could view the website and give comment. With regard to night-time users officers would carry out a consultation with night-club owners as to usage. In respect of the PCT there had been extensive discussion with the PCT with regard to the type of facility and requirements. However the PCT had now had advised that it was not interested in the identified site for use. As a result officers would leave the identified as an optional usage. In respect of the highways issues Ms Galey advised that officers from the transport service would advise on proposed changes and the impact of these as part of a traffic impact assessment.

The Chair then asked the Committee if it were in agreement.

The Legal Representative present advised the Committee that legal advice had been given to the report author the previous week regarding the proposals before the Committee. In effect this had been that whilst this Committee could agree to the process of consultation, it was the Cabinet/Executive that had to agree and authorise the actual planning consultation. This advice was currently being clarified by the report author and should it be necessary to seek the approval of the Cabinet then the decision of this Committee would be subject to that approval.

In response to points of clarification the Committee was advised that it was able to consider the recommendations before it and agree them with additional comments, which would then be considered by the Cabinet if this course of

**MINUTES OF THE PLANNING COMMITTEE
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	<p>action was required.</p> <p>On a MOTION by the Chair it was:</p> <p>RESOLVED</p> <p>That the draft Wood Green Supplementary Planning Document be approved for 6 week statutory public consultation, subject to officers taking account of the following points:</p> <ul style="list-style-type: none"> • the mix of properties proposed and whether there had been any ascertaining of the required flat sizes given the number of people currently in temporary accommodation and their housing requirements; • the consultation process needing to address users at night time in terms of those that use the night clubs and other facilities were likely from outside the area and different to daytime users; • Concerns at the traffic proposals through Wood Green and in particular the filter road at the River Park House junction and the resultant difficulties with this. 	
PC187.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>Nil items.</p>	
PC188.	<p>DATE OF NEXT MEETING</p> <p>To be confirmed.</p> <p style="text-align: center;">The meeting ended at 21.30hrs.</p>	

COUNCILLOR SHEILA PEACOCK
Chair



Haringey Council

Agenda item:

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Planning Committee	On 9th June 2008
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Report Title: Appeal decisions determined during April 2008	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose</p> <p>To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during April 2008.</p>	
<p>2. Summary</p> <p>Reports outcome of 12 appeal decisions determined by the Department for Communities and Local Government during April 2008 of which 6 (50%) were allowed and 6 (50%) were dismissed.</p>	
<p>3. Recommendations</p> <p>That the report be noted.</p>	
<p>Report Authorised by: </p> <p style="text-align: center;">Ransford Stewart Interim Assistant Director Planning Policy & Management</p>	
<p>Contact Officer: Michelle Searle Senior Administrative Officer Tel: 020 8489 5570</p>	
<p>4. Local Government (Access to Information) Act 1985</p> <p>Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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APPEAL DECISION APRIL 2008

PLANNING APPEALS

Ward:	Bounds Green
Reference Number:	HGY/2007/1727
Decision Level:	Delegated

Rear of 26 Whittington Road N22 8YD

Proposal:

Erection of a new two storey dwelling house

Type of Appeal:

Written Representation

Issues:

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

The effect of the proposal on the living conditions of existing and prospective residents with regard to privacy, visual impact and private amenity space

Result:

Appeal **Dismissed** 30 April 2008

Ward:	Crouch End
Reference Number:	HGY/2007/0876
Decision Level:	Delegated

29 Bryanstone Road N8 8TN

Proposal:

Erection of a rear dormer and the conversion of a loft to a bedroom

Type of Appeal:

Written Representation

Issues:

The effect which the proposed development would have upon the character and appearance of the Crouch End Conservation Area.

Result: Appeal **Allowed** 15 April 2008

Ward:	Crouch End
Reference Number:	HGY/2007/0874
Decision Level:	Delegated

35 Bryanstone Road N8 8TN**Proposal:**

Erection of a rear dormer and the conversion of a loft to a bedroom,

Type of Appeal:

Written Representation

Issues:

The effect which the proposed development would have upon the character and appearance of the Crouch End Conservation Area

Result:

Appeal **Dismissed** 15 April 2008

Ward:	Crouch End
Reference Number:	HGY/2007/0751
Decision Level:	Delegated

159 Tottenham Lane N8 9BT**Proposal:**

Erection of new five storey building over two basements, containing mixed development of gym and storage on the sub-basement, car parking on the basement, retail unit on the ground floor, three offices and three flats on the first floor and 19 flats on second and fourth floors.

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposal on the character and appearance of the street scene and surrounding area; on the living conditions of nearby residents with particular reference to outlook, privacy and loss of light; on the living conditions of future residents, with particular reference to the mix of units and the Council's Minimum Floor space Standards

Whether the proposal would make adequate provision for affordable housing and education facilities

Result: Appeal **Dismissed** 10 April 2008

Ward:	Highgate
Reference Number:	HGY/2007/0529
Decision Level:	Delegated

Waterboard Cottages Tile Kiln Lane N6 5LG

Proposal:

Demolition of the existing building and erection of two new low energy sustainable villas with a total of eight new dwellings

Type of Appeal:

Informal Hearing

Issues:

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

The effect of the proposal on highway safety

Result:

Appeal **Dismissed** 2 April 2008

Ward:	Hornsey
Reference Number:	HGY/2007/0050
Decision Level:	Delegated

107 North View Road N8 7LR

Proposal:

Erection of a single storey shed in the rear garden, the relocation of an existing garden door and alterations to an existing window to form a glazed door.

Type of Appeal:

Written Representation

Issues:

The effect of the development upon the character and appearance of the locality and upon the amenities of nearby residents.

Result:

Appeal **Allowed** 4 April 2008

Ward:	Hornsey
Reference Number:	HGY/2007/1742
Decision Level:	Delegated

Gisburn Mansions, Tottenham Lane N8 7EB

Proposal:

Replacement window and frames

Type of Appeal:

Written Representation

Issues:

Whether the installation of the replacement windows and frames preserves or enhances the character or appearance of the setting of the Hornsey High Street Conservation Area

Result:

Appeal **Allowed** 1 April 2008

Ward:	St Ann's
Reference Number:	HGY/2006/0604
Decision Level:	Delegated

Garages Rear of 28 Avenue Road N15 5JH

Proposal:

Use of the premises for vehicle repairs

Type of Appeal:

Public Inquiry

Issues:

Whether the decision to refuse a Certificate of Lawfulness was well-founded

Result:

Appeal **Dismissed** 17 April 2008

Ward:	West Green
Reference Number:	HGY/2007/0852
Decision Level:	Delegated

9 Crawley Road N22 6AN

Proposal:

Construction of a dormer roof extension to provide additional accommodation

Type of Appeal:

Written Representation

Issues:

The effect of the design proposed on the character and appearance of the dwelling and the immediate surroundings

The effect on the living conditions of the occupiers of nearby property with particular reference to loss of privacy

Result:

Appeal **Dismissed** 1 April 2008

ENFORCEMENT APPEAL

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

51 Lausanne Road N8 0HJ

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issues:

The effect of the development on the living conditions of residential neighbours at 53 Lausanne Road with particular reference to residential amenity and potential loss of daylight.

Result:

Appeal **Allowed** 29 April 2008

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

107 & 107A North View Road N8 7LR

Proposal:

Erection of a single storey shed in the rear garden

Type of Appeal:

Written Representation

Issues:

The effect of the development upon the character and appearance of the locality and upon the amenities of nearby residents

Result:

3 Identical Appeals **Allowed** 4 April 2008

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

82 Denton Road N8 9NT

Proposal:

Appeal A - Conversion from a single dwelling house into two self contained flats
Appeal B - Erection of a rear extension

Type of Appeal:

Written Representation

Issues:

The effect of the development on potential loss of family housing

The effect of the development on residential amenity, including visual amenities of neighbours, in this vicinity

The effect of the development on potentially increased demand for on-street vehicle parking on Denton Road

Result:

Both Appeals **Allowed** 28 April 2008

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Haringey Council

Agenda item:

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Planning Committee	On 9th June 2008
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Report Title: Decisions made under delegated powers between 14 April 2008 and 18 May 2008
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Report of: Niall Bolger Director of Urban Environment
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Wards(s) affected: All	Report for: Planning Committee
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1. Purpose

To inform the Committee of decisions made under delegated powers by the Heads of Development Control (North & South) and the Chair of the above Committee.

2. Summary

The applications listed were determined between 14 April 2008 and 18 May 2008.

3. Recommendations

See following reports.

Report Authorised by: *Paul Smith*

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

Contact Officer: **Michelle Searle**

Senior Administrative Officer

Tel: 020 8489 5570

4. Local Government (Access to Information) Act 1985

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

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

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 14/04/2008 AND 18/05/2008

BACKGROUND PAPERS

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

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

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

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

WARD: **Alexandra**

Application No:	HGY/2008/0666	Officer:	Valerie Okeiyi	Decision Date:	16/05/2008
Decision:	GTD				
Location:	229 Alexandra Park Road N22 7BJ				
Proposal:	Formation of vehicle crossover on classified road.				
Application No:	HGY/2008/0680	Officer:	Valerie Okeiyi	Decision Date:	13/05/2008
Decision:	GTD				
Location:	166 Dukes Avenue N10 2QB				
Proposal:	Erection of rear dormer window.				
Application No:	HGY/2008/0678	Officer:	Gary Savins	Decision Date:	13/05/2008
Decision:	GTD				
Location:	24 Goodwyns Vale N10 2HA				
Proposal:	Reconstruction and alteration to existing ground floor rear extension.				
Application No:	HGY/2008/0597	Officer:	Luke McSoriley	Decision Date:	07/05/2008
Decision:	GTD				
Location:	98 Crescent Road N22 7RZ				
Proposal:	Loft conversion with erection of rear dormer and insertion of 3 x velux windows to front elevation.				
Application No:	HGY/2008/0591	Officer:	Gary Savins	Decision Date:	02/05/2008
Decision:	REF				
Location:	1 Dagmar Road N22 7RT				
Proposal:	Demolition of existing building and erection of single storey restaurant building.				
Application No:	HGY/2008/0531	Officer:	Matthew Gunning	Decision Date:	28/04/2008
Decision:	GTD				
Location:	13 Crescent Rise N22 7AW				
Proposal:	Alterations to roof to include hip to gable and erection of rear dormer window with 3 x rooflights to front elevation.				
Application No:	HGY/2008/0528	Officer:	Valerie Okeiyi	Decision Date:	23/04/2008
Decision:	GTD				
Location:	37 Grove Avenue N10 2AS				
Proposal:	Front porch extension and part rear ground floor extension incorporating change of use of garage to habitable room.				
Application No:	HGY/2008/0466	Officer:	Luke McSoriley	Decision Date:	21/04/2008
Decision:	GTD				
Location:	2 Barnard Hill N10 2HB				
Proposal:	Erection of two storey, 2 bedroom dwellinghouse adjacent to existing property.				

Application No: **HGY/2008/0508** Officer: Luke McSoriley
Decision: GTD Decision Date: 18/04/2008
Location: 14 Goodwyns Vale N10 2HA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0469** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 18/04/2008
Location: 28 Coniston Road N10 2BP
Proposal: Erection of 2 x rear dormer windows and insertion of 3 x rooflights to front elevation.

Application No: **HGY/2008/0487** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/04/2008
Location: 49 Clyde Road N22 7AD
Proposal: Enlargement of existing rear kitchen extension.

Application No: **HGY/2008/0458** Officer: Luke McSoriley
Decision: REF Decision Date: 17/04/2008
Location: 12 Donovan Avenue N10 2JX
Proposal: Creation of a vehicle crossover to a borough road.

Application No: **HGY/2008/0457** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 17/04/2008
Location: 4 Rosebery Mews N10 2LG
Proposal: Erection of first floor extension, raising of roof, insertion of first floor window and other alterations.

Application No: **HGY/2008/0140** Officer: David Paton
Decision: GTD Decision Date: 15/04/2008
Location: 368 Alexandra Park Road N22 7BD
Proposal: Erection of single storey rear extension.

WARD: Bounds Green

Application No: **HGY/2008/0815** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 13/05/2008
Location: 15 Hampshire Road N22 8LR
Proposal: Use of property as two self contained flats.

Application No: **HGY/2008/0746** Officer: Gary Savins
Decision: PERM DEV Decision Date: 13/05/2008
Location: 24 Dorset Road N22 7SL
Proposal: Erection of single storey lean-to rear extension.

Application No:	HGY/2008/0670	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	13/05/2008
Location:	15 Thorold Road N22 8YE		
Proposal:	Erection of rear dormer window and re-slating of roof.		
Application No:	HGY/2008/0747	Officer:	Gary Savins
Decision:	REF	Decision Date:	13/05/2008
Location:	24 Dorset Road N22 7SL		
Proposal:	Erection of new dwelling; amended scheme to include erection of single storey rear extension and window to gable of house.		
Application No:	HGY/2008/0185	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	13/05/2008
Location:	35 Blake Road N11 2AG		
Proposal:	Approval Of Details pursuant to Conditions 2 (materials), 4 (obscure glazing) and 5 (details of treatment) attached to planning permission reference HGY/2002/1639 allowed on appeal, reference APP/Y5420/A/03/1118786.		
Application No:	HGY/2007/1216	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	08/05/2008
Location:	5-11 Green Lanes N13 4TN		
Proposal:	Erection of single storey rear extension to house air conditioning units, and retention of existing front side open canopy.		
Application No:	HGY/2008/0628	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	07/05/2008
Location:	Bus Shelter outside Bounds Green Court, Bounds Green Road N11 2EG		
Proposal:	Display of 2 x internally illuminated advertisement panels.		
Application No:	HGY/2008/0627	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	07/05/2008
Location:	Bus Shelter Outside Warwick Court, Bounds Green Road N11 2EB		
Proposal:	Display of 2 x internally illuminated advertisement panels.		
Application No:	HGY/2008/0626	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/05/2008
Location:	Bus Shelter adjoining Rhys Avenue and Bounds Green Road N11 2TN		
Proposal:	Display of 2 x internally illuminated advertisement panels.		
Application No:	HGY/2008/0633	Officer:	Gary Savins
Decision:	GTD	Decision Date:	23/04/2008
Location:	5 Lascotts Road N22 8JG		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2008/0465	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	16/04/2008
Location:	90 Trinity Road N22 8YB		
Proposal:	Retention of existing canopy and shutter.		

Application No: **HGY/2008/0446** Officer: Matthew Gunning
Decision: GTD Decision Date: 16/04/2008
Location: 6 Parkhurst Road N22 8JQ
Proposal: Retention of conversion of property from single family dwellinghouse to 2 x two bed self-contained flats.

Application No: **HGY/2008/0439** Officer: Valerie Okeiyi
Decision: REF Decision Date: 16/04/2008
Location: 4 Whittington Road N22 8YD
Proposal: Installation of electric roller shutter.

Application No: **HGY/2008/0438** Officer: Gary Savins
Decision: REF Decision Date: 16/04/2008
Location: 6-8 Whittington Road N22 8YS
Proposal: Retention of existing PVC windows to upper floors.

Application No: **HGY/2008/0477** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 15/04/2008
Location: 145 Bounds Green Road N11 2ED
Proposal: Erection of single storey rear extension.

WARD: **Bruce Grove**

Application No: **HGY/2008/0611** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 06/05/2008
Location: 208 Philip Lane N15 4HH
Proposal: Erection of single storey side extension and change of use of rear ground floor to A1 (retail) use.
Erection of rear metal staircase to first floor.

Application No: **HGY/2008/0558** Officer: Matthew Gunning
Decision: GTD Decision Date: 01/05/2008
Location: 11 Whitley Road N17 6RJ
Proposal: Loft conversion with insertion of 3 x velux windows to front elevation, 3 x velux windows to rear elevation
and conversion of property into 2 x two bed self-contained flats.

Application No: **HGY/2008/0672** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 29/04/2008
Location: 20 Arnold Road N15 4JG
Proposal: Erection of two rear dormer windows and conversion of existing loft into habitable room.

Application No: **HGY/2008/0550** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 29/04/2008
Location: 1-24 Gaven House, Broadwater Road N17 6JB
Proposal: Replacement of existing windows with PVCu white double glazed units.

Application No: **HGY/2008/0545** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 29/04/2008
Location: 88 Lordsmead Road N17 6EY
Proposal: Conversion of existing property into 2 x 2 bed self contained flats.

Application No: **HGY/2008/0590** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 29/04/2008
Location: 45 Clonmell Road N17 6JY
Proposal: Erection of rear dormer window to facilitate loft conversion and removal of roof to rear extension to create roof terrace.

Application No: **HGY/2008/0266** Officer: Matthew Gunning
Decision: GTD Decision Date: 29/04/2008
Location: 70 Ranelagh Road N17 6XU
Proposal: Use of property as two self-contained flats.

Application No: **HGY/2008/0494** Officer: Luke McSoriley
Decision: GTD Decision Date: 16/04/2008
Location: 149 Lordship Lane N17 6XE
Proposal: Retention of 3 self contained flats.

WARD: **Crouch End**

Application No: **HGY/2008/0705** Officer: Jeffrey Holt
Decision: REF Decision Date: 13/05/2008
Location: 6 Broadway Parade, Tottenham Lane N8 9DE
Proposal: Display of 1 projection sign.

Application No: **HGY/2008/0675** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 13/05/2008
Location: 33 Cecile Park N8 9AX
Proposal: Erection of single storey rear extension. Amended scheme. Party wall extended.

Application No: **HGY/2008/0700** Officer: Jeffrey Holt
Decision: GTD Decision Date: 12/05/2008
Location: 73 Priory Gardens N6 5QU
Proposal: Erection of rear dormer window and insertion of 3 x velux windows to front roofslope.

Application No: **HGY/2008/0685** Officer: Jeffrey Holt
Decision: REF Decision Date: 09/05/2008
Location: 10 Sandringham Gardens N8 9HU
Proposal: Extension to roof comprising of side and rear dormer windows.

Application No:	HGY/2008/0841	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	07/05/2008
Location:	Clock Tower, The Broadway N8		
Proposal:	Approval Of Details pursuant to Condition 3 (paint colour) attached to planning permission reference HGY/2007/1889.		
Application No:	HGY/2008/0619	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	02/05/2008
Location:	53 Mount View Road N4 4SS		
Proposal:	Enlargement of existing basement and creation of new lightwell to front elevation.		
Application No:	HGY/2008/0592	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	02/05/2008
Location:	114 Priory Gardens N6 5QT		
Proposal:	Erection of a new single storey building to replace former music studio now demolished for use for purposes ancillary to the main house at 114 Priory Gardens.		
Application No:	HGY/2008/0569	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	30/04/2008
Location:	9 Glasslyn Road N8 8RJ		
Proposal:	Erection of side extension to rear of property.		
Application No:	HGY/2008/0501	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	23/04/2008
Location:	34 Shepherds Hill N6 5AH		
Proposal:	Creation of self contained basement flat to involve demolition of front, ground, north elevation, entrance porch and creation of lightwells to front elevation.		
Application No:	HGY/2008/0512	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	23/04/2008
Location:	Rear of 62-70 Coolhurst Road N8 8EU		
Proposal:	Erection of new three bedroom dwellinghouse.		
Application No:	HGY/2007/2284	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	18/04/2008
Location:	36 Dickenson Road N8 9ET		
Proposal:	Erection of two storey side extension and refurbishment to existing house.		
Application No:	HGY/2008/0481	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	17/04/2008
Location:	The Hornsey Club, Tivoli Road N8 8RG		
Proposal:	Conversion of office / storage room to studio flat entailing modifications to adjacent changing room.		
Application No:	HGY/2008/0472	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	17/04/2008
Location:	Flat 2, 46 Stanhope Road N6 5AJ		
Proposal:	Replacement of 2 x side windows with obscure glazed uPVC windows, and replacement of rear kitchen window with double-glazed uPVC window.		

Application No:	HGY/2008/0496	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	17/04/2008
Location:	45 Claremont Road N6 5DA		
Proposal:	Erection of rear dormer window and insertion of one velux window to front elevation.		
Application No:	HGY/2008/0548	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	16/04/2008
Location:	8-10 Park Road N8 8TD		
Proposal:	Conversion of property into 4 self-contained flats.		
Application No:	HGY/2008/0518	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	16/04/2008
Location:	12 Birchington Road N8 8HR		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	HGY/2008/0559	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	16/04/2008
Location:	6 Landrock Road N8 9HP		
Proposal:	Erection of railings to flat roof area outside bedroom window and conversion of window to flat roof area into door.		
Application No:	HGY/2008/0460	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	16/04/2008
Location:	2 Hatherley Gardens N8 9JH		
Proposal:	Replacement of existing windows with double glazed box sash windows.		
Application No:	HGY/2008/0454	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	16/04/2008
Location:	8 Hatherley Gardens N8 9JH		
Proposal:	Replacement of existing windows with double glazed box sash windows.		
Application No:	HGY/2008/0451	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	16/04/2008
Location:	5 Hatherley Gardens N8 9JH		
Proposal:	Replacement of existing windows with double glazed box sash windows.		
Application No:	HGY/2008/0450	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	16/04/2008
Location:	10 Hatherley Gardens N8 9JH		
Proposal:	Replacement of existing windows with double glazed box sash windows.		
Application No:	HGY/2008/0367	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	16/04/2008
Location:	Panorama Court, 56 Shepherds Hill N6 5RP		
Proposal:	Tree works to include crown reduction / thinning by 20% (total crown area only, NOT overall height and spread of canopy) of 1 x Holm Oak tree and crown thinning by 20%, reduction in canopy back from building to leave 5m clearance of 1 x Beech tree.		

WARD: **Fortis Green**

Application No: **HGY/2008/0691** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 14/05/2008
Location: 76 Woodside Avenue N10 3HY
Proposal: Erection of rear dormer window, raising of hip roof and insertion of velux window to front elevation.

Application No: **HGY/2008/0709** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 13/05/2008
Location: 32 Midhurst Avenue N10 3EN
Proposal: Erection of single storey rear ground floor extension.

Application No: **HGY/2008/0613** Officer: Luke McSoriley
Decision: GTD Decision Date: 13/05/2008
Location: Former Lynx Depot, Coppetts Road N10 1JP
Proposal: Approval Of Details pursuant to Condition 13 (car parking, cycles, loading and unloading) attached to planning permission reference HGY/2004/1943.

Application No: **HGY/2008/0612** Officer: Luke McSoriley
Decision: GTD Decision Date: 13/05/2008
Location: Former Lynx Depot, Coppetts Road N10 1JP
Proposal: Approval Of Details pursuant to Condition 9 (levels) attached to planning permission reference HGY/2004/1943.

Application No: **HGY/2008/0615** Officer: Luke McSoriley
Decision: GTD Decision Date: 07/05/2008
Location: 47 Leaside Avenue N10 3BT
Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2007/2435.

Application No: **HGY/2008/0582** Officer: Luke McSoriley
Decision: GTD Decision Date: 02/05/2008
Location: 30 Beech Drive N2 9NY
Proposal: Loft conversion consisting of hip to gable on the rear wall, insertion of five velux windows, French doors with balustrade.

Application No: **HGY/2008/0699** Officer: Gary Savins
Decision: PERM DEV Decision Date: 29/04/2008
Location: 34 Aylmer Road N2 0BX
Proposal: Erection of new porch and garage extension, with change of use of garage to habitable room.

Application No: **HGY/2008/0620** Officer: Matthew Gunning
Decision: GTD Decision Date: 29/04/2008
Location: 47 Fordington Road N6 4TH
Proposal: Demolition of existing conservatory and erection of single storey side and rear extensions, with a part basement floor, and new decked terrace area.

Application No: **HGY/2008/0525** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 17/04/2008
Location: 77 Greenham Road N10 1LN
Proposal: Erection of rear dormer window and insertion of 4 x velux windows to front roofslope.

Application No: **HGY/2008/0482** Officer: Gary Savins
Decision: GTD Decision Date: 17/04/2008
Location: 67 Twyford Avenue N2 9NP
Proposal: Erection of new side gate to front of property.

Application No: **HGY/2008/0484** Officer: Gary Savins
Decision: GTD Decision Date: 17/04/2008
Location: 65 Twyford Avenue N2 9NP
Proposal: Erection of single storey side extension.

Application No: **HGY/2008/0475** Officer: Valerie Okeiyi
Decision: REF Decision Date: 16/04/2008
Location: 5 Birchwood Avenue N10 3BE
Proposal: Creation of vehicle crossover to a Borough Road.

Application No: **HGY/2008/0492** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 15/04/2008
Location: 42 Grand Avenue N10 3BP
Proposal: Erection of single storey rear extension.

WARD: **Harringay**

Application No: **HGY/2008/0650** Officer: Megan Cochrane
Decision: PERM REQ Decision Date: 13/05/2008
Location: 37 Umfreville Road N4 1RY
Proposal: Use of property as two self contained flats.

Application No: **HGY/2008/0652** Officer: Jeffrey Holt
Decision: GTD Decision Date: 09/05/2008
Location: 33 Duckett Road N4 1BJ
Proposal: Erection of single storey side extension (amended scheme).

Application No: **HGY/2008/0635** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 09/05/2008
Location: 24 Duckett Road N4 1BN
Proposal: Erection of single storey rear extension (Scheme 2).

Application No:	HGY/2008/0634	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	09/05/2008
Location:	24 Duckett Road N4 1BN		
Proposal:	Erection of dormer window.		
Application No:	HGY/2008/0632	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/05/2008
Location:	24 Duckett Road N4 1BN		
Proposal:	Erection of single storey rear addition (Scheme 1).		
Application No:	HGY/2008/0653	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/05/2008
Location:	52 Wightman Road N4 1RU		
Proposal:	Change of use of ground floor from restaurant (A3) to residential, conversion of property into 4 self-contained flats comprising 2 x two bed and 2 x one bed flats, and erection of lower ground floor rear extension.		
Application No:	HGY/2008/0617	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	07/05/2008
Location:	Ground Floor Flat, 58 Cavendish Road N4 1RS		
Proposal:	Conversion of existing kitchen window to a doorway for access to rear garden.		
Application No:	HGY/2008/0643	Officer:	Megan Cochrane
Decision:	PERM DEV	Decision Date:	02/05/2008
Location:	98 Hewitt Road N8 0BN		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2008/0605	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	02/05/2008
Location:	South Harringay Infant and Junior School, Mattison Road N4 1BD		
Proposal:	Variation of Condition 3 attached to planning permission HGY2007/0896 for temporary single storey classroom unit and separate equipment store until 31 December 2008.		

WARD: **Highgate**

Application No:	HGY/2008/0690	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	16/05/2008
Location:	4 Sheldon Avenue N6 4JT		
Proposal:	Tree works to include removal of 1 x Elder tree (T1 adjacent to left rear corner of house) and 1 x Sycamore tree (T4 at left corner of front garden).		
Application No:	HGY/2008/0725	Officer:	Gary Savins
Decision:	GTD	Decision Date:	13/05/2008
Location:	Southwood Hall, Wood Lane N6 5UE		
Proposal:	Crown raise over shrub and deadwood 1 x Oak tree, remove deadwood from 1 x Horse Chestnut tree, remove deadwood from 1 x Sweet Chestnut tree, and clear overhanging from street from developing Sweet Chestnut tree and 1 x Oak tree.		

Application No:	HGY/2008/0637	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	09/05/2008
Location:	433 Archway Road N6 4HT		
Proposal:	Replacement of all existing sash windows at first floor and second floor with UPVC double glazed sash windows.		
Application No:	HGY/2008/0640	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	08/05/2008
Location:	Land South of Sports Grounds, Hampstead Lane N2		
Proposal:	Installation of a 10 metre high street furniture column, to replace existing 8 metre high street furniture column along with 1 additional equipment housing cabinet and development ancillary thereto.		
Application No:	HGY/2008/0608	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	07/05/2008
Location:	4 Sheldon Avenue N6 4JT		
Proposal:	Tree works to include removal and stump treatment to T1: Sycamore, T2: Sycamore, T3: Oak and T4: Elder.		
Application No:	HGY/2008/0586	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	07/05/2008
Location:	13 North Hill N6 4AB		
Proposal:	Erection of new three bedroom single dwelling house at rear of the site.		
Application No:	HGY/2008/0578	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	02/05/2008
Location:	67 Sheldon Avenue N6 4NH		
Proposal:	Erection of gates and railings.		
Application No:	HGY/2008/0689	Officer:	Gary Savins
Decision:	PERM DEV	Decision Date:	29/04/2008
Location:	13 Highgate Close N6 4SD		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2008/0677	Officer:	Tara Jane Fisher
Decision:	NOT DEV	Decision Date:	29/04/2008
Location:	59 Hornsey Lane N6 5LE		
Proposal:	Continuation of use of property as single dwelling house.		
Application No:	HGY/2008/0542	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/04/2008
Location:	245 Archway Road N6 5BS		
Proposal:	Use of property as five self-contained flats.		
Application No:	HGY/2008/0539	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	29/04/2008
Location:	7 Langdon Park Road N6 5PS		
Proposal:	Tree works to include felling to ground level and treating stump of 1 x Oak tree.		

Application No:	HGY/2008/0583	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	29/04/2008
Location:	13 North Hill N6 4AB		
Proposal:	Erection of a new three bedroom single dwelling house.		
Application No:	HGY/2008/0580	Officer:	David Paton
Decision:	GTD	Decision Date:	23/04/2008
Location:	19 Cholmeley Park N6 5EL		
Proposal:	Installation of timber garden gate to front elevation.		
Application No:	HGY/2008/0026	Officer:	David Paton
Decision:	REF	Decision Date:	23/04/2008
Location:	Electricity sub station, Tile Kiln Lane N6 5LG		
Proposal:	Conservation Area Consent for demolition of existing buildings and erection of a two storey 1 bedroom house.		
Application No:	HGY/2008/0025	Officer:	David Paton
Decision:	REF	Decision Date:	23/04/2008
Location:	Electricity sub station, Tile Kiln Lane N6 5LG		
Proposal:	Demolition of existing buildings and erection of a two storey one bedroom dwelling house.		
Application No:	HGY/2008/0504	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/04/2008
Location:	Round Hill, Compton Avenue N6 4LB		
Proposal:	Conservation Area Consent for demolition of existing building, garage and pool house, and erection of new replacement 3 storey property comprising 9 bedrooms, with rooms, pool, gym and cinema at basement level, and 1 x two storey garage in rear garden.		
Application No:	HGY/2008/0503	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/04/2008
Location:	Round Hill, Compton Avenue N6 4LB		
Proposal:	Demolition of existing building, garage and pool house, and erection of new replacement 3 storey property comprising 9 bedrooms, with rooms, pool, gym and cinema at basement level, and 1 x two storey garage in rear garden.		
Application No:	HGY/2008/0468	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	22/04/2008
Location:	48 Holmesdale Road N6 5TQ		
Proposal:	Erection of rear extension and alterations to roofslope (amendments to approved scheme HGY/2007/2042).		
Application No:	HGY/2008/0485	Officer:	Gary Savins
Decision:	GTD	Decision Date:	21/04/2008
Location:	40 Orchard Road N6 5TR		
Proposal:	Erection of rear two storey extension.		
Application No:	HGY/2008/0242	Officer:	David Paton
Decision:	GTD	Decision Date:	18/04/2008
Location:	4 Sheldon Avenue N6 4JT		
Proposal:	Erection of first floor extension and conversion of garage into habitable room.		

Application No: **HGY/2008/0480** Officer: Luke McSoriley
Decision: REF Decision Date: 17/04/2008
Location: 41 Hornsey Lane Gardens N6 5NY
Proposal: Raising of garage roof to 4m. and creation of roof garden with access stairs. Creation of vehicle crossover to front of property.

Application No: **HGY/2008/0421** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/04/2008
Location: White Lion House, 64A Highgate High Street N6 5HX
Proposal: Change of use of property from offices (B1) to a healthcare centre.

Application No: **HGY/2008/0448** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 16/04/2008
Location: 2 Church Road N6 4QT
Proposal: Alterations to existing window openings in side extension.

WARD: **Hornsey**

Application No: **HGY/2008/0669** Officer: Megan Cochrane
Decision: GTD Decision Date: 13/05/2008
Location: 79 Tottenham Lane N8 9BE
Proposal: Conversion of the upper floor to two self-contained flats.

Application No: **HGY/2008/0809** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 13/05/2008
Location: 7 Harold Road N8 7DE
Proposal: Variation of Condition 6 (personal) attached to planning permission 43043 to allow Marzia Fargio Eldridge to use property as nursery.

Application No: **HGY/2008/0644** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 12/05/2008
Location: 125 North View Road N8 7LR
Proposal: Change of use of shop premises on ground floor into a 2 bedroom flat with rear garden, erection of rear side extension and internal alterations to existing first floor flat to provide a 1 bedroom flat.

Application No: **HGY/2008/0577** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 06/05/2008
Location: Newland House Newland Road N8 7AJ
Proposal: Replacement of existing single galzed steel windows, painted white, with double-glazed coated aluminium windows

Application No: **HGY/2008/0572** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 02/05/2008
Location: Greig City Academy High Street N8 7NU
Proposal: Approval Of Details pursuant to Condition three (materials) attached to planning permission reference HGY/2007/0750.

Application No: **HGY/2008/0567** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 24/04/2008
 Location: 118 North View Road N8 7LP
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0598** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 23/04/2008
 Location: Rokesly Infant School, Hermiston Avenue N8 8NH
 Proposal: Erection of bicycle shed.

Application No: **HGY/2008/0471** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 17/04/2008
 Location: 77 Hillfield Avenue N8 7DS
 Proposal: Erection of single storey studio at end of rear garden.

Application No: **HGY/2008/0463** Officer: Megan Cochrane
 Decision: GTD Decision Date: 16/04/2008
 Location: 238 Ferme Park Road N8 9BN
 Proposal: Replacement of existing windows at ground floor level with white PVC windows.

Application No: **HGY/2008/0511** Officer: Oliver Christian
 Decision: GTD Decision Date: 16/04/2008
 Location: 1 Harvey Road N8 9PD
 Proposal: Erection of first floor rear extension and conversion of existing property into 3 flats with internal alterations.

WARD: **Muswell Hill**

Application No: **HGY/2007/2551** Officer: Luke McSoriley
 Decision: GTD Decision Date: 09/05/2008
 Location: 1-4 Connaught House, 38 Connaught Gardens N10 3LH
 Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2006/1497.

Application No: **HGY/2008/0602** Officer: Luke McSoriley
 Decision: PERM DEV Decision Date: 07/05/2008
 Location: 262 Park Road N8 8JY
 Proposal: Erection of rear infill extension.

Application No: **HGY/2008/0538** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 29/04/2008
 Location: 27 Muswell Hill Road N10 3JB
 Proposal: Erection of single storey rear extension, roof extension at second floor level, insertion of 2 x velux windows to front roofslope and French doors with metal railings to rear elevation.

Application No: **HGY/2008/0533** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 23/04/2008
 Location: Priory Works, Farrer Mews N8 8NE
 Proposal: Conversion of existing commercial buildings to form 5 x B1 office units with associated parking.

Application No: **HGY/2008/0517** Officer: Matthew Gunning
 Decision: GTD Decision Date: 23/04/2008
 Location: 1 Grand Avenue N10 3AY
 Proposal: Erection of rear infill extension and alterations to elevations.

Application No: **HGY/2008/0556** Officer: Gary Savins
 Decision: GTD Decision Date: 23/04/2008
 Location: Garden Flat, 118 Muswell Hill Road N10 3JD
 Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2008/0510** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/04/2008
 Location: 114 Muswell Hill Road N10 3JD
 Proposal: Erection of two single storey rear extensions at ground and first floor levels.

Application No: **HGY/2008/0529** Officer: Luke McSoriley
 Decision: PERM DEV Decision Date: 17/04/2008
 Location: 31 Lynton Road N8 8SR
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0473** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 16/04/2008
 Location: 24 Park Avenue South N8 8LT
 Proposal: Demolition of existing concrete terrace to rear and replacement with wooded decking terrace.

Application No: **HGY/2008/0461** Officer: Matthew Gunning
 Decision: GTD Decision Date: 16/04/2008
 Location: 170 Muswell Hill Road N10 3NG
 Proposal: Erection of single storey rear extension.

WARD: **Noel Park**

Application No: **HGY/2008/0692** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/05/2008
 Location: 45 Westbury Avenue N22 6BS
 Proposal: Use of property as two self-contained flats.

Application No: **HGY/2008/0411** Officer: Gary Savins
Decision: GTD Decision Date: 08/05/2008
Location: First Floor Flat, 1 Meads Road N22 6RN
Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2008/0410** Officer: Gary Savins
Decision: GTD Decision Date: 08/05/2008
Location: Ground Floor Flat, 1 Meads Road N22 6RN
Proposal: Erection of single storey rear ground floor extension.

Application No: **HGY/2008/0609** Officer: Luke McSoriley
Decision: GTD Decision Date: 07/05/2008
Location: In front of 11 High Road N22 6BH
Proposal: Replacement of two BT payphone kiosks with one new BT payphone kiosk.

Application No: **HGY/2008/0638** Officer: Oliver Christian
Decision: REF Decision Date: 02/05/2008
Location: 156 High Road N22 6EB
Proposal: Variation of Condition 3 (hours of operation) attached to planning permission HGY/2003/1285 to allow cafe / internet cafe to extend the current permitted opening hours (0800 to 2300 hrs) to permit additional opening on Friday night / Saturday morning to 0300 hrs, Saturday night / Sunday morning to 0300 and 2400 hrs on a Sunday.

Application No: **HGY/2008/0507** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 22/04/2008
Location: 63 Burghley Road N8 0QG
Proposal: Use of property as two self-contained flats.

Application No: **HGY/2007/2477** Officer: Tara Jane Fisher
Decision: PERM REQ Decision Date: 16/04/2008
Location: 108 Turnpike Lane N8 0PH
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0453** Officer: Valerie Okeiyi
Decision: PERM REQ Decision Date: 15/04/2008
Location: 10 Willingdon Road N22 6SB
Proposal: Erection of single story rear extension.

WARD: **Northumberland Park**

Application No: **HGY/2008/0720** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 13/05/2008
Location: 32B & 32C Willoughby Park Road N17 0RA
Proposal: Replacement of timber sash windows with timber double glazed sash windows and the replacement of roof existing roof tiles.

Application No: **HGY/2008/0671** Officer: Matthew Gunning
Decision: REF Decision Date: 13/05/2008
Location: 77 Brantwood Road N17 0DT
Proposal: Conversion of property into two self contained flats.

Application No: **HGY/2008/0663** Officer: Matthew Gunning
Decision: GTD Decision Date: 13/05/2008
Location: 41 Worcester Avenue N17 0TU
Proposal: Erection of ground floor rear extension and two-storey side extension.

Application No: **HGY/2008/0658** Officer: Matthew Gunning
Decision: REF Decision Date: 13/05/2008
Location: 6 Almond Road N17 0PJ
Proposal: Erection of part single, part two storey side extension.

Application No: **HGY/2008/0645** Officer: Gary Savins
Decision: GTD Decision Date: 08/05/2008
Location: 741 High Road N17 8AG
Proposal: Change of use of ground floor from shop (A1) to restaurant (A3) with ancillary takeaway facility, new shop front and ventilation duct to rear.

Application No: **HGY/2008/0606** Officer: Tara Jane Fisher
Decision: REF Decision Date: 07/05/2008
Location: Rear of 134-144 White Hart Lane N17 8HS
Proposal: Erection of new 2 storey building to accommodate 2 x one bed flats and alterations to 6 existing flats.

Application No: **HGY/2008/0566** Officer: Luke McSoriley
Decision: GTD Decision Date: 01/05/2008
Location: 89 Pembury Road N17 8LY
Proposal: Conversion of existing HMO, comprising 9 bed sits, into 4 x one bed self-contained flats. Insertion of velux windows to front and side roof slopes, and alteration to elevations.

Application No: **HGY/2008/0427** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 15/04/2008
Location: 9-39 White Hart Lane N17 8DU
Proposal: Replacement of existing windows with PVCu double-glazed windows.

WARD: **St. Ann's**

Application No: **HGY/2008/0573** Officer: Megan Cochrane
Decision: GTD Decision Date: 08/05/2008
Location: 23a Stanhope Gardens N4 1HY
Proposal: Erection of single storey rear extension and replacement of existing front bay windows with double glazed timber- sash windows.

Application No: **HGY/2008/0604** Officer: Megan Cochrane
Decision: GTD Decision Date: 07/05/2008
Location: Rear of 293 West Green Road N15 3QR
Proposal: Change of use from ancillary accommodation of dental surgery to 2 bedroom single dwellinghouse.

Application No: **HGY/2008/0588** Officer: Stuart Cooke
Decision: REF Decision Date: 07/05/2008
Location: 38 Salisbury Road N4 1JZ
Proposal: Conversion of property into 3 self contained flats.

Application No: **HGY/2008/0595** Officer: Elizabeth Ennin-Gyasi
Decision: PERM DEV Decision Date: 06/05/2008
Location: 109 Woodlands Park Road N15 3SB
Proposal: Certificate of Lawfulness for use of property as residential care home for five persons with learning difficulties.

Application No: **HGY/2008/0553** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 29/04/2008
Location: 734-736 Seven Sisters Road N15 5NH
Proposal: Installation of mezzanine floor of 467 Square metres with steps and lift access from main existing shop.

Application No: **HGY/2008/0581** Officer: Jeffrey Holt
Decision: GTD Decision Date: 23/04/2008
Location: 1A Station Works Abbotsford Avenue N15 3BT
Proposal: Erection of underground store room.

WARD: **Seven Sisters**

Application No: **HGY/2008/0682** Officer: Megan Cochrane
Decision: GTD Decision Date: 13/05/2008
Location: 141 Gladesmore Road N15 6TJ
Proposal: Installation of water tank enclosure above existing flat roof to loft extension.

Application No: **HGY/2008/0636** Officer: Oliver Christian
Decision: GTD Decision Date: 08/05/2008
Location: 41 Norfolk Avenue N15 6JX
Proposal: Erection of front and rear dormer windows.

Application No: **HGY/2008/0618** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 07/05/2008
Location: 36 Riverside Road N15 6DA
Proposal: Erection of single storey rear extension and front and rear dormer windows.

Application No:	HGY/2008/0600	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	07/05/2008
Location:	78 High Road N15 6JU		
Proposal:	Erection of single storey rear extension and internal alterations to combine two retail units into one.		
Application No:	HGY/2007/1996	Officer:	Oliver Christian
Decision:	REF	Decision Date:	07/05/2008
Location:	3 Craven Park Road N15 6AA		
Proposal:	Alteration and extension to existing building including additional floor to form a part 2 / 3 storey building comprising of 1 x five bed, 2 x four bed, 1 x three bed and 1 x two bed with 3 car parking spaces.		
Application No:	HGY/2008/0647	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	02/05/2008
Location:	1 Beechfield Road N4 1PD		
Proposal:	Erection of first floor side extension and restructuring of main roof including the provision of a solar panel and insertion of 4 rooflights, 2 to the rear and 2 to the front.		
Application No:	HGY/2008/0570	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	30/04/2008
Location:	56 Fairview Road N15 6LJ		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2008/0537	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	24/04/2008
Location:	R/O 242-274 Hermitage Road N4 1NR		
Proposal:	Approval Of Details pursuant to Condition 8 (refuse, waste storage / recycling), 13 (provision of 20 cycle racks) and 18 (waste / refuse storage enclosed with walls and gates) attached to planning permission reference HGY/2007/1442.		
Application No:	HGY/2008/0552	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	24/04/2008
Location:	88 Fairview Road N15 6TP		
Proposal:	Erection of single storey rear extension to existing shop.		
Application No:	HGY/2008/0526	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	23/04/2008
Location:	17B Vale Road N4 1QA		
Proposal:	Erection of roof terrace on existing flat roof extension.		
Application No:	HGY/2008/0378	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	16/04/2008
Location:	Unit 3, Arena Industrial Estate, Williamson Road N4 1ED		
Proposal:	Provision of new Callers' Office adjoining docking area. Removal of metal dock shutters with infill cavity wall and insertion of 2 no. access doors and window.		
Application No:	HGY/2008/0478	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/04/2008
Location:	125 Castlewood Road N15 6BD		
Proposal:	Erection of single storey rear extension.		

Application No: **HGY/2008/0423** Officer: Megan Cochrane
 Decision: GTD Decision Date: 15/04/2008
 Location: 31A Riverside Road N15 6DA
 Proposal: Demolition and rebuilding of single storey side extension.

WARD: Stroud Green

Application No: **HGY/2008/0762** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 13/05/2008
 Location: 61 Oakfield Road N4 4LD
 Proposal: Erection of two dormer windows and insertion of 1 x rooflight to rear of roofslope, and insertion of 3 x rooflights to front roofslope.

Application No: **HGY/2008/0711** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 09/05/2008
 Location: 48 Mount View Road N4 4JP
 Proposal: Erection of single storey rear ground floor extension.

Application No: **HGY/2008/0629** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 09/05/2008
 Location: 102 Florence Road N4 4DR
 Proposal: Alteration to approved scheme HGY/2007/1172 for erection of part single storey and part two storey rear extension.

Application No: **HGY/2008/0576** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 02/05/2008
 Location: Flat 1-54 Carlton Lodge Carlton Road N4 4NJ
 Proposal: Replacement of existing steel framed single glazed windows with new double-glazed aluminium windows.

Application No: **HGY/2008/0585** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 02/05/2008
 Location: Otway Court, Granville Road N4 4JD
 Proposal: Replacement of existing steel framed single-glazed windows with new double-glazed aluminium windows.

Application No: **HGY/2008/0194** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 30/04/2008
 Location: 34 Stapleton Hall Road N4 3QD
 Proposal: Creation of lightwells to front and rear of building at basement level and the conversion of the building into four self-contained flats.

Application No: **HGY/2008/0527** Officer: Megan Cochrane
 Decision: REF Decision Date: 24/04/2008
 Location: 30 Oxford Road N4 3EY
 Proposal: Erection of single storey roof extension and minor alterations to existing second floor.

Application No: **HGY/2008/0579** Officer: Megan Cochrane
Decision: GTD Decision Date: 23/04/2008
Location: Norman Court Stapleton Hall Road N4 4QD
Proposal: Replacement of existing steel framed single-glazed windows with new double-glazed aluminium windows.

Application No: **HGY/2008/0623** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 22/04/2008
Location: 68 Lancaster Road N4 4PT
Proposal: Erection of rear dormer window with 3 x rooflights to front elevation

Application No: **HGY/2008/0483** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 16/04/2008
Location: 148 Weston Park N8 9PN
Proposal: Erection of rear ground floor extension.

Application No: **HGY/2008/0428** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 15/04/2008
Location: 12A Ossian Road N4 4EA
Proposal: Retention of existing garage, fence border, wooden gate and patio (retrospective application).

Application No: **HGY/2008/0414** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 14/04/2008
Location: 93A Weston Park N8 9PR
Proposal: Change of use from shop (A1) to a Yoga Centre.

WARD: **Tottenham Green**

Application No: **HGY/2008/0659** Officer: Stuart Cooke
Decision: GTD Decision Date: 14/05/2008
Location: Land at 24A Birstall Road N15 5EN
Proposal: Erection of 2 storey building comprising 3 x one bed flats, 4 x two bed flats and 1 x maisonette, with associated cycle and refuse storage (revised scheme).

Application No: **HGY/2008/0614** Officer: Jeffrey Holt
Decision: GTD Decision Date: 08/05/2008
Location: 701 Seven Sisters Road N15 5LA
Proposal: Retrospective planning permission for retention of existing shop sign.

Application No: **HGY/2008/0621** Officer: Stuart Cooke
Decision: PERM DEV Decision Date: 07/05/2008
Location: Tynemouth Road Mid Tunnel Ventilation Shaft, Tynemouth Road N15 4AT
Proposal: Upgrading of existing mid tunnel ventilation shaft and erection of a sub station.

Application No: **HGY/2008/0616** Officer: Jeffrey Holt
Decision: GTD Decision Date: 07/05/2008
Location: 701 Seven Sisters Road N15 5LA
Proposal: Retrospective planning permission for retention of existing shopfront.

Application No: **HGY/2008/0596** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 06/05/2008
Location: 58 Roslyn Road N15 5ET
Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2007/2301** Officer: Stuart Cooke
Decision: GTD Decision Date: 23/04/2008
Location: Tottenham Hale Retail Park, Broad Lane N15 4QD
Proposal: Approval Of Details pursuant to Condition 13 (highways) attached to planning application reference HGY/2005/1447.

Application No: **HGY/2008/0622** Officer: Megan Cochrane
Decision: PERM DEV Decision Date: 22/04/2008
Location: 157 Broad Lane N15 4QT
Proposal: Erection of rear dormer window.

Application No: **HGY/2008/0412** Officer: Jeffrey Holt
Decision: GTD Decision Date: 15/04/2008
Location: First Floor Flat, 27A Springfield Road N15 4AY
Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

WARD: **Tottenham Hale**

Application No: **HGY/2008/0660** Officer: Jeffrey Holt
Decision: REF Decision Date: 13/05/2008
Location: 22 Lansdowne Road N17 9XE
Proposal: Erection of first floor rear extension with roof terrace.

Application No: **HGY/2008/0738** Officer: Jeffrey Holt
Decision: PERM DEV Decision Date: 09/05/2008
Location: 23 Seymour Avenue N17 9RE
Proposal: Erection of rear dormer window with insertion of rooflights to front and rear.

Application No: **HGY/2008/0200** Officer: Oliver Christian
Decision: PERM DEV Decision Date: 07/05/2008
Location: 31 Ladysmith Road N17 9AP
Proposal: Erection of rear dormer window, and insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2008/0607** Officer: Jeffrey Holt
Decision: REF Decision Date: 02/05/2008
Location: 11 Baronet Grove N17 0LX
Proposal: Erection of single storey rear extension and conversion of property into 1 x two bed flat and 1 x one bed flat.

Application No: **HGY/2008/0565** Officer: Megan Cochrane
Decision: GTD Decision Date: 29/04/2008
Location: 48 Park View Road N17 9AU
Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front elevation.

Application No: **HGY/2008/0551** Officer: Oliver Christian
Decision: GTD Decision Date: 29/04/2008
Location: 148 Rosebery Avenue N17 9SD
Proposal: Erection of 2 storey side extension, loft conversion with insertion of velux window to front / rear and conversion of property to 2 x two bed self-contained flats.

WARD: **West Green**

Application No: **HGY/2008/0838** Officer: Luke McSoriley
Decision: GTD Decision Date: 13/05/2008
Location: Barker House, West Green Road N15 3DT
Proposal: Replacement of existing windows and doors with new PVCu windows and doors at flats 1 - 20.

Application No: **HGY/2008/0641** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 08/05/2008
Location: 53 Mannoek Road N22 6AB
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0630** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 08/05/2008
Location: 124 Walpole Road N17 6BW
Proposal: Erection of rear dormer window to facilitate loft conversion, with 2 x velux windows to front elevation.

Application No: **HGY/2008/0601** Officer: Ruma Nowaz
Decision: GTD Decision Date: 07/05/2008
Location: Penniston Close N17
Proposal: Erection of brick built bin store.

Application No: **HGY/2008/0657** Officer: Gary Savins
Decision: REF Decision Date: 23/04/2008
Location: 2 Pendennis Road N17 6LJ
Proposal: Erection of two storey studio / duplex to side of 2 Pendennis Road.

Application No: **HGY/2008/0554** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/04/2008
 Location: 43 Keston Road N17 6PJ
 Proposal: Conversion of property into 2 x two bed self-contained flats.

Application No: **HGY/2008/0436** Officer: Luke McSoriley
 Decision: REF Decision Date: 16/04/2008
 Location: 468 West Green Road N15 3PT
 Proposal: Change of use of ground floor from retail (A1) to financial and professional services (A2). Erection of rear extension at ground and first floor level to facilitate conversion of upper floors and ground floor rear to 3 x two bed self-contained flats.

WARD: **White Hart Lane**

Application No: **HGY/2008/0769** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 13/05/2008
 Location: 105 Norfolk Avenue N13 6AL
 Proposal: Erection of rear dormer window.

Application No: **HGY/2008/0560** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 29/04/2008
 Location: Junction of Great Cambridge Road & Compton Crescent N17
 Proposal: Installation of a 15m. high street furniture style telecommunications column with 2no. equipment cabinets and ancillary development thereto (Part 24 Determination).

Application No: **HGY/2008/0543** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 29/04/2008
 Location: 76 Tower Gardens Road N17 7QA
 Proposal: Erection of rear dormer with 1 rooflight to front elevation.

Application No: **HGY/2008/0532** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 23/04/2008
 Location: 186 The Roundway N17 7DG
 Proposal: Demolition of existing conservatory and erection of single storey rear extension.

Application No: **HGY/2008/0509** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 22/04/2008
 Location: 16, 18, 32, 34, 62, 64 The Roundway N17 7EY
 Proposal: Replacement of existing windows with timber double-glazed windows in same style and design.

Application No: **HGY/2008/0488** Officer: Luke McSoriley
 Decision: GTD Decision Date: 21/04/2008
 Location: Land Adjoining 298 White Hart Lane N17 8LA
 Proposal: Erection of 2 storey two bedroom dwellinghouse.

Application No: **HGY/2008/0464** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 16/04/2008
Location: 8, 10, 12, 20, 26, 30, 36, 40, 46, 58, 74, 80, 82, 88 & 90 The Roundway N17 7EY
Proposal: Replacement of existing windows with timber double-glazed windows in same style and design.

Application No: **HGY/2008/0443** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 16/04/2008
Location: 140 Devonshire Hill Lane N17 7NH
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0447** Officer: Valerie Okeiyi
Decision: REF Decision Date: 15/04/2008
Location: 67 De Quincey Road N17 7DJ
Proposal: Erection of two storey side extension.

WARD: **Woodside**

Application No: **HGY/2008/0422** Officer: Luke McSoriley
Decision: GTD Decision Date: 15/05/2008
Location: 20-22 Ewart Grove N22 5NX
Proposal: Erection of a 2 storey rear extension and conversion of both properties into 4 x one bed self-contained flats and 1 x two bed self-contained flat (amended scheme).

Application No: **HGY/2008/0668** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 13/05/2008
Location: 30 Stirling Road N22 5BT
Proposal: Erection of rear dormer window with 2 x velux windows to front elevation and metal balustrade to rear.

Application No: **HGY/2008/0625** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 07/05/2008
Location: Bus Shelter Opposite 53 Bounds Green Road N22
Proposal: Display of 2 x internally illuminated advertisement panels.

Application No: **HGY/2008/0409** Officer: Luke McSoriley
Decision: GTD Decision Date: 23/04/2008
Location: Nightingale Primary School, Bounds Green Road N22 8ES
Proposal: Listed Building Consent for erection of new fencing, gates, security access systems and buggy park with new entrance canopy over. Internal modifications to school buildings.

Application No: **HGY/2008/0408** Officer: Luke McSoriley
Decision: GTD Decision Date: 23/04/2008
Location: Nightingale Primary School, Bounds Green Road N22 8ES
Proposal: Erection of new fencing, gates, security access systems and buggy park with new entrance canopy over. Internal modifications to school buildings.

Application No: **HGY/2008/0515** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 22/04/2008
Location: 108 Station Road N22 7SX
Proposal: Erection of single storey side return extension.

Application No: **HGY/2008/0146** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 18/04/2008
Location: 2 Gathorne Road N22 5ND
Proposal: Erection of single storey side and rear extension, and formation of basement.

Application No: **HGY/2008/0495** Officer: Luke McSoriley
Decision: REF Decision Date: 17/04/2008
Location: 36 Leith Road N22 5QA
Proposal: Erection of rear dormer window and insertion of 2 rooflights to front elevation.

Application No: **HGY/2008/0476** Officer: Ruma Nowaz
Decision: REF Decision Date: 16/04/2008
Location: 43 Selborne Road N22 7TH
Proposal: Conversion of property into 2 x two bed self-contained flats.

Application No: **HGY/2008/0445** Officer: Gary Savins
Decision: PERM DEV Decision Date: 16/04/2008
Location: 36 Melrose Avenue N22 5EA
Proposal: Erection of rear dormer window and 3 x front velux windows.

Application No: **HGY/2008/0444** Officer: Gary Savins
Decision: GTD Decision Date: 16/04/2008
Location: 36 Melrose Avenue N22 5EA
Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2008/0516** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 16/04/2008
Location: 108 Station Road N22 7SX
Proposal: Insertion of 2 x velux windows to rear roofslope to facilitate loft conversion.

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Haringey Council

Agenda item:

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Planning Committee	On 9th June 2008
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Report Title: Development Control and Planning Enforcement work report	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
1. Purpose To advise the Committee of performance statistics on Development Control and Planning Enforcement.	
2. Summary Summarises decisions taken within set time targets by Development Control and Planning Enforcement Work since the 06 th May Committee meeting.	
3. Recommendations That the report be noted.	
Report Authorised by: <div style="text-align: center;">  Ransford Stewart Interim Assistant Director Planning Policy & Management </div>	
Contact Officer: Michelle Searle Senior Administrative Officer Tel: 020 8489 5570	
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.	

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Planning Committee 9 June 2008

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

**BEST VALUE INDICATOR NI 157 (FORMERLY BV 109) -
DETERMINING PLANNING APPLICATIONS**

April 2008 Performance

In April 2008 there were 194 planning applications determined, with performance in each category as follows -

100% of major applications were determined within 13 weeks (3 out of 3)

83% of minor applications were determined within 8 weeks (44 out of 53 cases)

91% of other applications were determined within 8 weeks (125 out of 138 cases)

For an explanation of the categories see Appendix I

Year Performance – 2008/09

In 2008/09 up to the end of April there were 194 planning applications determined, with performance in each category as follows -

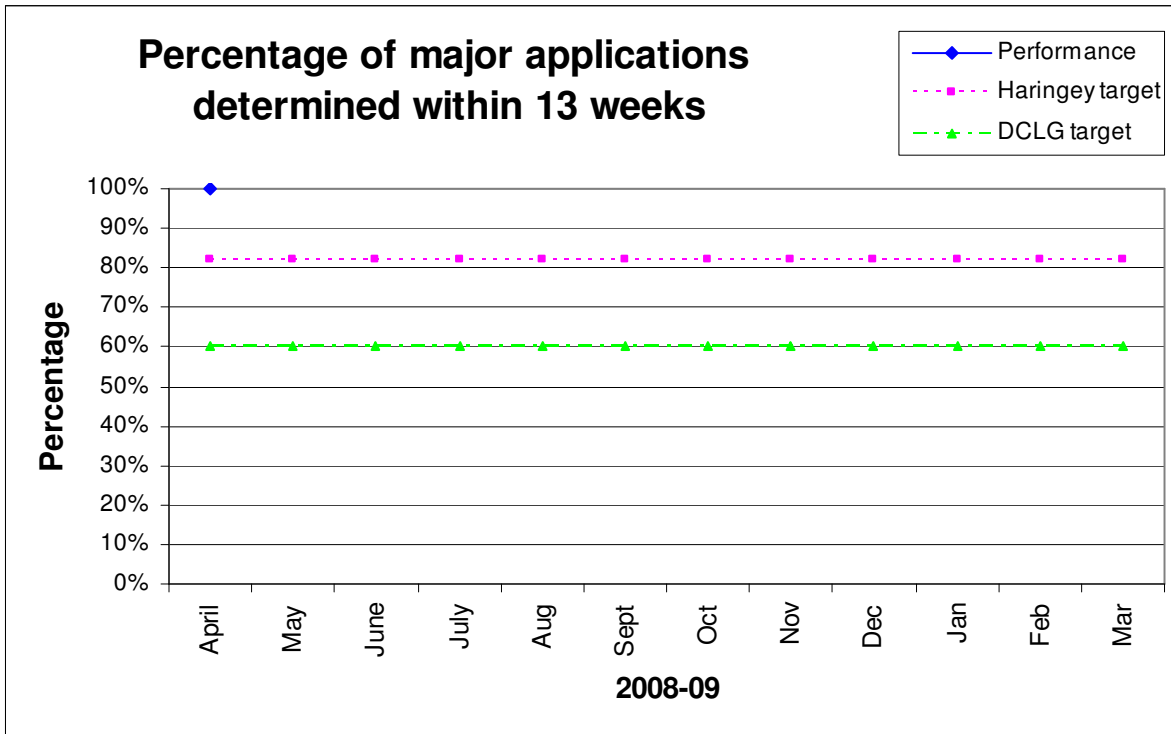
100% of major applications were determined within 13 weeks (3 out of 3 cases)

83% of minor applications were determined within 8 weeks (44 out of 53 cases)

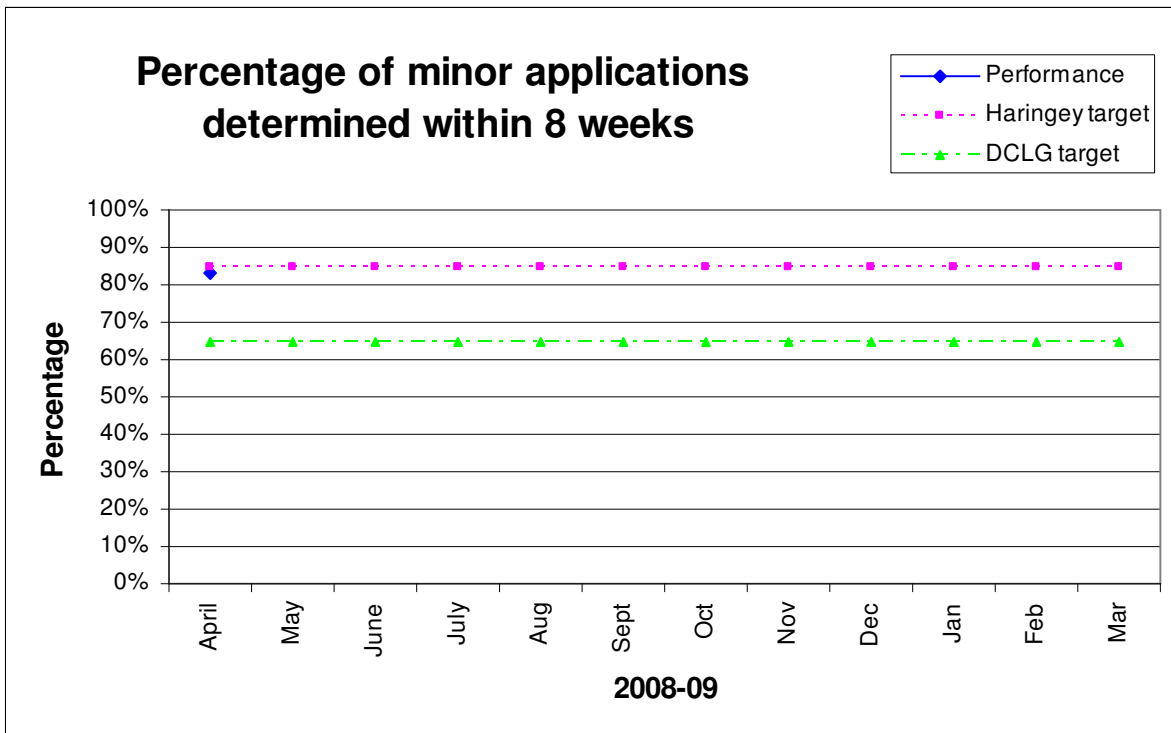
91% of other applications were determined within 8 weeks (125 out of 138 cases)

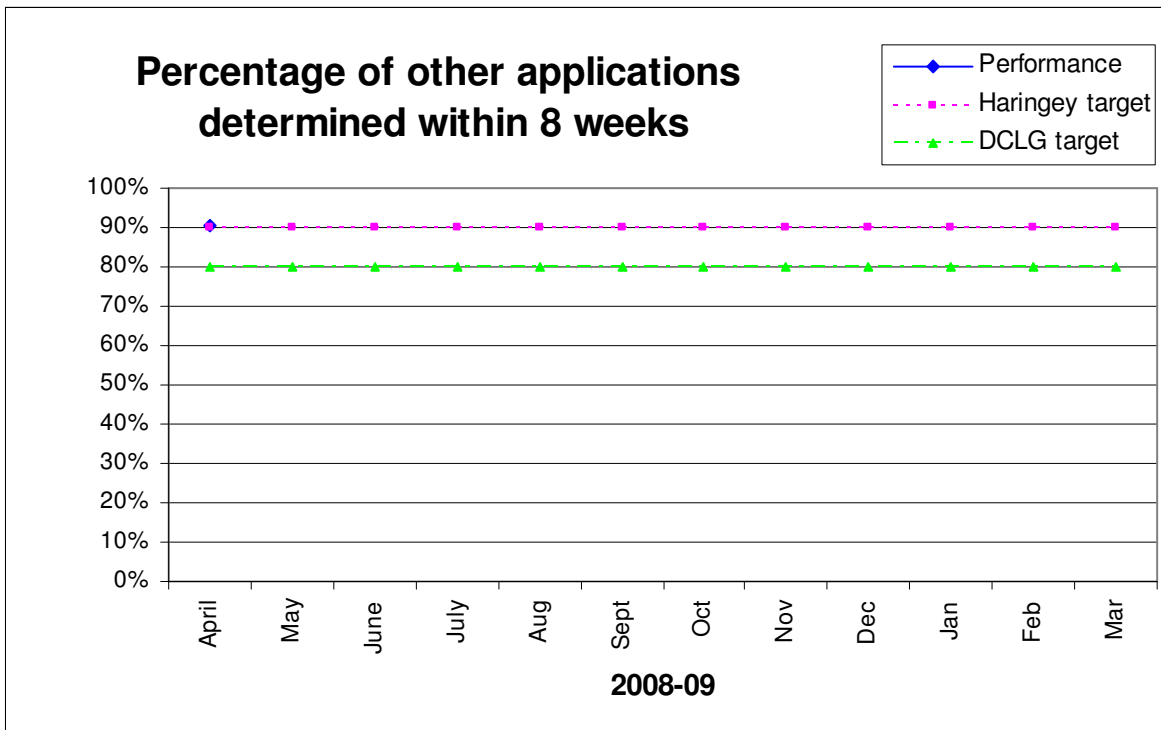
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2008/09



Minor Applications 2008/09



Other applications 2008/09**Background/Targets**

NI 157 (formerly BV 109) is one of the Department for Communities and Local Government (DCLG) National Indicators for 2008/09.

It sets the following targets for determining planning applications:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

Haringey has set its own challenging targets for 2008/09 in relation to NI 157. These are set out in Planning Policy & Development (PPD) Business Plan 2008-11 and are to determine:

- a. 82% of major applications within 13 weeks
- b. 85% of minor applications within 8 weeks
- c. 90% of other applications within 8 weeks

Appendix I

Explanation of categories

The NI 157 indicator covers planning applications included in the DCLG PS1/2 statutory return.

It *excludes* the following types of applications - TPO's, Telecommunications, Reserve Matters and Observations.

The definition for each of the category of applications is as follows:

Major applications -

For dwellings, where the number of dwellings to be constructed is 10 or more
For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.

Minor application -

Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.

Other applications -

All other applications, *excluding* TPO's, Telecommunications, Reserve Matters and Observations.

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

GRANTED / REFUSAL RATES FOR DECISIONS

April 2008 Performance

In April 2008, excluding Certificate of Lawfulness applications, there were 164 applications determined of which:

79% were granted (129 out of 164)

21% were refused (35 out of 164)

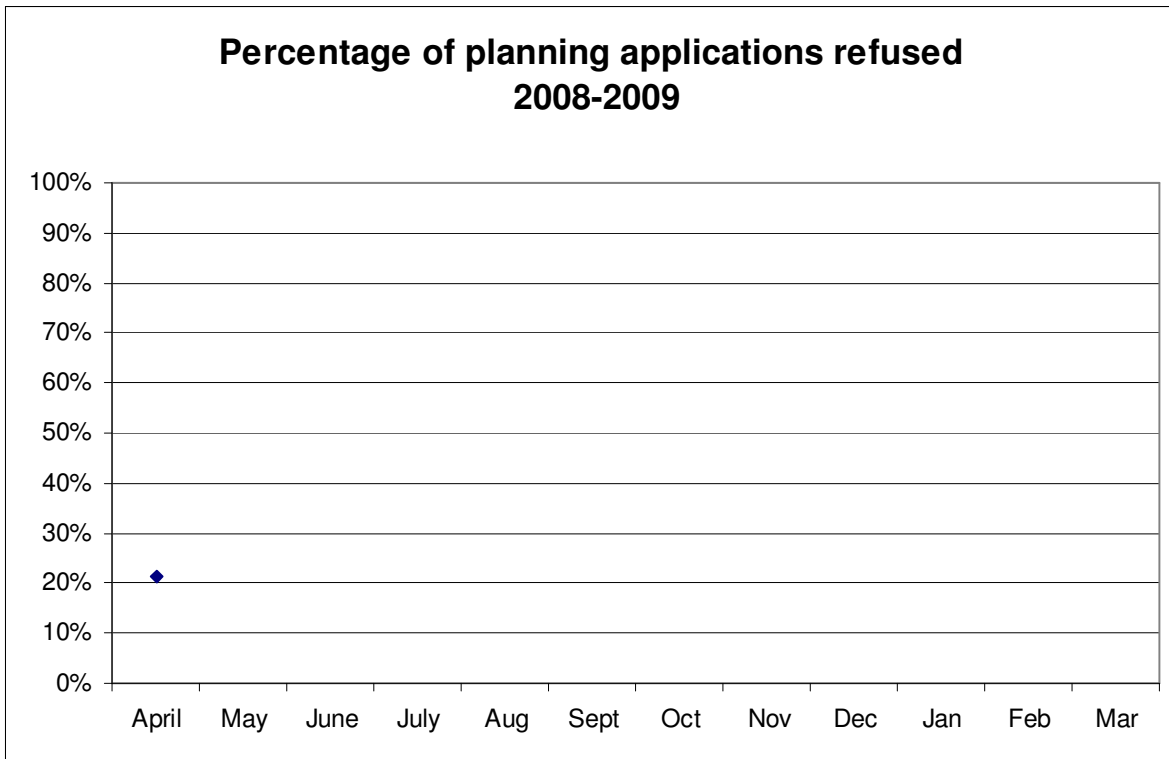
Year Performance – 2008/09

In 2008/09 up to the end of April, excluding Certificate of Lawfulness applications, there were 164 applications determined of which:

79% were granted (129 out of 164)

21% were refused (35 out of 164)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

**LOCAL INDICATOR (FORMERLY BV204) -
APPEALS AGAINST REFUSAL OF PLANNING PERMISSION**

April 2008 Performance

In April 2008 there were 8 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

37.5% of appeals allowed on refusals (3 out of 8 cases)

62.5% of appeals dismissed on refusals (5 out of 8 cases)

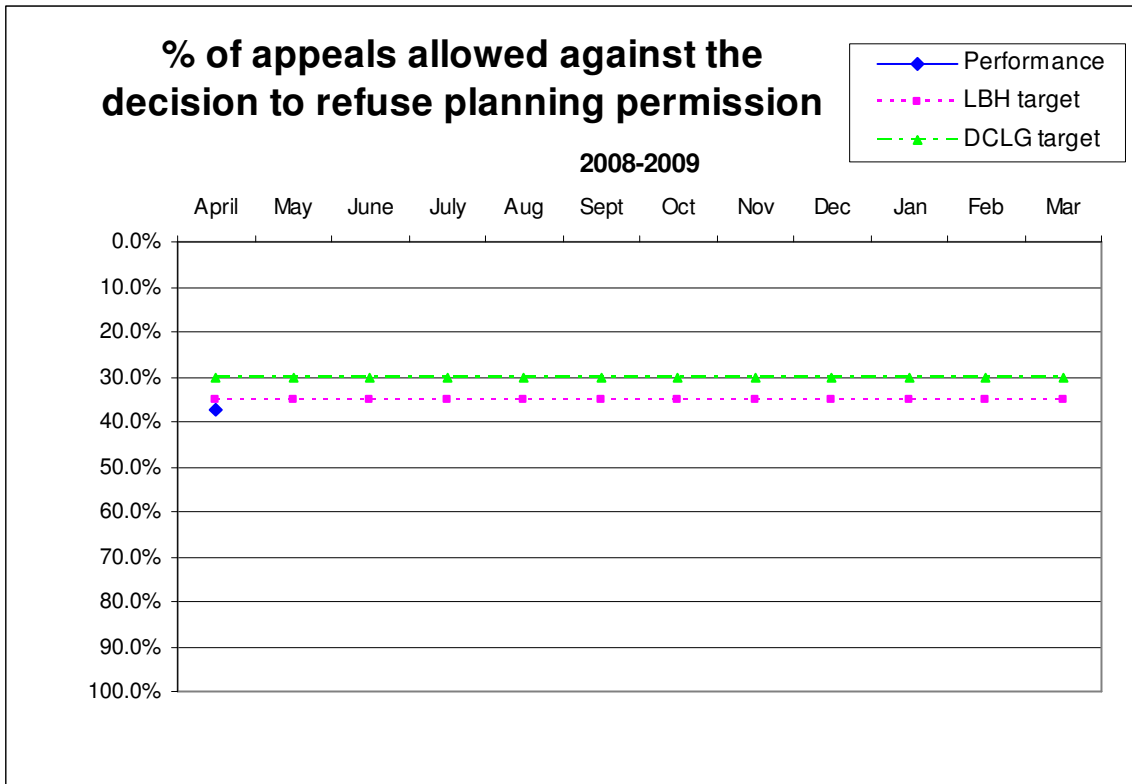
Year Performance – 2008/09

In 2008/09 up to the end of April there were 8 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

37.5% of appeals allowed on refusals (3 out of 8 cases)

62.5% of appeals dismissed on refusals (5 out of 8 cases)

The monthly performance is shown in the following graph:



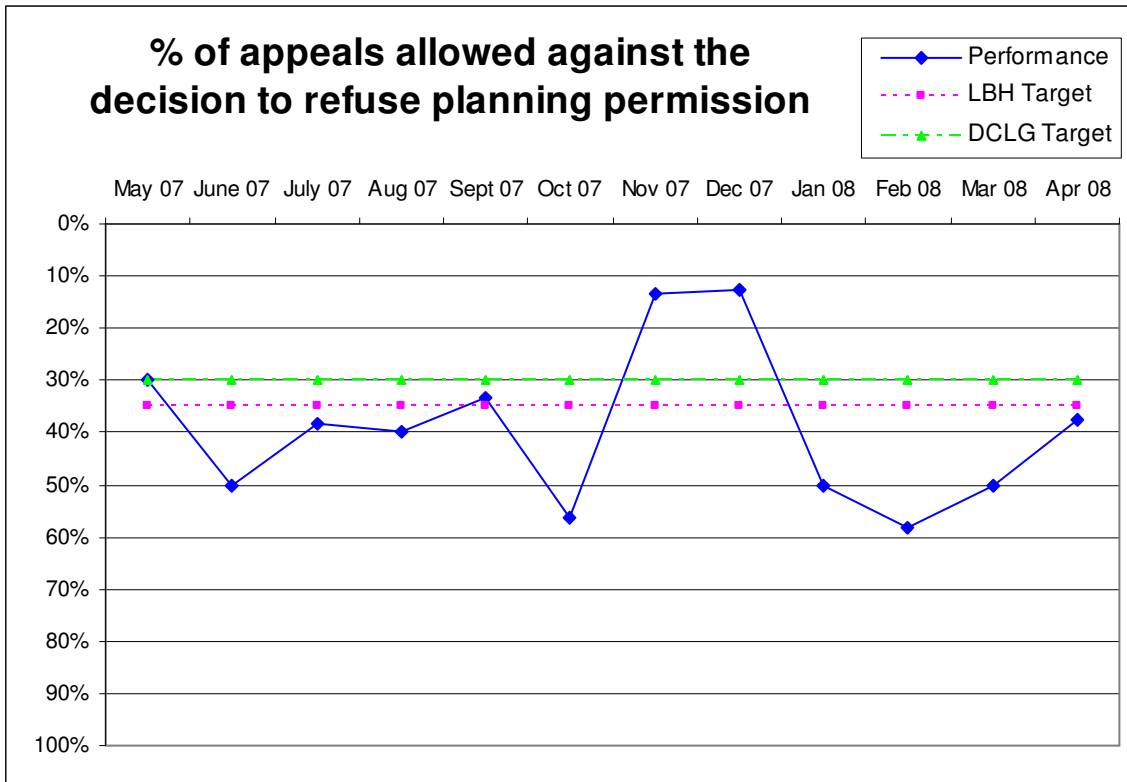
Last 12 months performance – April 2007 to March 2008

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

39.3% of appeals allowed on refusals (48 out of 122 cases)

60.7% of appeals dismissed on refusals (74 out of 122 cases)

The monthly performance for this period is shown in the following graph:



Background/Targets

BV204 is not included in DCLG’s National Indicators for 2008/09. However it has been retained as a local indicator.

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

The target that was set by DCLG in 2007/08 was 30%^

Haringey has set its own target for 2008/09 in relation to this local indicator. This is set out in PPD Business Plan 2008-11.

The target set by Haringey for 2008/09 is 35%

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

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ENFORCEMENT REPORT FOR JUNE COMMITTEE MEETING

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS COMPLETED	37 Broad Lane, N15 – Unauthorised Erection of Structure	16/04/08
	23 Hewitt Road, N8 – Unauthorised Residential Conversion	16/04/08
	372 High Road, N17 – Unauthorised Extension At Rear	16/04/08
	58 Fortis Green Road, N10 – Unauthorised Alteration To Shop Front	16/04/08
	12 Canning Crescent, N22 – Unauthorised Extension	17/04/08
	2a Talbot Road, N15 – Unauthorised Change of Use	17/04/08
	67c Weston Park, N8 – Unauthorised Erection of Structure	17/04/08
	184-188 Fortis Green Road, N10 – Unauthorised Extension At Rear	17/04/08
	45 Sutherland Road, N17 – Unauthorised Residential Conversion	17/04/08
	101 Lealand Road, N15 – Unauthorised Change of Use	24/04/08
	95 Sydney Road, N8 – Unauthorised Change of Use	28/04/08
	11 Burgoyne Road, N4 – Unauthorised Residential Conversion	28/04/08
	201 Devonshire Hill Lane, N17 - Unauthorised Residential Conversion	30/04/08
S.330 - REQUESTS FOR INFORMATION SERVED	56 Beechwood Road, N8 – Unauthorised Extension	14/04/08
	16 Russell Avenue, N22 – Unauthorised Erection of Structure	15/04/08
	32 Onslow Gardens, N10 – Unauthorised Change of Use	15/04/08
	2 Cranbrook Park, N22 – Unauthorised Erection of Structure	24/04/08
ENFORCEMENT NOTICES SERVED	7 Coningsby Road, N6 – Unauthorised Change of Use	14/04/08
	68 Priory Road, N8 – Unauthorised Erection of Structure	14/04/08
	1a & 1b Candler Street, N15 – Unauthorised Erection of Structure	16/04/08
	12 Canning Crescent, N22 – Unauthorised Extension	23/04/08
TEMPORARY STOP NOTICES SERVED	None	
PLANNING CONTRAVENTION NOTICES SERVED	Unit 6, Gaunson House, Markfield Road, N17 - Unauthorised Change of Use	23/04/08
	434 St. Ann's Road, N15 - Unauthorised Car Repairs And/Or Car Wash	29/04/08
BREACH OF CONDITIONS NOTICES SERVED	None	
PROSECUTIONS SENT TO LEGAL	325 West Green Road, N15 – Unauthorised Social Club	All Sent In Same Bundle 25/04/08
	150 Farrant Avenue, N22 - Contravention Of Article 4 Area Policy	
	23 Alexandra Road, N8 - Unauthorised Extension	
	329 West Green Road, N15 - Unauthorised Social Club	
	23 Mount View Road, N4 - Unauthorised Extension	
APPEALS/ATTENDANCE	None	
SUCCESSFUL PROSECUTIONS	None	
COMPLIANCES	None.	
ENFORCEMENT NOTICES WITHDRAWN	None.	

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Haringey Council

Agenda item:

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Planning Committee	On 9th June 2008
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Report Title: **Town & Country Planning Act 1990****Town & Country Planning (Trees) Regulations 1999**Report of: **Niall Bolger Director of Urban Environment**

Wards(s) affected: Muswell Hill

Report for: **Planning Committee****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. Land situated at Rookfield Close Open Space, N10
2. Outside 2 Rookfield Avenue, N10
3. Land situated outside 37 Cranmore Way, N10

3. Recommendations

To confirm the attached Tree Preservation Orders

Report Authorised by:


pp **Ransford Stewart**
Assistant Director Planning Policy & Management

Contact Officer: **Michelle Searle****Senior Administrative Officer****Tel: 020 8489 5570****4. Local Government (Access to Information) Act 1985**

With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case 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 Support Team on 020 8489 5114.

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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 situated at Rookfield Close Open Space, Muswell Hill N10

Species: T1: Coast Redwood

Location: Rookfield Close Open Space

Condition: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

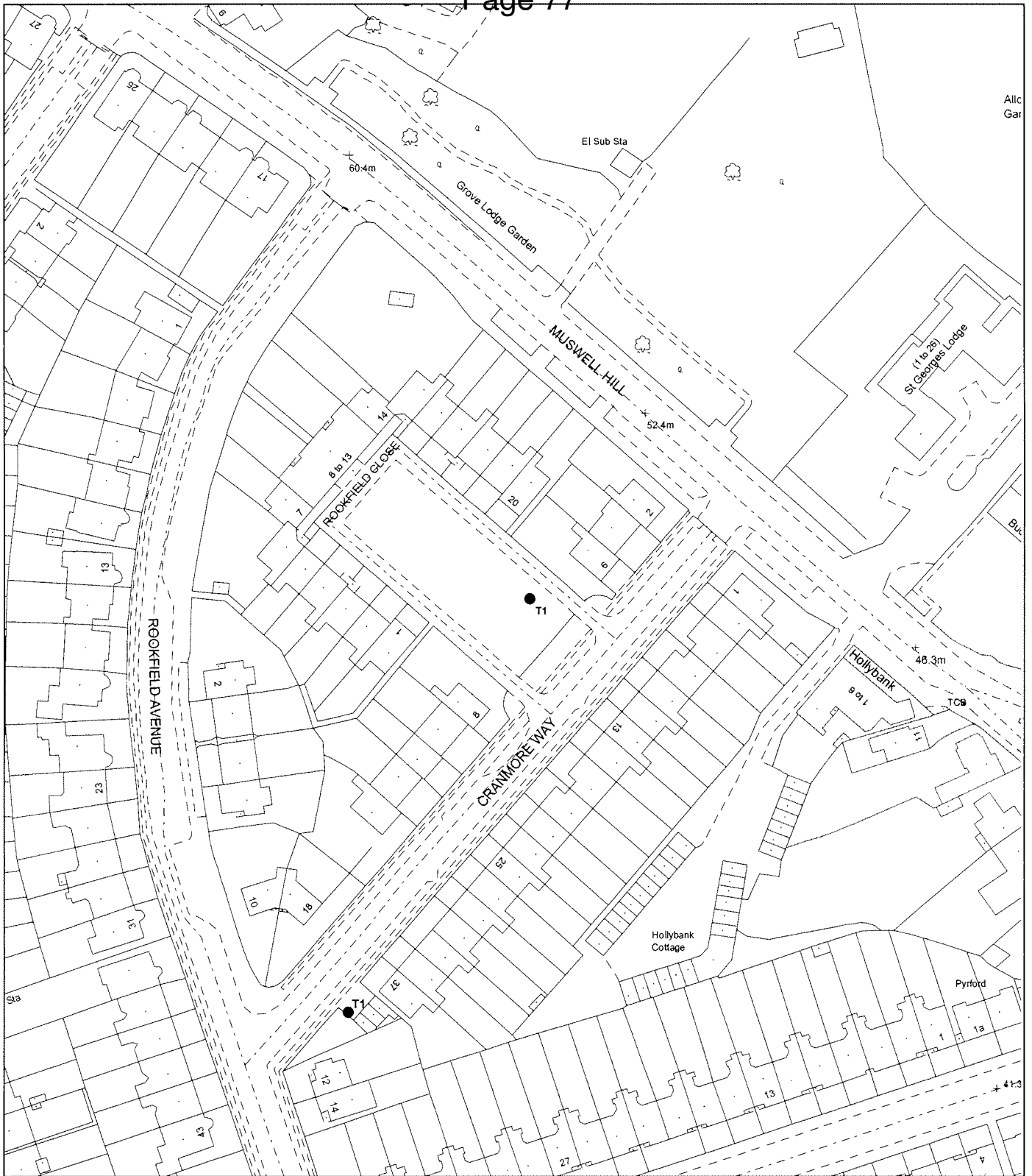
1. The tree is of amenity value, being clearly visible to local residents.
2. The tree appears healthy its species and age. It has a long, safe useful life expectancy.
3. The tree is suitable to its location and is of value for screening
4. The tree is a fairly unusual species for urban areas

RECOMMENDATION

The Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Tomkins
Head Of Development Control North

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Site plan
Rookfield Close open space
T1: Coast Redwood



**Directorate of
 Urban
 Environment**

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

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	Date	28/05/2008

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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: Outside 2 Rookfield Avenue N10

Species: T1: Yew

Location: O/s 2 Rookfield Avenue N10

Condition: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

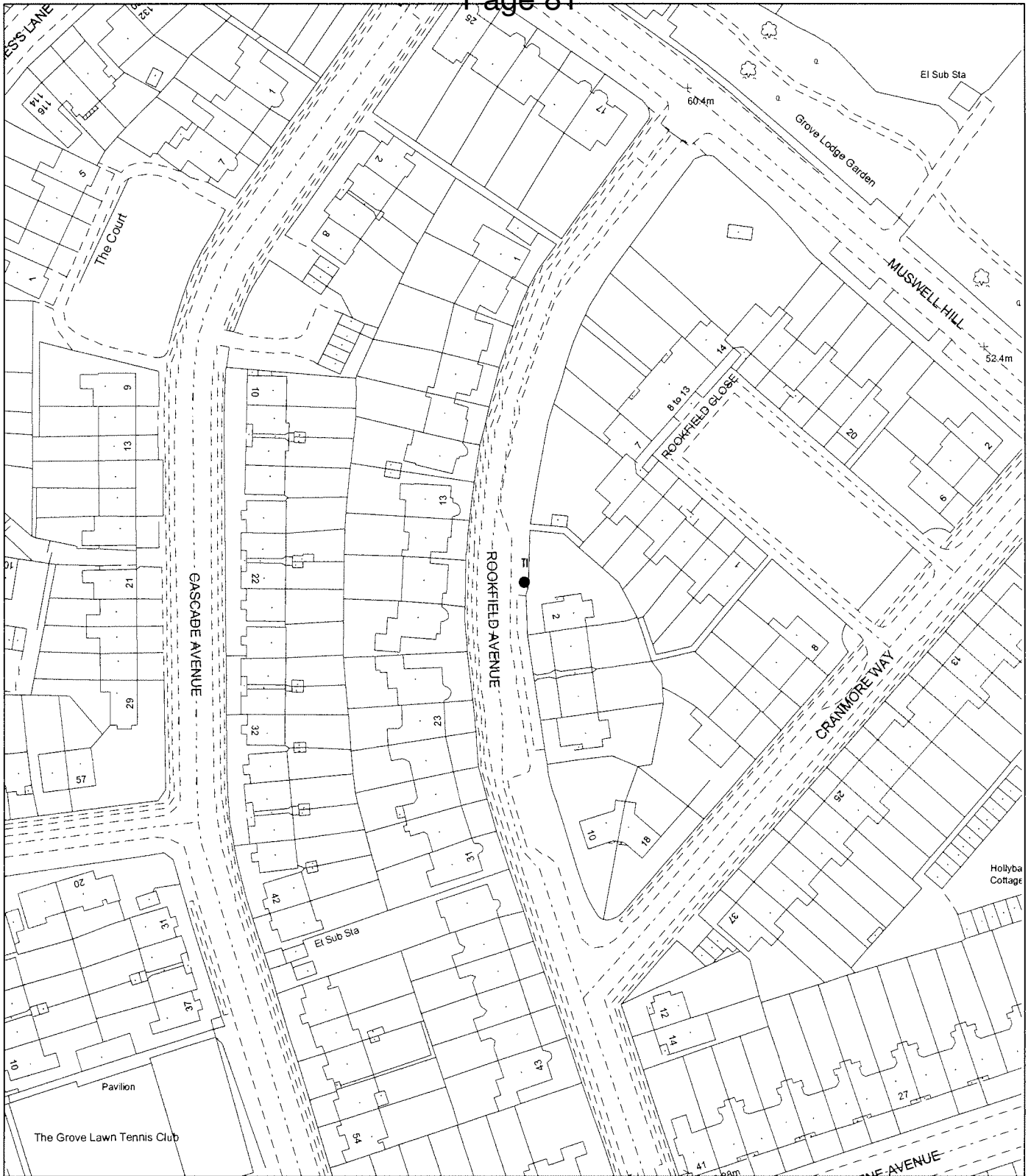
1. The tree is of amenity value, being clearly visible to local residents.
2. The tree appears healthy its species and age. It has a long, safe useful life expectancy.
3. The tree is suitable to its location and is of value for screening.
4. The tree is a native species, contributing to local bio-diversity.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Tomkins
Head Of Development Control North

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Site plan
Outside 2 Rookfield Avenue, N10
T1: Yew



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 Urban
 Environment**

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	Drawn by	MT
	Scale	1:1250
	Date	28/05/2008

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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: Outside 37 Cranmore Way, Muswell Hill N10

Species: T1: Tew

Location: O/s 37 Cranmore Way N10

Condition: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

1. The tree is of amenity value, being clearly visible to local residents.
2. The tree appears healthy its species and age. It has a long, safe useful life expectancy.
3. The tree is a native species, contributing to local bio-diversity.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned tree under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Tomkins
Head Of Development Control North

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Site plan
Outside 37 Cranmore Way, N10
T1: Yew



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	Scale	1:1250
	Date	28/05/2008

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Haringey Council

Agenda item:

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Planning Committee	On 9th June 2008
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Report Title: Planning applications reports for determination		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
<p>1. Purpose Planning applications submitted to the above Committee for determination by Members.</p>		
<p>2. Summary All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.</p>		
<p>3. Recommendations See following reports.</p>		
<p>Report Authorised by: <i>Paul Smit</i> <i>PP</i> Ransford Stewart Interim Assistant Director Planning Policy & Management</p>		
<p>Contact Officer: Michelle Searle Senior Administrative Officer Tel: 020 8489 5570</p>		
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>		

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Planning Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**Reference No:** HGY/2008/0593**Ward:** Noel Park**Date received:** 11/03/2008**Last amended date:****Drawing number of plans** 7117/02, 03, 100a, 101a, 102a, 103a, 104a, 105a, 106a, 107a**Address:** 16-52 High Road N15 6LS**Proposal:** Demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level. (Revised Scheme)**Existing Use:** Commercial**Proposed Use:** Mixed**Applicant:** Sumal & Sons Properties Ltd & Tate Developments Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Retrieved from GIS on 25/03/2008

Conservation Area

Road Network: C Road

Officer Contact: Oliver Christian**RECOMMENDATION**

GRANT PERMISSION subject to conditions subject to sec. 106 Legal Agreement

SITE AND SURROUNDINGS

The proposal site consists of 2 individual buildings currently part used as a garage and workshop. It sits on the southern end of a block that fronts the High Road between Norfolk and Rostrevor Avenue's. The rear of the site abuts the rear garden of No.1 Rostrevor Avenue.

The adjoining roads are residential in nature consisting of 2 storey terraced houses many of which have been substantially extended in the form of ground floor rear extensions and loft conversions in the form of full width dormers front and rear. This is an acceptable feature within the South Tottenham area.

On the western/opposite side of the High Road near the junction with St Ann's Road – north of the application site is the very prominent church of St Ignatius also the primary school of the same name.

The site is situated within the designated South Tottenham High Road Conservation Area and has also been designated as an Area of Community Regeneration – Haringey East.

The site is not within an area of archaeological importance or an area subject to flooding. The eastern side of the High Road is on the higher section of the main road – the road falls way westward and northward toward St Ann's Road.

PLANNING HISTORY

Planning permission was refused in 2007 – HGY2006/0323 & HGY2006/0322 for erection of a part 4/5 storey building comprising a mix of one, two, three and four bed self contained flats with commercial units at ground floor level with parking at basement. The proposal was also dismissed on appeal – APP/Y5420/A/06/2024270.

DETAILS OF PROPOSAL

The current proposal seeks planning permission for erection of a 3 storey building comprising 4 x one bed, 4 x two bed, and 1 x three bed self contained flats with office accommodation at first floor and commercial units at ground floor level with parking in the basement area.

The commercial unit is capable of being split into 3 separate units and is serviced not from the High Road but from the basement area where parking for the scheme will also be provided. The basement area will be accessed from an access point on Rostrevor Avenue.

The previous proposal was dismissed on appeal - The Inspector's primary concern was the impact of the 5 storey height on the Listed building on the opposite side of the road. This is outlined in paragraph 8 - APP/Y5420/A/06/2024270 – 'In my opinion the height and mass of the proposed building on the appeal site especially the 5-storey part at the corner junction with Rostrevor Avenue, would not relate satisfactorily to the nearby lower buildings on the Eastern side of High road or the church opposite'.

CONSULTATION

98 local residents (re-consultation)
Transportation Group
Legal Service
Arborculturist
Crime Prevention Officer
Conservation Advert
Major Minor
Conservation Officer
Building Control
Waste Management
Ward Councillors

RESPONSES

5 letters received - 3 objecting and 2 letters of support received from local residents – a summary of the objections is as follows:

The introduction of the exit/proposal to what is already, at certain times of day, an extremely busy and chaotic stretch of Rostrevor Avenue.

The road is too narrow to cope with the current traffic coming in from and going out to the High Road when cars are parked on both sides.

Solution is to make Rostrevor Avenue a one-way road as are several parallel roads on the Northern side, down toward South Tottenham railway station.

Design Officer - No objection in principle – There were concerns in respect of: Vertical articulation, Materials, Blank Frontage on to the High Road, Proximity to house on Rostrevor Road, Building Line on Rostrevor Road and the provision of Amenity space. These concerns were addressed in the amendments to the proposal.

Building Control – Access for fire fighting vehicles and personnel is considered satisfactory. Means of escape will be checked on submission of building regulation application.

Crime Prevention Officer – No objection to the proposal.

Transportation Comments - This proposed development is located where the public transport accessibility level is medium with South Tottenham and Stamford Hill stations a walking distance away and, the adjoining bus route High Road providing some 70 buses per hour (two-way) for frequent connections to Seven Sisters tube/over ground stations. There are also cycle routes in the vicinity of this development from Fairview Road through Rostrevor Avenue and to Hillside Road/East Bank, for cyclists travelling north and south of the development. We have subsequently considered that majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site. In addition, our interrogation with TRAVL trip prediction software has revealed that based on similar sites (Albion Wharf, SW11, Frazer Close, RM1, Parliament View, SE1 and Water gardens, SM1), the residential aspect of this development (some 1501sqm GFA) would generate a combined vehicle movements, in and out of the development, of some 6 vehicles in a critical morning peak hour.

Also, using comparative sites (Courts-SE6, Matalan-E11 and PC World-SW6), we have estimated that the retail element of this development (some 319sqm GFA) would generate some 11 vehicle movements, entering and exiting this development, during the worst case evening peak hour. We have therefore considered that the 17 vehicular trips, into and out of this site, would not have any significant adverse impact on the adjoining roads. Furthermore, the applicant has proposed some 20 car parking spaces in line with the maximum parking standard stipulated in the Council's UDP and 9 bicycle racks as detailed in the Basement/Ground Floor Plan.

Nevertheless, we do feel that potential cyclists would benefit from additional cycle parking.

We also have concern with the existing traffic calming measures on Rostrevor Avenue which are sub-standard, with no effective mechanisms to slow traffic down, hence will require some upgrade to include a raised table/ improved entry treatment on Rostrevor Avenue. We will therefore ask the applicant to make a financial contribution, by way of S.106 agreement, towards the implementation of speed reduction schemes along this road. Consequently, the highway and transportation authority would not object to this application.

English Heritage – response is in respect of archaeological works (it should be noted that the site is not in a designated area of archaeological importance).

Tottenham CAAC – Object – Not enough information on the materials to be used.

Waste Management – No objection to the proposed location for waste storage.

Ward Councillors – No responses received.

RELEVANT PLANNING POLICY

National Policies

The policies relevant to the current proposal are as follows:

Planning Policy Statement 3: Housing. This policy paper provides guidance on a range of issues relating to the provision of housing. PPS3 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;

Secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their area in the light of the likely assessed need;

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;

Introduce greater flexibility in the application of parking standards, which the Government expects to be significantly lower than at present.

Local planning authorities should therefore:

Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors.

PPS13 provides further guidance on the relationship between the residential development and transport provision, indicating that when considering planning applications, local authorities should:

“accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highly accessible by public transport, walking and cycling” (para.6)

THE LONDON PLAN

The London Plan has now been adopted 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 19370 additional ‘homes’ (970 per year) out of a target for London of 457950 (23000 per year). Future target will include the more efficient use of existing stock as well as new-build.

LOCAL POLICIES

UD3 General Principles – Outlines general development principles and the Council's requirements.

UD4 Quality Design – Sets the standard of design required on all new development within the borough.

UD6 Waste Storage – requires accessible and appropriate storage facility to be provided on all schemes.

HSG4 Affordable housing – Housing development capable of providing 10 or more units will be required to provide a proportion of affordable housing to meet the borough target of 50%.

HSG8 Density Standards – The Council will allow higher density within the main town centres.

HSG2 Change of use to residential – Outlines the principles and requirement for changes to residential.

EMP4 Non Employment Generating Uses - Outlines the principles and requirement for changes to non employment generating uses such as residential.

ASSESSMENT

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with good public transport links that accord with many of the development principles being espoused by central government. However, the redevelopment of the site does raise a number of issues and these will be considered under the following headings:

- i) Principle of residential led mixed use development on the site.

- ii) Design, Bulk, Massing and Height
- iii) Density
- iv) Amenity
- v) Parking and Waste Management
- vi) Sustainability and renewable energy
- vii) Response to objector comments
- viii) Affordable housing
- ix) Section 106 obligations

i) Principle of residential led mixed use development on the site.

It is proposed that the ground floor of the development to be retained in potential employment creating use in the form of commercial use and part of the first floor being in office use.

The proposed use of the building for commercial use of the ground floor will help to re-animate this end of the High Road. The proposed ground floor will help reinforce the streetscape and allow for the commercial space to be independent and legible. It is proposed that the commercial frontage has integrated signage and lighting, whilst the entrance to the residential element is well defined.

It is considered that the proposed mixed use will retain employment creating potential on the site.

Planning permission has been granted on a number of similar sites along the High Road incorporating commercial use on the ground and basement floors with residential use on upper floors; as such it is considered that residential development of the site is therefore acceptable in principle.

ii) Design, Bulk, Massing & Height

The design of the development has been assessed against the criteria included in Policy UD4 Quality Design.

The existing building is poor in quality but the site is important in the street scene; being on the southern corner of the block of properties between Norfolk and Rostrevor Avenue's.

The current proposal has been amended to reflect the Design Officer's comments:

The scheme has been altered, breaking up the principal elevation with some vertical elements to provide more vertical articulation to read well alongside the neighbouring properties that display a strong vertical emphasis providing a strong street rhythm.

The height of the proposed building especially on the corner is the same height as that of the neighbouring buildings.

It is considered that the height and design fits in with the site's setting and is in keeping with the existing streetscape, the scale and the architecture of the existing buildings. It is considered that the proposed elevation treatment will enhance the street scene.

The Design Officer was concerned that there was a large brick section of frontage directly on to the High Road. This has been amended to provide an active frontage by inserting a shop window.

It is considered that the proposed commercial frontage/shop-front will provide a considerable improvement to the existing situation thereby improving the positive impression of the surrounding area.

It is also considered that the proposed development provides an appropriate frontage having regard to the surrounding street scene, and reinstates the 'historic' building line.

The width and height of the ramp is necessitated by the fact that the servicing of the commercial units will be from the basement parking area and the height allows delivery vans to access the site.

Overall, it is considered that the proposed development respects the surrounding built form. The proposed scheme has responded to the Inspectors comments in that the bulk and scale of the development is in keeping with the existing scale and pattern of development without causing visual harm.

The proposal meets the aims of UDP policies UD3 General Principles and UD4 Quality Design: These policies set the standard of design required on all new development within the borough.

iii) Density.

The site is within Tottenham High Road Corridor where there is good accessibility to local shopping facilities: policy HSG9 Density Standards and the London Plan states higher densities are acceptable in townscape terms. In addition, the proposal incorporates commercial and residential uses; the scheme is of high quality design and will enhance the street scene and the immediate locality.

The site covers an area of 0.1260hectares and proposes a density of 335 habitable rooms to the hectare (hrh). The density is within the UDP recommended density of 450hrh and appropriate for the location.

The proposed density promotes sustainable patterns of development and makes the best use of previously developed urban land. It is maintained that the proposed scheme is wholly appropriate in terms of height and density. It also accords with the emerging Unitary Development Plan and London Plan policies, which promote higher densities for developments that are attractive and well designed.

PPS3 Paragraph 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. In seeking to achieve these objectives, local planning authorities and developers should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment. Local planning authorities should therefore: Seek greater intensity of development at places with good public transport accessibility such as local centres or along good quality public transport corridors.

It is considered to be acceptable in that the proposed development fits well onto the site.

Policy HSG9 Residential Densities also states that in considering the density of all schemes the Council will have particular regard to the overall design and layout of the development, availability and capacity of Statutory Undertaker Services, the amenities of adjacent proposal and the area as a whole. It is considered that the proposed development has no adverse impact upon the amenity of adjacent occupiers and the locality.

iv) Amenity.

It is considered that the proposed scheme has no detrimental impact on the existing privacy enjoyed by the adjoining residents of Rostrevor Avenue, the neighbouring and surrounding properties and as such is not contrary to policy UD3 in terms of Privacy and amenity in that the windows at the rear of the proposed development that have the potential for overlooking are all bedroom or bathroom windows – additionally there is only one property namely No.1 Rostrevor that is likely to suffer overlooking of its rear garden – it is considered that although the potential for overlooking exists it is unlikely to cause sufficient harm to warrant refusal of the proposal.

In terms of individual amenity of the occupiers of the proposed flats, the units are provided with secure external balconies with an accessible and secure communal roof garden also proposed.

The site is well serviced by local amenities, shops, religious facilities, buses; a local park is located within a short distance that will provide additional amenity facility for residents.

v) Parking and Waste Management.

There is a dedicated and accessible waste/recycling storage facility that meets the Council's requirement.

It is considered that the site is well placed, being a previously used site with strong public transport links that accord with many of the development principles being espoused by central government.

The Council's Transportation Group supports redevelopment in this location in conjunction with the basement parking provided.

It was considered that the proposal would not lead to adverse additional on street car parking pressure.

vi) Sustainability and renewable energy

The applicant has submitted a Sustainability check list and an Energy Strategy Statement that incorporates the provision of Photo-voltaic cells that contribute at least 10% toward the electricity needs of the building.

High efficiency combined condensing boilers with integral storage and direct water heating to be used throughout.

Recycling facilities is to be provided to allow separate storage.

Rainwater collected from the roof stored at basement level and can be used to flush toilets – saving up to 120,000 litres per annum.

Construction will use wherever possible recycled materials and timber from sustainable sources.

vii) Response to objector comments

The proposal will add to the already high levels of traffic in the area – cars entering and leaving the car park will be a danger to local children.

Response: Transportation considers that the proposal will generate lower levels of traffic than the existing situation and will have no adverse impact on pedestrian safety. The access point is considered to acceptable for the development and the location.

Tottenham CAAC objects on there not being enough information on the materials to be used.

Response: The scheme proposes a mix of modern and traditional materials, the quality can be adequately controlled by a condition requiring the submission the building samples.

viii) 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 is below the threshold and as such affordable units are not proposed or required.

This is in line with Council policy and supplementary planning guidance11.

xi) Section 106 obligations - Education – Transport and Administrative Charges.

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 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.

- An education contribution of £24,960 in accordance with the formula in SPG12

The applicant has agreed to enter into an agreement to contribute £24,960 toward education facilities in line with the requirements of Supplementary Planning Guidance 12.

Additionally the applicant has agreed to Transportation request to contribute toward traffic calming measures and toward environmental infrastructure of £15,000 plus administrative charges of £2,040.

The total financial contribution amounts to £42,000

SUMMARY AND CONCLUSION

It is considered that the proposed development would not be detrimental to the amenity of nearby and adjoining residents especially properties situated to the rear of the proposed development site.

In response to the Design Officers' comments: The frontages have been redesigned to reinforce a vertical rhythm to the façade treatments. The vertical elements remain intentionally irregular maintaining a balance of proportions but not a rigid panel approach.

The design is modern with strong vertical and horizontal emphasis, using a mix of traditional and contemporary materials.

The proposed development is considered consistent with Policy UD3 in terms of 'Privacy & Amenity of Neighbours' and Supplementary Planning Guidance 3b 'Privacy and Overlooking, Aspect/Outlook and Daylight/Sunlight'.

Amenity space has been designed into scheme in the form balconies at the front and a communal roof garden.

It is considered that the scheme is in accordance with Council policies in terms of design, height, bulk and massing and responds to the Inspectors comments in respect of overall height and impact on the conservation area and the Listed Building on the opposite side of the road.

The proposed development is 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 335 habitable rooms per hectare are considered consistent with the Governments Planning Policy Guidance 3 and also Policy HSG 8 'Density Standards' of the Haringey Unitary Development Plan.

Car Parking has been proposed within the site which is also it is situated in an area with High Public Transport Accessibility and is considered consistent with Policy M10. 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application no. HGY2008/593 Drg No. 7117/02, 03, 100a, 101a, 102a, 103a, 104a, 105a, 106a, 107a, 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 is necessary in order to secure contributions of £24,960 toward local education facilities, £15,000 toward Transportation works in the form of traffic calming and for environmental improvements within the locality and £2,040 toward administrative charges.

RECOMMENDATION 2

(i) That planning permission be granted in accordance with planning application reference number HGY/2008/593 – Drg No. 7117/02, 03, 100a, 101a, 102a, 103a, 104a, 105a, 106a, 107a subject to a pre-condition that the applicant shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: Education contribution of £24,960, contribution toward Transportation/environmental improvement of the local area of £15,000 and recovery costs of £2,040.

ii). That the Agreements referred to in Resolution (1) above is to be completed no later than 10/06/2008 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in his sole discretion allow; and

iii). That in the absence of the Agreements referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning application reference number HGY2008/593 be refused for the following reason:

The proposal fails to provide the Education contributions in accordance with the requirements set out in Supplementary Planning Guidance 10c 'Education needs generated by new housing developments' attached to the Haringey Unitary Development Plan.

vi). 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 HGY2008/593 & applicant's drawing Nos. 7117/02, 03, 100a, 101a, 102a, 103a, 104a, 105a, 106a, 107a subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. That not more than 9 separate residential units, whether flats or houses, shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.
5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
6. The 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.
7. 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'.
8. 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.
9. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.
 1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:
 2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.
 - (b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.
 - (c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.
 3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

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

local policy guidance.

REASONS FOR APPROVAL

The proposal accords with policies HSG2 Change of use to residential, EMP4 Non Employment Generating Uses, UD3 Quality Design, UD6 Waste Storage, HSG4 Affordable Housing also Policy HSG 8 'Density Standards' of Haringey Unitary Development Plan. Appropriate car parking has been proposed on site which is situated in an area with High Public Transport accessibility and is considered consistent with Policy M10 'Parking for Development' PPG 3 'Housing' and PPG13 'Transport'.

The proposal is in accordance with Supplementary Planning Guidance especially 1a Design guidance, 3a Density , dwelling mix, 3b'Privacy and Overlooking, 4 Access for all, 7a Parking standards, 10 Negotiation and monitoring of obligations, 12 Educational needs generated by new housing development and 8a Waste and recycling.

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: A separate application will be required for either the installation of a new shopfront or the display of any illuminated signs.

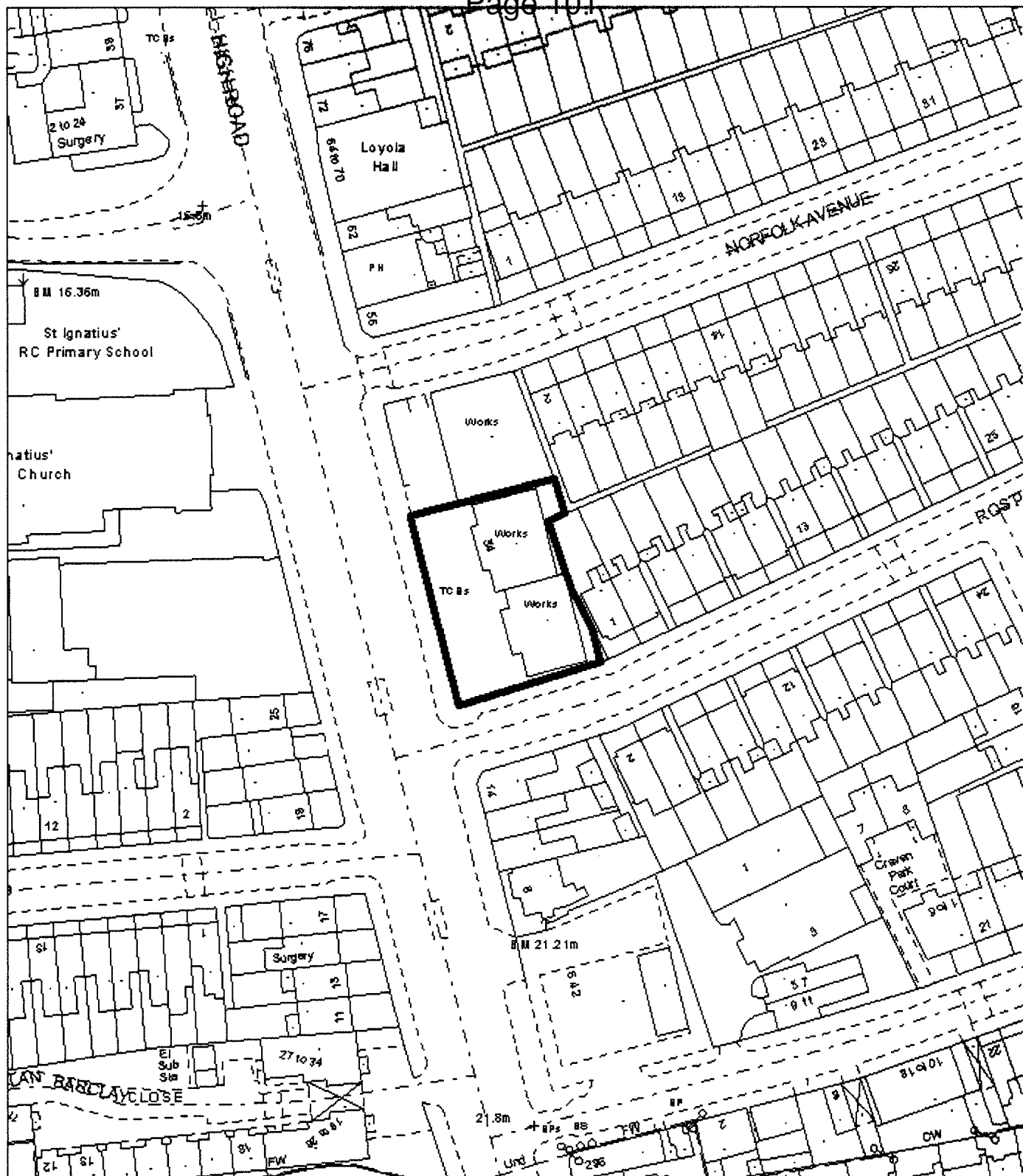
INFORMATIVE: Details of the foundation work on the boundaries and any border treatment should be agreed with the adjoining occupiers before such works commence.

INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

INFORMATIVE: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

INFORMATIVE: The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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Site plan 16-52 High Road N15 6LS

HARINGEY COUNCIL

**Directorate of
Urban
Environment**

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

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Planning Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**Reference No:** HGY/2008/0594**Ward:** Seven Sisters**Date received:** 11/03/2008**Last amended date:****Drawing number of plans** 7117/02, 03, 100, 101a, 102a, 103a, 104a, 105a, 106a, 107a**Address:** 16-52 High Road N15 6LS

Proposal: Conservation Area Consent for demolition of existing garages and erection of 3 storey building comprising 1 x three bed, 4 x two bed and 4 x one bed flats with commercial use (A1 / A2) at ground floor level, offices at first floor level and parking at basement level.

Existing Use: Light industrial **Proposed Use:** Mixed use

Applicant: Sumal & Sons Properties Ltd & Tate Developments Ltd

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 25/03/2008
Conservation Area
Road Network: C Road

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT CONSENT

SITE AND SURROUNDINGS

The proposal site consist of 2 individual building currently part used as a garage and workshop. It sits on the southern end of a block that front the High Road between Norfolk and Rostrevor Avenues. The rear of the site abuts the rear garden of No.1 Rostrevor Avenue.

The adjoining road are residential in nature consisting of 2 storey terraced houses many of which have been substantially extended in the form of ground floor rear extensions and loft conversions in the form of full width dormers front and rear. This is and acceptable feature within the South Tottenham area.

On the western/opposite side of the High Road near the junction with St Ann's Road – north of the application site is the very prominent church of St Ignatius also the primary school of the same name.

The site is situated within the designated South Tottenham High Road Conservation Area and has also been designated as an Area of Community Regeneration – Haringey East.

The site is not within and area of archaeological importance or an area subject to flooding. The eastern side of the High Road is on the higher section of the main road – the road falls way westward and northward toward St Ann's Road.

PLANNING HISTORY

Planning permission previously refused for demolition and redevelopment of the site.

DETAILS OF PROPOSAL

The current proposal seeks Conservation Area Consent for the demolition of existing garages and erection of a 3 storey building comprising 4 x one bed, 4 x two bed and 1 x three bed self contained flats with offices on the first floor and commercial units at ground floor level and parking in basement.

CONSULTATION

Conservation Advert 18/04/2008
Conservation Officer
Ward Councillors

RESPONSES

Conservation Officer – no objection to the proposed demolition.

RELEVANT PLANNING POLICY

CSV1
CSV5
CSV7

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed demolition should be viewed in conjunction with the full application HGY2008/0594.

SUMMARY AND CONCLUSION

The buildings are of no architectural interest and does not contribute positively to the street scene and as such their demolition will be of no loss.

It would therefore be appropriate to recommend that consent be granted for demolition.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/0594

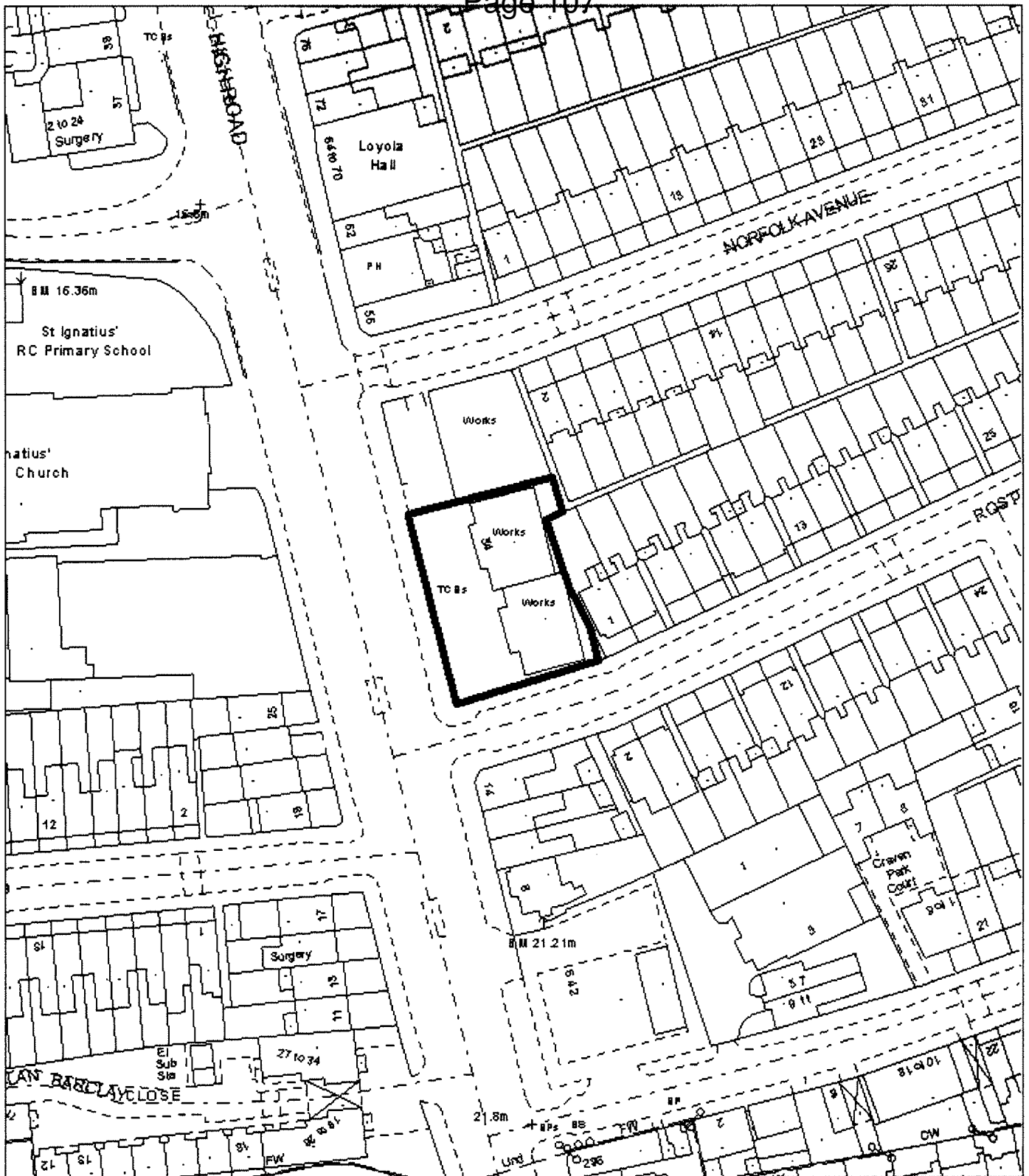
Applicant's drawing No. (s) 7117/02, 03, 100, 101, 102, 103, 104, 105, 106, 107

Subject to the following condition(s)

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.
Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

REASONS FOR APPROVAL

The proposed design and re-development of the site accords with policies HSG2 Change of use to residential, EMP4 Non Employment Generating Uses, UD3 Quality Design, UD6 Waste Storage, HSG 8 'Density Standards' of Haringey Unitary Development Plan.



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Site plan 16-52 High Road N15 6LS

HARINGEY COUNCIL

**Directorate of
Urban
Environment**

Ransford Stewart
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Tel 020 8489 0000
Fax 020 8489 5525

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Planning Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**Reference No:** HGY/2008/0499**Ward:** Fortis Green**Date received:** 27/02/2008**Last amended date:** 08/05/08**Drawing number of plans:** PL.08.689.01 - 11 incl., 15 - 20 incl.**Address:** 150 Fortis Green N10 3PA

Proposal: Demolition of existing building and erection of part four / part five storey building comprising community clinic at ground floor level and 2 x one bed, 4 x two bed and 3 x three bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (AMENDED SCHEME).

Existing Use: Clinic**Proposed Use:** Clinic/residential**Applicant:** ATH Alpha Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Retrieved from GIS on 06/03/2008
Conservation Area
Road Network: C Road

Officer contact: Tara Jane Fisher**RECOMMENDATION**

GRANT PERMISSION subject to Section 106 agreement.

SITE AND SURROUNDINGS

The application site is located on Fortis Green, which is situated off Fortis Green Road. The site is located on the road that lies between East Finchley and Muswell Hill. Part of the site lies on Spring Lane, the site is also situated in the Muswell Hill Conservation Area. Presently the site is a two-storey detached redundant Health Clinic built in the early 70's. Adjacent to the site is Twyford Court a residential block comprising of three-storeys plus mansard roof. Opposite the site are more residential buildings named 'The Gables' that comprises of three-storeys. To the rear of the site is Firemans cottages that are single family dwelling houses comprising of three-storeys.

PLANNING HISTORY

HGY/2007/2278 - Demolition of existing building and erection of a part four/part five storey building comprising of clinic at ground floor level, 6 x 3 bed and 3 x 2 bed flats with 10 parking spaces, bicycle store, refuse and private amenity space – Refused on the 24/01/2008 and is the subject of appeal as yet not determined.

DETAILS OF PROPOSAL

The proposal is for the demolition of the existing clinic building and erection of a four storey building with community clinic on the ground floor and 2 x 1 bed, 4 x 2 bed and 3 x 3 bed. The proposal also includes 9 off-street car parking spaces, a bicycle store and 180m² of private amenity space and 90m² private space on the roof.

The proposed building comprises of a clinic and lobby area on the ground floor, on the first floor there are 4 units, 2 x 1 bed, 1 x 2 bed and 1 x 3 bed flats.

The proposed second floor will have three units 1 x 3 bed, 2 x 2 bed and the third floor two more units 1 x 3 bed and 1 x 2 bed. The proposed building will have two entrances on the ground floor, one for the residential units and one for the clinic. The proposed materials will be red brick to match the local brickwork with double glazed aluminium framed windows, with some stone detailing and façade.

CONSULTATION

Transportation Group

Haringey Design Team

Ward Councillor

Muswell Hill & Fortis Green CAAC

Muswell Hill & Fortis Green Residents Association

London Fire Brigade

Building Control

The Cottage, Charles Clore House, Flat 1-26 (c) Woodside, Flat 1-33 (c) Twyford Court, 1-9, 14-32 (c) Firemans Cottage, Fortis Green.

74-86 (e) Twyford Road

63-75 (o) Twyford Avenue

Flat 1-35 (c) Jubilee Court, Spring Lane

1-7 (o), 5a, 7a Tetherdown

Highgate Councillor Centre, Tetherdown

Flat 1-18 (c) Leaside Mansions, Flat 1-16 (c) The Gables, Fairport, Flat 1-26 (c), Fortis Court, Fortis Green.

RESPONSES

Transportation Group - This development proposal is sited on the Fortis Green Road bus route, which offers some 26 buses per hour (two-way), for frequent bus connections to East Finchley tube station and, within a short walking distance of Muswell Hill Broadway where an additional 44 buses per hour (two-way) can be boarded for regular connections to Highgate tube station. We have subsequently considered that the majority of the prospective residents/patrons/staff of this development would use sustainable travel modes for their journeys to and from the site. In addition, our interrogation with TRAVL database suggests that based on comparative sites (Crown Dale Medical Centre-SE19, Days Lane Dental Surgery-DA15 and Torrington Park Health Centre), the clinic aspect of this development proposal, some 123sqm GFA, would only generate 7 vehicle movements in and out of the site, during the critical morning peak hour. Similarly, the residential part (859 sqm GFA) of the proposed development has been predicted to generate 3 combined vehicle movements, in and out of this development, in the same period. It is therefore deemed that this level of vehicular trips (10 overall, in the morning peak hour) would not have any significant adverse impact on the existing traffic or indeed car parking demand at this location. Moreover, notwithstanding that this site has not been identified within the Council's UDP as that renowned to have car parking pressure, the applicant has proposed 9 car parking spaces and 10 bicycle racks which is enclosed within a secure shelter, with the access to the car parking area taken from Spring Lane, as detailed on Plan No.PL.08.689.015A. There is also parking control immediately east of this site, indicated by "Pay & Display" parking bays with 2hours limited stay and operating from Monday to Saturday between 0930hrs and 1700hrs. However, there is the concern that the applicant has not explored the possibility of encouraging delivery vehicles to enter the cul-de-sac, Spring Lane, travel past the proposed access towards the northern periphery of this road and ultimately reverse onto the circulatory area of the car park, to service this development. Our preliminary vehicle swept path analysis test had shown that, with improvement to the turning radii of the proposed access, a 10metre-long rigid vehicle can complete this manoeuvre successfully. We also observed that the footway section on the other side of this stretch of Fortis Green is sub-standard with uneven surface, due to the damage ensuing from the recurring utility works in this area, over time.

Waste Management - This proposed development will require storage facilities for the following domestic refuse and recycling containers: 2 x 1100 litre refuse bins, 1 x 1100 recycling bin. I can see no provision for the waste and recycling storage for the clinic, this must be kept separate from the domestic as it is considered a commercial facility.

Building Regulations – The proposals have been checked for compliance of Regulations B5 access for the fire service, and would confirm that it appears acceptable.

Fire Brigade – is satisfied with the proposal.

Council's Scientific Officer – Condition to provide a site investigation report, risk assessment & details of any remediation required.

Cllr Martin Newton, 18 Local Residents, and Muswell Hill & Fortis Green Residents Association object on the following grounds:

- Too Large for the plot size, including height and bulk
- Block out light to properties at the rear
- Existing parking already a problem
- Out of character with the street and character and appearance of Conservation Area
- Loss of privacy to adjoining properties particularly to the rear
- No architectural merit
- No affordable housing
- Lack of amenity space
- Materials out of keeping with the area

RELEVANT PLANNING POLICY

UD3 General Principles

UD4 Quality Design

HSG1 New Housing Developments

HSG4 Affordable Housing

HSG9 Density Standards

M10 Parking for Development

CSV5 Alterations & Extensions in Conservation Areas

CW2 Protecting Existing Community Facilities

SPG1a Design Guidance

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

SPG8a Waste & Recycling

SPG2 Conservation & Archaeology

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for the demolition of the existing two storey clinic and the erection of a four storey block comprising of one clinic and 9 self-contained flats with 9 associated car parking spaces to the rear. The site lies within the Muswell Hill Conservation Area, so consideration needs to be given to the affect on the character and appearance of the Conservation Area. This proposal will be assessed on the following:

- Principle of Mix use
- Density/dwelling Mix
- Design
- Impact on the Conservation Area
- Impact on the surrounding properties
- Parking and Congestion
- Sustainable communities
- Comments on residents objections

1. Principle of Mixed use

The existing use on the site is a clinic, within Class D1. Policy CW2 Protecting Existing Community Facilities of the Unitary Development Plan states that the change of use or demolition of a community facility will only be granted planning permission if the facility is derelict or out of use and no other community group are willing to or are able to use it and if alternative accommodation is provided.

The loss of the former clinic is regrettable. There is no evidence that the Primary Care Trust had marketed the site for use as a community facility for other community uses, before selling it for development. Nevertheless the scheme does incorporate at ground level, space for a clinic use of about 123m², with its own separate entrance. Although it is understood there is no specific occupier for this element at this stage. The floorspace would enable another health or community user to occupy the ground floor and to that extent goes some way towards meeting policy CW2.

2. Density/Dwelling Mix

As this is a mixed use development of clinic plus housing the site area for the development (of 860m²) has to be apportioned between residential and non-residential uses. The area for residential density proposes is 774m², with 31 habitable rooms (as larger rooms count as 2 habitable rooms). Given this the density for development is 400.5hrh. This is acceptable within the context of the Unitary Development Plan and the London Plan where densities that range from 200-450hrh are acceptable.

The dwelling mix is for 3 x 3 bedroom flats, 2 x 1 bedroom flats and 4 x 2 bedroom flats. SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes states that for private market housing there is a short fall of 1 and 2 bedroom properties and recommends that a dwelling mix of 37% 1 bed and two bed and 33% 3 and 4 bedroom apartments. The previous scheme was heavily skewed on larger units, some of which were very large in floorspace. However this scheme incorporates smaller units consisting of 1 and 2 bedroom units. This goes some way to overcoming previous issues and is more in line with SPG3a.

This mix of units still retains some larger units but incorporates smaller ones too. The proposal is for 9 units in total and does not provide any affordable housing as it is below the threshold for affordable. Ideally it would be preferred to have some aspect of affordable housing, however the size of each individual unit has been reduced along with the volume of the building. Given that the thrust of local residents concerns about the previous schemes on the site related to height and bulk of development, it would be counter-productive to require there to be 10 or more units in order to obtain a proportion of affordable housing, because this would result in a larger building.

3. Design

In comparison with the earlier scheme, which was refused in January 2008, the proposal has been amended to be a four storey block, rather than five storeys, therefore reducing the overall height. To the rear of the building the bulk has been reduced to look three-storey in nature. The proposed block (13 metres in height) would be 0.8 metres higher than the top of the mansard roof to Twyford Court to the west, and 2.2 metres lower than the top parapet line of Charles Clore House to the East; it will thus be "transitional" between the two adjacent buildings on the Fortis Green frontage. The other residential properties in the immediate vicinity are primarily three-storey in nature. The majority of these dwellings have pitched roofs, or have their top floors set within a mansard roof. The reduction in height means the proposal has less of an impact on the adjoining properties and will look less bulky when viewed from the streetscene than was the case with application HGY/2007/2278.

The proposed footprint has also been scaled down and is now more in proportion with the plot size. The proposed building is set back from the street and in line with Twyford Court, and set away from all boundaries, apart from a small proportion of the block abutting the boundary to the West. This was raised as an issue previously but attempts have been made to scale down this bulk on this boundary. These changes mean that it will have a lesser impact on the side access street than the previous scheme.

The proposed design is now more in keeping with the area, the level of glazing on all elevations has been reduced with more brickwork incorporated. The brickwork will be red in colour to fit into the

character of the area. The windows will be double glazed aluminium with stone façade on the ground floor level with some stone detailing on the upper levels. The proposed materials now make the proposal more a residential block and less 'commercial' in appearance than the previous scheme.

The plot will be bounded on the north by shrubbery and vegetation behind the 2.25m side wall, which will be retained. As the building is set back from the street there is an opportunity to have soft landscaping at the front of building. There is also a larger private amenity space (180m²) to the rear providing more soft landscaping to the plot. The increase in amenity space to the rear is more in line with the relevant SPG. The amenity space at the rear is no longer in conflict with the car parking spaces, whereas previously the car parking spaces were sub divided and was positioned to interfere with the open space. In addition there is a roof-top amenity space of 90m², accessed by the main internal staircase.

The proposal provides an area for refuse that is enclosed for the residential; however a larger area should be provided for refuse and recycling, this can be dealt with by condition. Waste Management requires the clinic's waste to be stored separately, the plans do not indicate provisions for this, but would be required, again by condition.

Overall the design is more sympathetic to the character and appearance of the area, the changes in the design means that the building is lower in height, less bulky and has more of a residential feel to it. The impact of the development is less emphasised than the previous proposal as the height has been reduced. The building still comes within 4 metres of the front boundary; however the detailing and forward projection of the windows on the upper levels has been set back to have less of a bulk on this elevation.

4. Impact on the Conservation Area

The site lies within the Muswell Hill Conservation Area. The proposal includes the demolition of the existing two-storey clinic, on Conservation grounds there is no objection to this. The existing building is a flat roofed 2-storey, 1960's slab block set towards the rear of the site which is of no architectural merit and makes no positive contribution to the streetscene.

There have been a number of issues arising in terms of the effect on the Conservation Area from the local residents. The proposed materials as stated before are acceptable and with the reduced level of glazing does not have such a detrimental affect on the Conservation Area.

The proposed building has windows that are lined up through all floors and have the same proportions, this is reflected on the front and rear elevations. With the increase in green space and soft landscaping the plot has a more open nature and greener frontage that is a characteristic of the area.

5. Impact on the surrounding properties

In terms of overlooking the windows have been placed so as not to directly overlook other properties. Therefore in terms of overlooking and loss of privacy the impact is minimal. The four-storey building with its new height and scale reduces some of the previous issues and the over bearing bulk. The degree of over shadowing to the properties at the rear, in particular the town houses and Firemans cottages is lessened. When viewed from the rear the proportion of the development closest to the rear boundary will only appear three-storey. This bulk was reduced keeping in mind the properties to the rear.

In addition the visual appearance when viewed from these properties will not be as detrimental. The proposal has been designed to not affect the privacy, outlook and amenities of any surrounding properties.

6. Parking and Congestion

Many of the letters of objection received raised issues with the parking and additional congestion created. Transportation have been consulted and with regard to the residential aspect 9 off-street car parking spaces is adequate for the amount of units. There is also a provision for 10 bicycles to be housed in a bicycle store on the ground floor with sliding gates for added security.

The site lies on the fringes of a restricted conversion area so it has been determined that there are no high levels of parking pressures. In addition the site is in close proximity to Muswell Hill shopping centre and local transport links. Therefore the amount of car parking spaces and traffic generated can not form a reason for refusal.

7. Sustainability and Energy Conservation

With the amount of glazing on the previous scheme there was a concern with solar gain, this issue has been removed. The applicants have submitted a scheme which they feel satisfies the tests of sustainable redevelopment in providing social economic and environmental benefits. The proposal will incorporate green or brown roofs to the top floors and will include energy efficient condensing boilers. It is also envisaged that the collection of rainwater will be used for watering the gardens. The scheme is not sufficiently large to warrant a renewable energy installation.

8. Comments on Neighbouring objections

18 Local residents plus two interested parties objected to this proposal on various grounds these issues have been looked at and addressed. However many of the issues raised with the previous refusal have been changed or amended. The main amendments are to do with the height and bulk of the building and the design. The issues that previously had an impact on the adjoining properties have been altered to have little or no impact on the privacy and amenities of surrounding properties. The design changes mean that the proposal is more in keeping with the adjoining properties and more in keeping with the characteristics of the Muswell Hill Conservation Area.

SUMMARY AND CONCLUSION

To conclude, the proposal for the four-storey block with 9 residential units and clinic on ground floor is acceptable. The proposal should be approved on the grounds that it provides a block with suitable dwelling mixes providing a range of units from one bedroom flats up to 3 bedroom flats and is within an acceptable density range. The proposed four/three storey block has little impact on the residential amenities of any surrounding property and has a design that is practical within the context of the Muswell Hill Conservation Area. The proposal provides adequate car-parking with private amenity space and a separate area for the provisions of refuse. In addition the proposal provides 123m² of clinic floorspace that goes some way to retaining the existing community health facility compliant with policies UD3 General Principles, UD4 Quality Design, CSV5 Alterations and Extensions in Conservation Areas, HSG1 New Housing Developments, CW2 Protecting Existing Communities, SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes and SPG2 Conservation & Archaeology of the Haringey Unitary Development Plan.

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows :(1) That planning permission be granted in accordance with planning application no. HGY/2008/0499, subject to conditions as set below, and to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- (1.1) A contribution of £45,382. Towards educational facilities within the Borough (£21,390 for primary and £23,992 for secondary) according to the formula set out in Policy UD10 and Supplementary Planning Guidance 12 of the Haringey Unitary Development Plan July 2006. Plus 5% of this amount as recovery costs / administration / monitoring which equates to £2,269. This gives a total amount for the contribution of. £47,651.

RECOMMENDATION 2

That the Agreements referred to in Resolution (1) above is to be completed no later than 07/07/08 or within such extended time as the Council's Assistant Director (Planning, Environmental Policy and Performance) shall in his sole discretion allow; and

RECOMMENDATION 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/2008/0499 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.

Drawing No: s PL08.689. 01-06, 07b, 09b, 011b, 015b, 016b, 017b, 018b, 019b

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority, in particular amended plans received 8th May 2008 PL.08.689.07, 09, 11, 15,16, 17, 18, 19B.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. A detailed plan shall be submitted to and approved in writing to the Local Authority to show that a 10 metre-long servicing vehicle can reverse onto the proposed parking area from the Northern end of Spring Lane.
Reason: In order to ensure that the majority of the servicing to this development is contained within the site.
4. A detailed scheme for the provision of storage facilities for separate refuse for ground floor clinic/community use and residential shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the work for the following domestic refuse and recycling containers: 2 x 1100 litre refuse bins, 1 x 1100 recycling bin.
In order to protect the amenities of the locality.
5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
6. 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.

7. 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.
8. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no individual satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.
In order to prevent the proliferation of satellite dishes on the development.
9. The car parking spaces shown on the approved drawings shall be marked out on the site to the satisfaction of the Local Planning Authority, and these spaces shall thereafter be kept continuously available for car parking and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority.
Reason: In order to ensure that adequate provision for car parking is made within the site.
10. The ground floor clinic/community use shall be permanently retained as such.
Reason: In order to compensate for the loss of the existing clinic/community use on the site.

REASONS FOR APPROVAL

The proposal should be approved on the grounds that it provides a block with suitable dwelling mixes providing a range of units from one bedroom flats up to 3 bedroom flats and is within an acceptable density range. The proposed four/three storey block has little impact on the residential amenities of any surrounding property and has a design that is practical within the context of the Muswell Hill Conservation Area. The proposal provides adequate car-parking with private amenity space and a separate area for the provisions of refuse. In addition the proposal provides 123m² of clinic floorspace that goes some way to retaining the existing community health facility compliant with policies UD3 General Principles, UD4 Quality Design, CSV5 Alterations and Extensions in Conservation Areas, HSG1 New Housing Developments, CW2 Protecting Existing Communities, SPG3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes and SPG2 Conservation & Archaeology of the Haringey Unitary Development Plan.

NAMING/NUMBERING

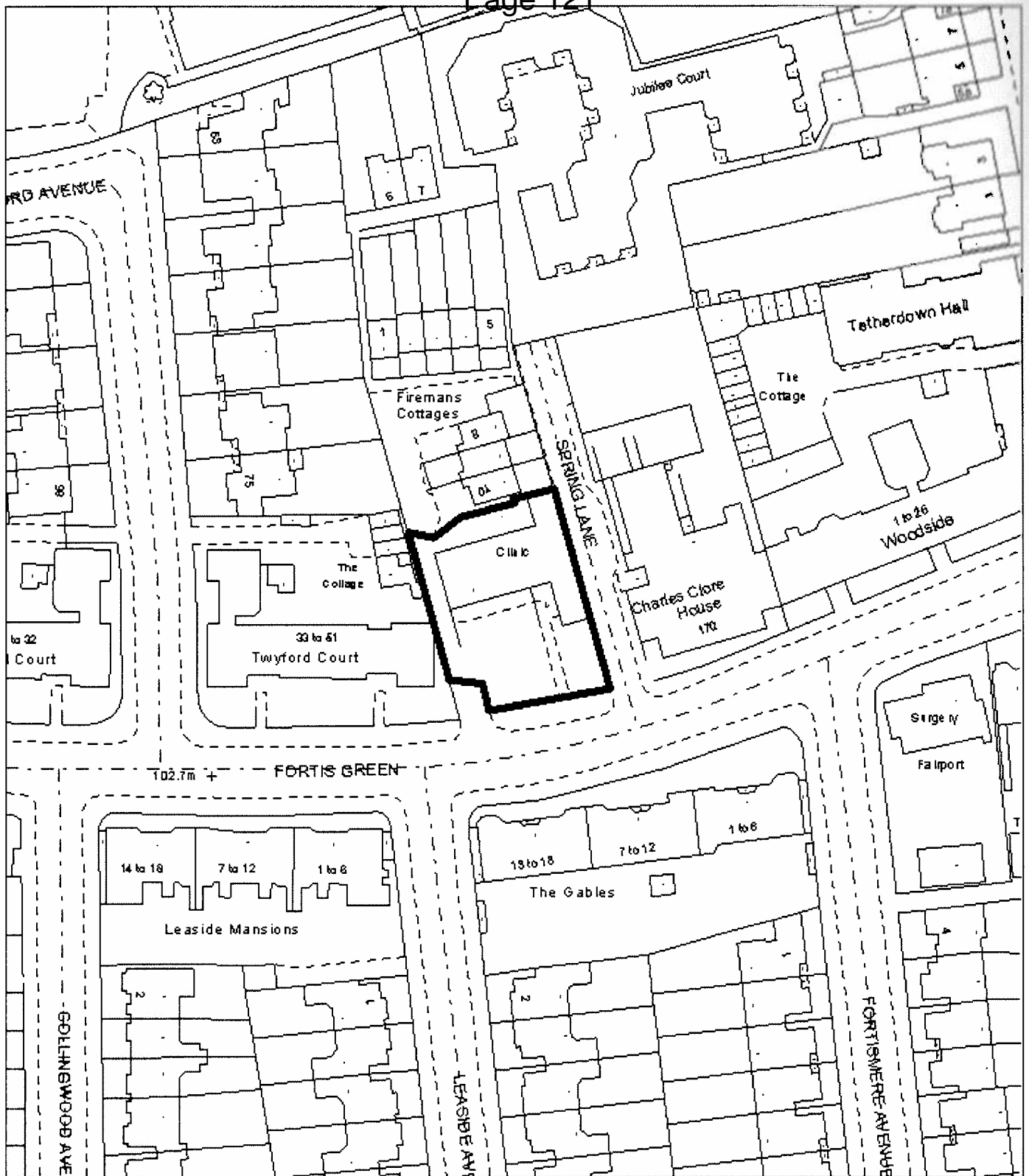
INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

CROSSOVER COSTS

INFORMATIVE: The necessary works to construct the crossover will be carried out by the Assistant Director Street Scene at the applicants expense once all the necessary internal site works have

been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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Site plan

150 Fortis Green, Muswell Hill N10 3PA

HARINGEY COUNCIL

**Directorate of
Urban
Environment**

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

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	Date	28/05/2008

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LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS
No

Item

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: HGY/2008/0500

Ward: Fortis Green

Date received: 27/02/2008

Last amended date:

Drawing number of plans: PL.08.689.01 - 11 incl., 15 - 20 incl.

Address: 150 Fortis Green N10 3PA

Proposal: Conservation Area Consent for demolition of existing building and erection of part four / part five storey building comprising community clinic at ground floor level and 2 x one bed, 4 x two bed and 3 x three bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (AMENDED SCHEME).

Existing Use: Clinic

Proposed Use: Clinic/residential

Applicant: ATH Alpha Ltd

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 06/03/2008 Conservation Area
Road Network: C Road

Officer contact: Tara Jane Fisher

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is located on Fortis Green, which is situated off Fortis Green Road. The site is located on the road that lies between East Finchley and Muswell Hill. Part of the site lies on Spring Lane, the site is also situated in the Muswell Hill Conservation Area. Presently the site is a two-storey detached redundant Health Clinic built in the early 70's. Adjacent to the site is Twyford Court a residential block comprising of three-storeys plus mansard roof. Opposite the site are more residential buildings named 'The Gables' that comprises of three-storeys. To the rear of the site is Firemans cottages that are single family dwelling houses comprising of three-storeys.

PLANNING HISTORY

Plannin g	HGY/2007/2277	REF	22-01-08	150 Fortis Green London	Conservation Area Consent for demolition of existing building and erection of a part 4 / part 5 storey building comprising clinic at
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ground floor level, 6 x three bed and 3 x two bed flats with 10 parking spaces, bicycle store, refuse and private amenity space.

Wizard	Reference Number	Decision	Decision Date	Address	Notes
Planning	HGY/2007/2278	REF	22-01-08	150 Fortis Green Hornsey London	Demolition of existing building and erection of a part four / part five storey building comprising of clinic at ground floor level, 6 x 3 bed and 3 x 2 bed flats with ten parking spaces, bicycle store, refuse and private amenity space.

DETAILS OF PROPOSAL

The proposal is for Conservation Area Consent for the demolition of the existing two-storey clinic and the erection of a four story building comprising of one clinic at ground floor level and 9 residential units above.

CONSULTATION

Muswell Hill CAAC
Muswell Hill & Fortis Green Residents Association
Conservation Officer – Katie Burnett

RESPONSES

Katie Burnett – No objection to the demolition of the existing clinic as it has no historical or architectural interest.

RELEVANT PLANNING POLICY

CSV7 Demolition in Conservation Areas

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for Conservation Area Consent for the demolition of existing clinic and the erection of a four storey block comprising of one clinic and 9 residential units above. In principle there is no objection to the demolition of the existing two-storey building on the site as it has no historical or architectural interest.

An application at this site for Conservation Area consent was previously refused on the grounds that a suitable replacement had not be found or agreed upon. Subsequently an amended scheme has been applied for under full planning permission which carries an approval recommendation. Therefore there are no grounds to refuse the demolition.

SUMMARY AND CONCLUSION

To conclude, the proposal for Conservation Area consent is acceptable. The existing building has no architectural merit or interest therefore the demolition of the existing building with the proposed replacement of a four-storey block will not be detrimental to the character and appearance of the Muswell Hill Conservation Area compliant with Policy CSV7 Demolition in Conservation Areas of the Haringey Unitary Development Plan.

RECOMMENDATION

GRANT PERMISSION

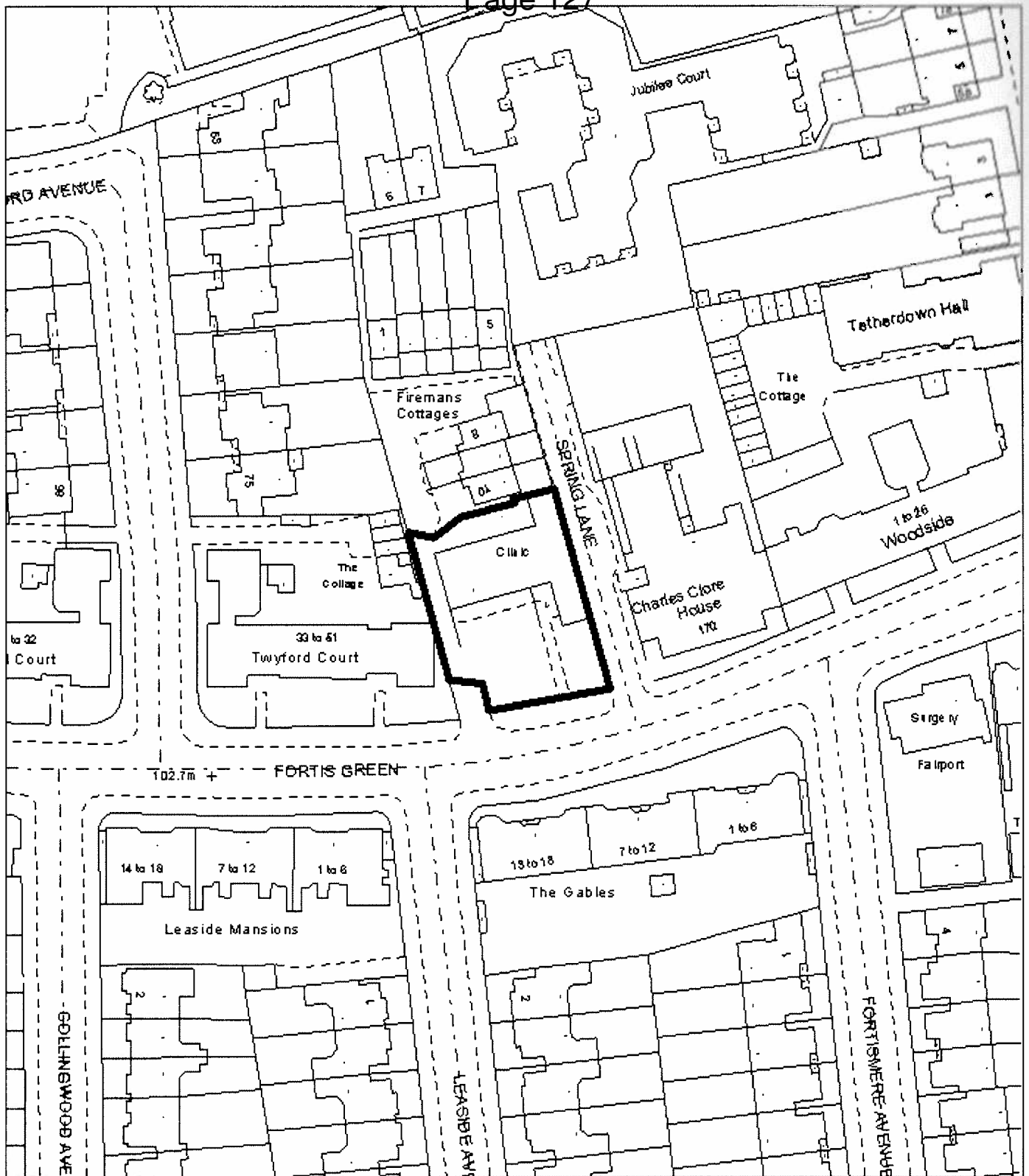
Registered No. HGY/2008/0500

Applicant's drawing No.(s) PL.08.689.01 - 11 incl., 15 - 20 incl.

Subject to the following condition(s)

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site under planning permission reference HGY/2008/0499) has been made and planning permission granted for the redevelopment for which the contract provides.
Reason: In order to protect the appearance of the conservation area.

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Site plan

150 Fortis Green, Muswell Hill N10 3PA

HARINGEY COUNCIL

**Directorate of
Urban
Environment**

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

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	Date	28/05/2008

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Planning Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**Reference No:** HGY/2008/0917**Ward:** Northumberland Park**Date received:** 17/04/2008**Last amended date:****Drawing number of plans** 5226/1000, 1200A, 1201C, 1210, 1211B, 1212B, 1213A, 1250A, 1251A, 1252A, 1253A, 1260A**Address:** Coombes Croft Library, High Road, N17 8AG**Proposal:** Erection of single storey extensions to front and rear of existing library building.**Existing Use:** Public Library**Proposed Use:** Public Library**Applicant:** Mr Stuart Evans, Haringey Council**Ownership:** Council**PLANNING DESIGNATIONS**

Retrieved from GIS on 07/05/2008
Road Network: C Road
North Tottenham Conservation Area
Adjacent to Blue Ribbon Network (in culvert or open channel)

Officer Contact: Robin Campbell**RECOMMENDATION**

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

Coombes Croft Library occupies the ground floor of a mixed use five storey property on the corner of Tottenham High Road and Brereton Road. The block is effectively L shaped. The upper stories of the building are in residential use. The property lies within North Tottenham Conservation Area and dates from the 1950's. To the rear of the property is a private residential courtyard, with a small children's play area. It is understood that access to this area is restricted for the use of the occupants of the surrounding residential properties. Opposite the library on the High Road are a range of mixed use buildings, with retail properties on the ground floor, some of which are boarded up.

The library benefits from a forecourt area at its entrance, created by the setback of the building. There is a large London Plane tree and a Cherry tree within this forecourt area. The library has ramp access and decorated metal gates at the entrance. The library itself has a distinctive design, consisting of block work walls, which have a panelling effect, with high level windows. The rear elevation of the library is of brickwork.

PLANNING HISTORY

No relevant planning history.

DETAILS OF PROPOSAL

The Design and Access Statement accompanying the planning application identifies that the proposed development of Coombes Croft Library is required due to the significant increase in demand over the last 5 years. As a result of this, the library is now too small to cope with the level of demand and cannot accommodate the facilities which are required to provide a more complete community service. The proposed development has been made possible through a successful bid for lottery funding which was achieved in 2007. It is proposed to extend the library by 37%. The additional space will enable the library to accommodate a range of community and educational facilities for adults, teenagers and children. These will include new community meeting rooms, WiFi/Internet, as well as ancillary functions such as WC, baby change, boiler, staff room etc.

CONSULTATION

Local Residents

16/05/2008

1 - 19 (o) Kathleen Ferrier Court, Brereton Road, N17
4 – 18 (e) Kathleen Ferrier Court, Brereton Road, N17
729, 731, 752 – 766 (e), 752(a), 752(b), 752(c) High Road, N17
FFF, SFF 752(b); Upper Flat 752(c) High Road, N17
766A, 754A, 756B, 758C, 756A, 758A, 756C High Road, N17

Internal and External Consultation

Ward Councillors
Transportation Group
Conservation Team
CAAC: Tottenham
Environment Agency

RESPONSES

Conservation Officer

This 1950's library building is the ground floor part of an L shaped 5 storey block of flats which stands on a corner site with its principal elevation fronting Tottenham High Road, and side elevation fronting Brereton Road. The site is within North Tottenham Conservation Area, and stands almost directly opposite Bill Nicholson Way which leads to White Hart Lane Football Stadium behind.

Pre-application Consultation

At pre-application stage I advised that the proposal for a front extension to Combs Croft Library appeared to raise design and conservation conflicts. The effect on conservation area is likely to be detrimental considering ;

- There is no planning policy or planning guidance support for front extensions in conservation areas. Refer in particular to the planning guidance of SPG2 C.
- It would have a detrimental effect on public realm caused by the loss of landscaped forecourt, planting bed and tree.

Application Proposals ; Rear Extension

It would need to be clarified what use the rear area currently serves and if it has any access requirements - the residents may have an interest if the rear area serves an amenity function. As the effect of such a rear extension will not impinge on the street elevations or the public realm I see no conflict in design and conservation terms.

Application Proposals ; Front Extension

The existing forecourt works as an attractive public realm with its sense of open space and landscaping in front of the Library, and provides a positive amenity for local residents to enjoy, with its special gates and decorative brickwork relief panels. It provides a very attractive setting for the Library building.

Externally the proposed front extension is approx. 6.800 deep x 5.700 wide x 3.000 high. The proposed extension would be sited on the entrance bay of the building, its footprint projects out to the back of pavement and the three dimensional form of the extension projects out from the building and the effect would be visually obtrusive. The elevations have irregular elevation of panels to the front extension which have a substantially blank appearance.

The proposed extension will appear very intrusive on the forecourt of the library, breaking up what is a unified public realm where one can sit in the sun. The residual north area of the forecourt will be left in the shadow of the extension with little amenity value.

The proposed extension will cut through the roots and wide canopy of the cherry tree, and will be sited close to the tree trunk, severely and adversely affecting the tree, likely leading to its loss.

Planning guidance recommends that extensions to buildings in Conservation Areas should preserve or enhance the character and appearance of the area. They should generally be confined to the rear or least important facades and should not upset the scale, proportions and architectural integrity of the building. This proposed front extension conflicts with this guidance and appears arbitrary, more like an ad-hoc rear extension. The effect will visually jar and appear incongruous on the front of this 1950 building, and be detrimental to the character and appearance of the conservation area.

I therefore consider that the proposal conflicts with Policies UD4 , CSV1, CSV5, and planning guidance SPG1a and SPG2, and recommend refusal.

Councillors

Cllr John Bevan

- Identifies that the lack of external wood cladding to the proposal is a plus point;
- Concerned that the front extension enhances the appearance and character of the existing and that it does not appear “out of place”;
- Considers that the front and rear extensions should not have flat roofs, to ensure rain-water can run off;
- Does not consider that security needs to be a paramount issue in the design due to match days at Spurs Football stadium;
- Identifies that the internal ceiling at the existing library has had an ongoing problem with flooding from the flats above. Requests that this issue be investigated as part of this application.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan 2006

Policy G1 Environment
Policy G2 Development and Urban Design
Policy G9 Community Well Being
Policy G10 Conservation

UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design

TCR1 Development in Town and Local Shopping Centres

M3 New Development Location and Accessibility
M4 Pedestrians and Cyclists
M10 Parking and Development

OS5 Development Adjacent to Open Spaces
OS10 Other Open Space

CW1 New Community / Health Facilities
CW2 Protecting Existing Community Facilities

CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation Areas

ANALYSIS/ASSESSMENT OF THE APPLICATION

It is proposed that Coombes Croft Library will have front and rear extensions, in order to provide additional accommodation for the library to provide more facilities and to cater for the high demand which it is currently subject to.

The application is accompanied by a Design and Access Statement, which refers to the key issues of use, design, layout, scale, appearance, landscape and sustainability.

The proposed front extension would provide a new entrance way to the library and accommodate an informal meeting room and Wi/Fi area. The rear extension is proposed to accommodate two meeting rooms along with ancillary uses such as; store room, staff room, boiler room, staff WC etc. Retractable soundproof partitions are proposed for the rear extension to provide more flexible space. The proposed extensions consist of approximately 100 sqm (front extension: 37.7 sqm, rear extension: 61.7.sqm).

Key Issues for Consideration

- 1) Principle of Development
- 2) Impact of proposed development on Conservation Area (Design and materials);
- 3) Impact on Open space / Amenity area / Landscaping
- 4) Sustainable Development

1) Principle of Development

Policy CW1 (New Community / Health Facilities) of the Haringey UDP 2006 supports the development of new community facilities in appropriate locations, where there is a local need, where it is accessible and where it can be used for more than one community purpose.

The site is in existing use as a public library, therefore, the principle of an extension of this use is acceptable, taking into account the identified demand by the Haringey Library Service. In addition, the proposed development is consistent with Policy G9 (Community Well Being) of the UDP (2006) which states that development should meet the borough's need for enhanced community facilities from population and household growth. The site has no specific development allocation within the Haringey UDP 2006.

2) Impact of proposed development on Conservation Area

Policy CSV1 (Development in Conservation Areas) requires that developments protect or enhance the character and qualities of the buildings and/or the Conservation Area.

Policy CSV5 (Alterations and Extensions in Conservation Areas) requires that such developments in Conservation Areas should preserve or enhance the character of the Conservation Area and retain / reinstate characteristic features such as doors, windows or specific materials. SPG2 (Conservation and Archaeology) also contains guidance with respect to Alterations and Extensions in Conservation Areas. Policy UD4 (Quality Design) requires proposals for alterations / extensions, which require planning permission, to be of high design quality.

As such, the proposed development needs to be assessed in terms of the impact of the proposed design and materials on the Conservation Area.

The assessment of the proposal in design terms is addressed in two parts; the front and rear extensions.

Front Extension

Design / Scale / Layout

The forecourt area of the library is a positive and important area of public space. The proposed front extension protrudes into this area and it is considered would have the effect of splitting the forecourt area, and hence would affect the overall character of it. However, it is acknowledged that the applicant has reduced the size of the front extension, from that originally conceived, in order to reduce its impact on the streetscape and forecourt. In addition, the overall forecourt area, will not be lost, with the proposal resulting in the creation of a new public realm area, taking into account the proposed landscape treatment of the forecourt. The front extension shall not extend beyond the build line of the existing parade of shops to the north, therefore, would not result in a break in this continuity.

The design of the front extension is considered to reflect features of the existing building, taking into account the panelling effect and rounded edges. Amendments have been made to the specific detailing of the front elevation, rectifying what was considered to be an irregular arrangement of panels and glazing. The revised detailing and fenestration of the front elevation is now considered appropriate in terms of reflecting the character of existing frontage.

The existing decorated gates, which are a feature of the entrance way are proposed to be re-hung in front of the new entrance, therefore, retaining this feature.

Materials

It is considered that the choice of panelling / cladding materials are of primary importance to ensure the proposed front extension integrates with the existing. This is particularly the case due to the specific grid panel feature of the front elevation and the existing colour theme, which is integrated in the frontage. Agreement on the specific use of materials is recommended through condition.

Rear Extension

The rear courtyard area functions as a residential amenity area, with a small children's play area. The proposed section for the rear courtyard is currently underutilised and it is considered the proposed rear extension would rejuvenate this courtyard area and make it more appealing for users. The rear extension is not in a prominent position and it is not considered would have a detrimental impact on the character of the Conservation Area or on residential amenity. As just stated, it is considered it would enhance this rear courtyard area.

The Conservation Officer has recommended refusal of the application on the basis of a detrimental impact on the Conservation Area (see Conservation Officer recommendation above).

It is noted that the parade of shops immediately to the north of this site has a long established building line at ground floor which goes to the back of pavement; therefore it is not felt that the front extension to the library, which only occupies a small proportion (around 20%) of the whole frontage, is so harmful as to warrant refusal, subject to appropriate materials being used.

3) Impact on Open space / Amenity area / Landscaping

There are two specific areas of amenity open space affected by the proposed development. The first area is the area of public open space, which consists of the forecourt, fronting onto the High Road. The proposed development would result in the loss of a section of this public realm, however, a new area of public realm shall be created through landscape treatment works. It is proposed to retain the Cherry tree and the London Plane tree within the forecourt.

A landscape scheme is proposed for the front courtyard area, as part of the planning application. This focuses on planting, paving and seating to enhance this area. It is considered that the approval of a detailed landscape scheme shall be required through condition, to ensure appropriate treatment of this area. The proposed rear extension involves the removal of 3 small trees. The opportunity for replacing these trees should be investigated and included within the detailed landscape scheme.

The rear extension would result in the loss of part of the courtyard at the rear of the property. Access to this area is restricted to those who reside in the surrounding apartments. The small area of playground facilities in this courtyard would not be affected by the rear extension.

The existing rear elevation of the library is not of particular aesthetic quality, for example, the barred rear windows detract from the welcoming environment. As such, it is considered that the rear extension has the opportunity to open up this courtyard and address it positively. The proposed rear extension would occupy an area of the rear courtyard which is currently underutilised and which does not contribute significantly to this area. Policy OS10 (Other Open Space) seeks to protect undesignated open space areas from inappropriate development. It is considered the policy is generally consistent with this policy.

4) Sustainability / Biodiversity / Energy Efficiency

Policy UD2 of the UDP contains the Council's sustainability objectives. A statement on Sustainability was included within the Design & Access Statement, as part of the planning application. The statement details the following as part of the development proposal.

Energy efficient glazing is proposed with long-life recyclable cladding material. In addition, thermal upgrading is proposed for the external walls and various specific fit-out features are proposed which would have benefits in terms of energy efficiency.

Policy OS11 of the UDP requires the protection and enhancement of biodiversity within the Borough. The Council encourages developments to enhance biodiversity within and close to buildings. The proposed extensions include the provision for sedum roofs, which can offer biodiversity benefits. As identified earlier, three existing trees are proposed for removal in the rear courtyard. It is considered that replacement planting should be proposed in the rear courtyard to replace the trees to be lost. Further details of this will be required to be agreed with the planning authority.

Subject to the above, it is considered that the proposal is acceptable in sustainability terms.

SUMMARY AND CONCLUSION

The proposed development aims to provide additional accommodation for Coombes Croft Library to cater for the high demand for use and to allow for a greater range of facilities (such as meeting rooms), to be provided. This is proposed to be achieved through a front and rear single storey extension. The site is within North Tottenham Conservation Area. The principle of the extension, in terms of providing additional community facilities, is accepted, in accordance with Policy CW1 of the Haringey UDP 2006.

Front Extension

Overall, it is considered a front extension in this location would result in dividing the public forecourt area and would impact the setting of this area of public realm. However, this impact is sought to be minimised through the proposed front extension being of reduced scale. In addition, a new area of public realm shall be created through the proposed landscape treatment of the forecourt.

It is considered the overall design structure of the front extension does reflect certain features of the existing frontage, in terms of rounded corners and the grid panel panelling. The amended detailing and detailed fenestration in terms of the grid pattern panels and glazing pattern, is now considered acceptable in relation to the existing frontage. Agreement on the specific use of materials is recommended through condition.

Rear Extension

Overall the rear extension would be considered to be acceptable in this location, with no significant impacts on residential amenity and with no detrimental impact on the character or setting of the building or immediate area. It shall result in a positive use of this underutilised part of the courtyard.

It is recognised that the additional floorspace sought through this application is required for the library use and public benefit from this is acknowledged.

Taking the above into account, the proposal is considered acceptable and is recommended for approval, subject to the conditions detailed below.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/0917

Applicant's drawing No.(s) 5226/1000, 1200A, 1201C, 1210, 1211B, 1212B, 1213A, 1250A, 1251A, 1252A, 1253A, 1260A

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development.
Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.
5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.
6. An Arboricultural Method Statement, including a tree protection plan, shall be prepared in accordance with BS.5837:2005 'Trees in relation to Construction' and submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.
Reason: To safeguard the health of existing trees which represent an important amenity feature.
7. Prior to the commencement of the development hereby permitted a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details. The statement shall include:
 - (i) Sequence of construction activity throughout each phase;
 - (ii) Location and specification of acoustic barriers;
 - (iii) Details showing how all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway;

- (iv) Details of construction lighting and parking;
- (v) The methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- (vi) Details of boundary hoardings and measures to ensure they are maintained in a secure and tidy condition.

Reason: To ensure that the development does not give rise to unacceptable impacts, upon neighbouring residential amenity and does not have an adverse impact upon the Metropolitan Open Land.

8. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

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

Reason's for Approval:

The proposed development aims to provide additional accommodation for Coombes Croft Library to cater for the high demand for use and to allow for a greater range of facilities (such as meeting rooms), to be provided. This is proposed to be achieved through a front and rear single storey extension. The site is within North Tottenham Conservation Area. The principle of the extension, in terms of providing additional community facilities, is accepted, in accordance with Policy CW1 of the Haringey UDP 2006.

Front Extension

Overall, it is considered a front extension in this location would result in dividing the public forecourt area and would impact the setting of this area of public realm. However, this impact is sought to be minimised through the proposed front extension being of reduced scale. In addition, a new area of public realm shall be created through the proposed landscape treatment of the forecourt.

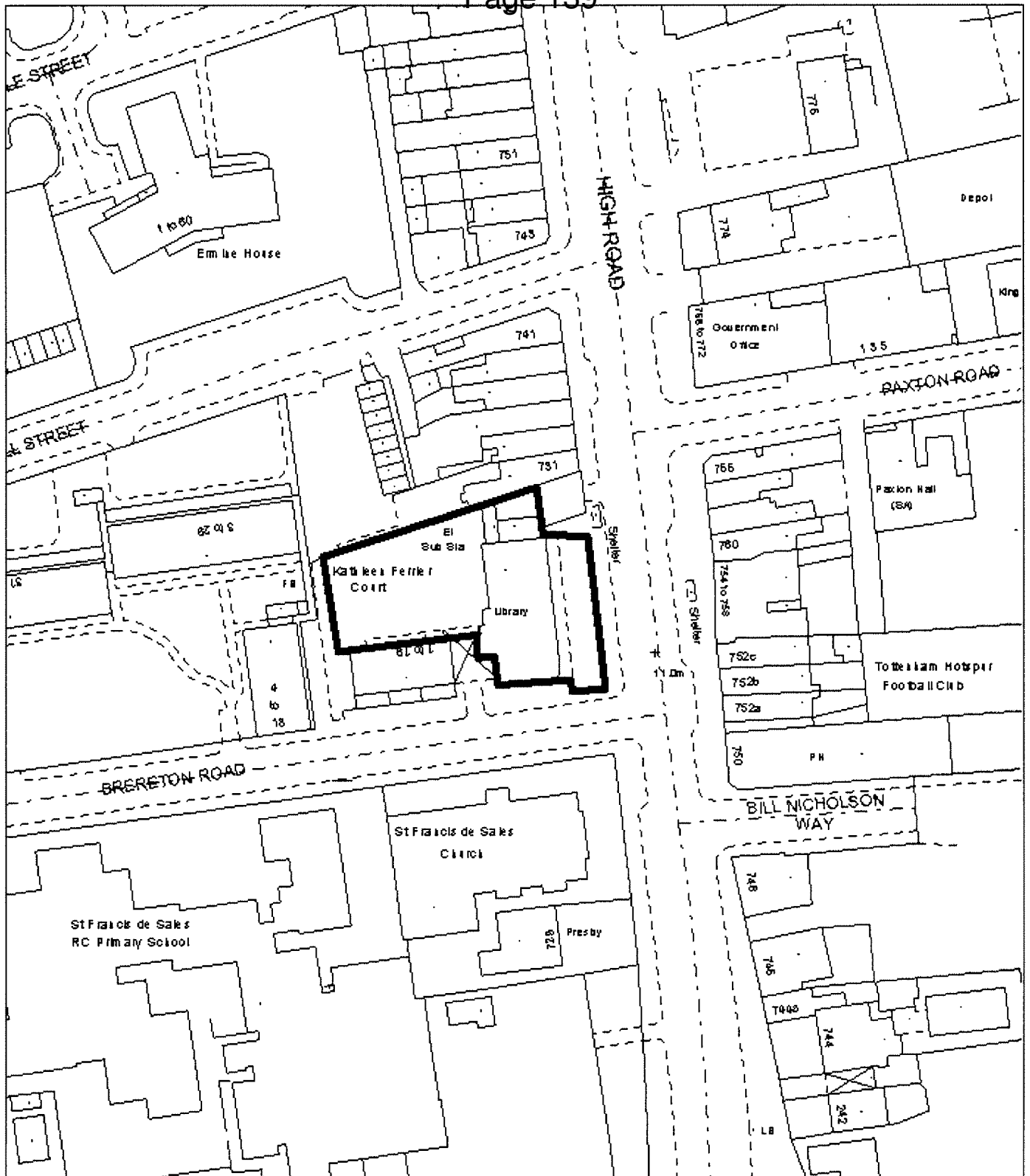
It is considered the overall design structure of the front extension does reflect certain features of the existing frontage, in terms of rounded corners and the grid panel panelling. The amended detailing and detailed fenestration in terms of the grid pattern panels and glazing pattern, is now considered acceptable in relation to the existing frontage. Agreement on the specific use of materials is recommended through condition.

Rear Extension

Overall the rear extension would be considered to be acceptable in this location, with no significant impacts on residential amenity and with no detrimental impact on the character or setting of the building or immediate area. It shall result in a positive use of this underutilised part of the courtyard.

It is recognised that the additional floorspace sought through this application is required for the library use and community benefit from this is acknowledged.

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Site plan

Coombes Croft Library, High Road N17 8AG

HARINGEY COUNCIL

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Planning Policy & Development
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Planning Committee

Item No

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/0718**Ward:** Fortis Green**Date received:** 31/03/2008**Last amended date:****Drawing number of plans:** 51-1099-200, 201, 202, 204; 7534/T/01-02, 02-02; 51-1099-J-201, 202; 51-1099-F-203, 204, 205; 51-1099-BIN-201; 51-1099-CYC-201**Address:** Former Lynx Depot Coppetts Road N10 1JP**Proposal:** Amendment to approved scheme HGY/2004/1943 proposing replan for 18 dwellings (Blocks F, E, H and J), parking, access and associated landscaping.**Existing Use;** Residential (Authorised) **Proposed Use;** Residential**Applicant:** George Wimpey North Thames**Ownership:** Private**PLANNING DESIGNATIONS**

Retrieved from GIS on 07/04/2008
 8Road Network: B Road
 Tree Preservation Order
 Contaminated Land
 Contaminated Land

Officer contact: Luke McSoriley**RECOMMENDATION**

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site lies on the west side of Coppetts Road in the extreme northwest corner of the Borough. There are allotments across the road to the east. One of the entrances to St. Pancras and Islington Cemetery lies immediately to the north in the London Borough of Barnet. The Muswell Hill Playing Fields adjoin the application site to the Southwest and there is an existing residential development, a sports pavilion and educational facility to the south. The cemetery, allotments and playing fields are all designated as Metropolitan Open Land. The northern end of the site is very close to the North Circular Road. The former Lynx Depot site is slightly over 1.73 hectares in area.

In 2004 planning permission for the demolition of the existing buildings on the site and the construction of a new residential development comprising 128 residential units was granted. As part of this approved scheme an area (0.9 acres) of the former depot site was to be retained for employment purposes.

PLANNING HISTORY

HGY/2003/1874 - Demolition of existing building and erection of 113 Units residential units with associated landscaping and car-parking. WITHDRAWN January 2004

HGY/2004/1943 - Demolition of existing buildings and the erection of 128 residential units with associated car parking and landscaping and with retention of land for employment purpose amended plans) GRANTED 06/12/04, Subject to Legal Agreement. Under construction.

DETAILS OF PROPOSAL

The current application proposes an amendment to the approved scheme HGY/2004/1943 proposing a replan for 18 dwellings (Blocks F, E, H and J) along with the parking, access and associated landscaping area around these dwellings. The proposed changes to the approved scheme would result in a reduction in the total number of residential units on the site by two.

The part of the approved scheme that it proposed to alter is located in the north eastern corner of the site. The rest of the development will be constructed as per the approved 2004 scheme.

CONSULTATION

18/04/2008

Ward Councillors

Conservation Team

Transportation Team

Building Control

Legal Services

Cleansing

Design

Policy

Council Arboriculturalist

London Borough of Barnet

London Fire Brigade

Met Police

133 – 141 (o) Coppetts Road, N10

Crouch End Vampires Football Club, Coppetts Road, N10

1 – 10 (c) Stawberry Terrace, Coppetts Road, N10

Greenfield School, Coppetts Road, N10

RESPONSES

1 response letter from a local resident was received neither objecting nor supporting the application:

“The original plans included trees between the houses on the boundary of the Metropolitan Open Land. The new plans do not show any of those trees. This is a very green area and the addition of the trees was an important part of the original plans. The two houses (KK) that face toward the football pavilion on the south east boundary and towards the existing houses at 135 – 141 Coppetts Road also had trees between them and the employment area and the existing neighbours and this gave privacy to them and the existing houses 135 – 141. These trees were put into the original approved plan following discussions by the applicants with the existing residents. The trees should be reinstated. The original approval by the Council included specific reference to the trees. The look without trees will be concrete, it will reduce privacy to neighbouring houses and users of the MOL who include sports players, walkers and families picnicking. A total of 46 new tree plantings are missing from the amended plan from these boundaries alone. I write also in my capacity as Chair of the Friends of Muswell Hill playing fields that the site adjoins and is the Metropolitan Open Land referred to”.

RELEVANT PLANNING POLICY

Central Government Guidance

Planning Policy Guidance 1 ‘Delivering Sustainable Development’

Haringey Council Unitary Development Plan 2006

UD2 'Sustainable Design and Construction'
UD3 'General Principles'
UD4 'Quality Design'
UD7 'Waste Storage'
UD8 'Planning Obligations'

ENV3 'Water Conservation'
ENV9 'Mitigating Climate Change: Energy Efficiency'
ENV10 'Mitigating Climate Change: Renewable Energy'

M3 'New Development Location and Accessibility'
M4 'Pedestrians and Cyclists'
M5 'Protection, Improvement and Creation of Pedestrian and Cycle Routes'
M10 'Parking for Development'

Supplementary Planning Guidance

SPG 1a 'Design Guidance and Design Statements'
SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'

ANALYSIS/ASSESSMENT OF THE APPLICATION

This application proposes minor changes to the 2004 approved scheme and as such the main issues that need to be considered are:

- Changes in building design and layout
- Changes to road layout
- Section 106 matters
- Landscaping issues
- Details conditions of approved scheme

Changes to Building Design

The amended scheme proposes changes to the design of blocks F, E and H of the approved scheme. These buildings that it is proposed to alter would be situated in the north-western corner of the site and the rest of the scheme approved in 2004 would remain the same. The proposed changes would result in the total number of units proposed for the whole development being reduced from 128 to 126.

The buildings that make up these blocks would be re-arranged from a curved terrace of 3 and 4 storey buildings containing 18 residential units as per the 2004 scheme into two 4 storey semi-detached blocks of flats containing 16 two bedroom flats.

The proposed changes would not detract from the design of the new development and are considered consistent with policies UD3 'General Principles' and UD4 'Quality Design'.

Changes to Road Layout

The proposed changes to the road layout are considered to be minor changes that would not give rise to any planning issues. The 'Y' shaped turning head that was originally proposed in the north-west corner of the site will be replaced with a 'forward / side' turning head.

Section 106 Matters

As the current application proposes only minor changes to the approved scheme additional Section 106 contributions are not considered necessary.

Section 106 contributions of £500,000 for environmental improvements have already been received.

A contribution to highways improvements of £50,000 was also required along with the setting aside of part of the development site for future employment use.

An education contribution of £264,081 is due on occupation of the first units.

The original application was approved subject to a Section 106 agreement requiring 40% of the habitable rooms of the 128 residential units on the site being affordable housing. A deed of variation to the original section 106 will need to be completed to ensure the outstanding obligations detailed in the approved scheme are met.

Landscaping Issues

One letter from a local resident commenting on the application has been received with concerns being raised about landscaping. Specifically there is concern that trees that were detailed in the original scheme for plot No.s 1 and 2 which are the closest plots of the development to the neighbouring properties at 135 – 141 Coppetts Road are not detailed on the current plans. The reason why all the proposed trees are not shown on the current drawings, is that the current application only relates to 4 of the blocks on the site, which are in the north-western corner of the site, furthest away from No.s 135 – 141 Coppetts Road. The Council is currently processing a details application relating to soft landscaping (HGY/2008/0624) and this application includes detailed landscaping plans including all the tree planting proposals in the original scheme. It is considered that this landscaping issue can be addressed in the processing of this details application.

Details Conditions

Details applications relating to conditions 4, 5, 7, 8, 9, 12, 13, 14, 15 and 16 of the approved scheme are currently being processed by the Council. It is recommended that an informative is attached to the permission clarifying that as the current application is an amendment to an approved scheme the conditions of the original application HGY/2004/1943 still need to be adhered to.

SUMMARY AND CONCLUSION

Planning permission for residential re-development of the site was approved in 2004 and the current application proposes only minor amendments to this approved scheme. The proposed amendments would not give rise to any new planning issues. The Section 106 contributions that were agreed with the granting of the original permission (HGY/2004/1943) will apply to the amended scheme including the provision that 40% of the developments habitable rooms are to be affordable housing units. The proposed amendments to the approved scheme are considered to be consistent with policies UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', M10 'Parking for Development', SPG 1a 'Design Guidance and Design Statements' and SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.

RECOMMENDATION

(1) That planning permission be granted in accordance with planning application reference number HGY/2008/0718 subject to a pre-condition that George Wimpy North Thames shall have first entered into an Agreement under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure the following benefits:

- 40% of habitable rooms as affordable housing as indicated on Drawing No:51-1099-001
- £500,000 towards Environmental Improvements
- £50,000 towards Highway Improvements
- Provision of employment land as shown on Drawing No: 51-1099-001
- Provision of a sum of £264,081 towards education.
- Provision of a sum towards recovery costs.

(2) That the agreements referred to in resolution (1) above are to be completed no later than 27th June 2008 or within such extended time as the Council's Assistant Director (Planning ,Environmental Policy and Development) shall in his /her sole discretion allow.

(3) and that following completion of the agreements referred to in resolution (1) and within the time period for in resolution (2) above, planning permission be granted in accordance with planning application HGY/2008/0718 and applicants drawings: 51-1099-200, 201, 202, 204; 7534/T/01-02, 02-02; 51-1099-J-201, 202; 51-1099-F-203, 204, 205; 51-1099-BIN-201; 51-1099-CYC-201.

(4) and that, in the absence of the agreements referred to in resolution (1) above being completed within the time period provided for in resolution (2), above the planning application reference number HGY/2008/0718 be refused for the following reasons:

That the proposals fails to provide the affordable housing and education provision in accordance with requirements set out in Supplementary Planning Guidance 10a 'Planning Obligations', 10b 'Affordable Housing' and 10c 'Education needs generated by Housing Developments' attached to the Haringey Council Unitary Development Plan 2006.

The proposals do not make provision for employment generating land contrary to Unitary Development Plan EMP4.

GRANT PERMISSION

Registered No. HGY/2008/0718

Applicant's drawing No.(s) 51-1099-200, 201, 202, 204; 7534/T/01-02, 02-02; 51-1099-J-201, 202; 51-1099-F-203, 204, 205; 51-1099-BIN-201; 51-1099-CYC-201

Subject to the following condition(s)

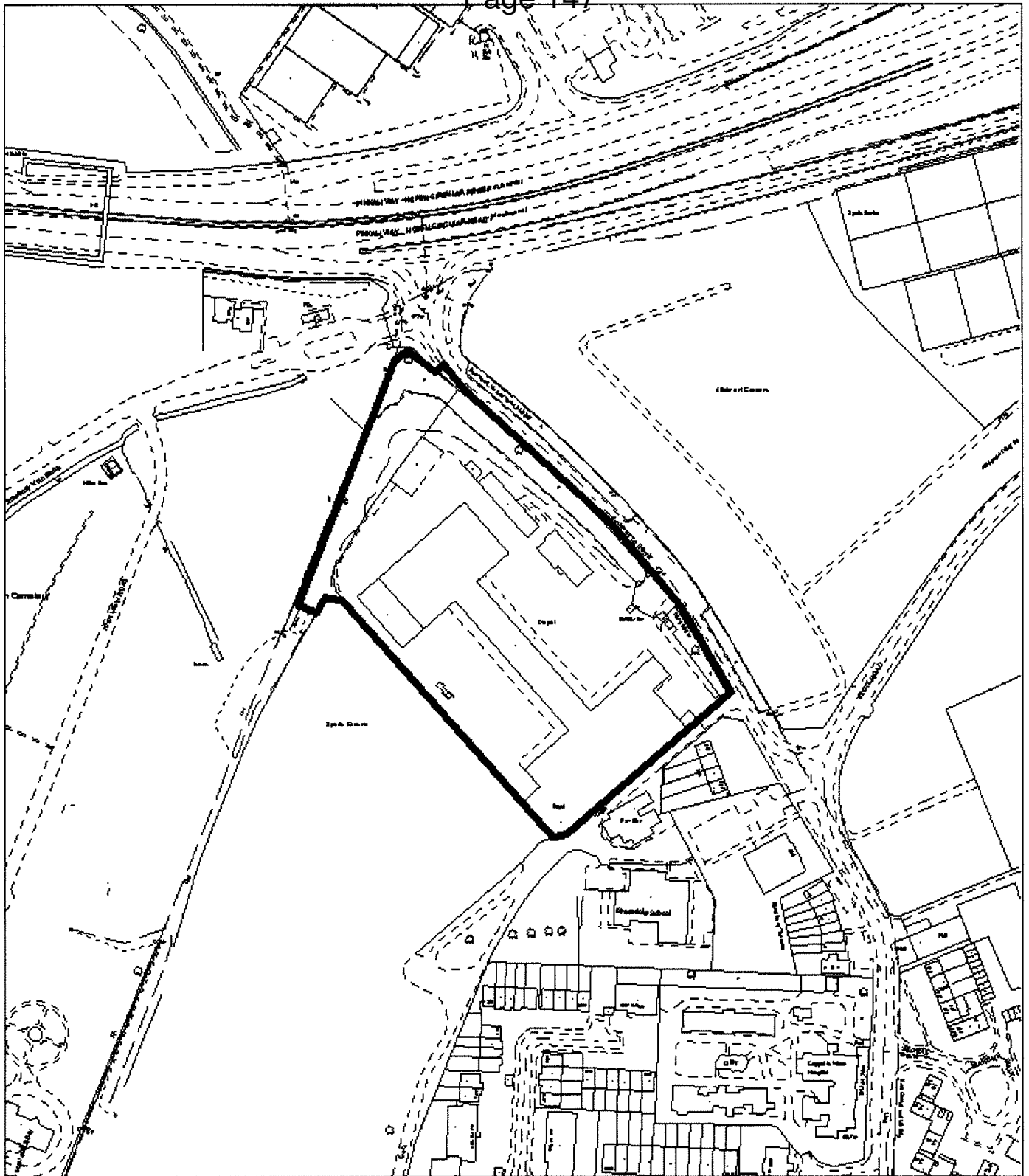
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent 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.

Reason for decision:

Planning permission for residential re-development of the site was approved in 2004 and the current application proposes only minor amendments to this approved scheme. The proposed amendments would not give rise to any new planning issues. The Section 106 contributions that were agreed with the granting of the original permission (HGY/2004/1943) will apply to the amended scheme including the provision that 40% of the developments habitable rooms are to be affordable housing units. The proposed amendments to the approved scheme are considered to be consistent with policies UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', M10 'Parking for Development', SPG 1a 'Design Guidance and Design Statements' and SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'.

INFORMATIVE: As the current application is for an amendment to the approved scheme conditions 1 - 16 of application No. HGY/2004/1943 need to be complied with.

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Site plan

Former Lynx Depot, Coppetts Road N10 1JP

HARINGEY COUNCIL

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Planning Committee

Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**Reference No:** HGY/2008/0857**Ward:** Northumberland Park**Date received:** 16/04/2008**Last amended date:** 19/05/2008

Drawing number of plans (21)A002G, (21)A003D, (21)A004, (21)A005C, (21)A101, (21)A102A, (21)A104B, (21)A105, (90)LP002 B, (90)LP003, (90)A002, (90)A006, (90)A007, GS270789/100 (Elevations), GS270789/100 (Block A North & East Elevations), GS270789/101, GS270789/102, GS270789/103, GS270789/104, GS270789/200 P2, GS270789/201 P2, GS270789/202 P1, GS270789/203 P1, GS270789/204 P2 & GS270789/205 P2.

Address: Northumberland Park Community School and the Vale Trulock Road N17 0PG

Proposal: Erection of double height space linking existing school block to a new Library space at first floor. Erection of extension to existing technology block, comprising two classrooms in single storey structure. Recladding to some areas of existing school facade. New landscaping with covered walkways and updated parking facilities.

Existing Use: School**Proposed Use:** School**Applicant:** Haringey Council Children and Young Persons**Ownership:** Council**PLANNING DESIGNATIONS**

Road Network: B Road

Officer Contact: Gary Savins**RECOMMENDATION**

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The Northumberland Park School and the Vale School is a 11-16 school with approximately 1080 students and share the same site. The existing site consists of a number of separate teaching and administration blocks, between the 1960s and the present day.

The site is bounded by Trulock Road to the east and Worcester Avenue to the west. A Primary School is located to the south of the site, with predominantly residential uses adjoining to the north.

The White Hart Lane Football Stadium is located immediately to the west across Worcester Avenue.

PLANNING HISTORY

The following relevant town planning history was identified for the site (out of 21 items over 30 years):

HGY/1993/1342 – Erection of 2 storey teaching block – Granted.

HGY/1996/0601 – Mencap Centre Renovation and alterations to existing sports facility and theatre to include extension to theatre, café, and provision of additional car parking – Granted.

HGY/1996/0677 – Erection of existing kitchen and dining room – Granted.

HGY/2000/0706 – Removal of temporary existing building and the erection of a new two storey teaching block to accommodate a new art facility – Granted.

HGY/2001/0279 – Removal of existing temporary building and the erection of a new two storey teaching block to accommodate a new art facility (Alterations to elevations of application ref 2000/0706 approved on 9/8/2000) – Granted.

HGY/2002/0072 – Erection of new build multi-purpose hall associated stores plant and foyer connecting onto existing theatre block and including new external landscaping – Granted.

HGY/2003/0125 – Erection of new single storey classroom block – Granted

HGY/2005/1174 – Alteration to caretakers office and garage store, including provision of ramp, relocation of fenced gate and alteration to elevation. Reduction in height of front boundary wall – Granted.

DETAILS OF PROPOSAL

This proposal is for the erection of double height space linking existing school block to a raised Library space (Proposed); erection of extension to existing technology block, comprising two classrooms of single storey structure; Recladding to some areas of existing school façade; and new landscaping with covered walkways and updated parking facilities. The works also include the the provision of a new external fire escape stair to the west end of Block A2.

The proposed works have been amended from that which was originally proposed. These amendments have been primarily in relation to the proposed tree removal and on-site car parking adjacent to Trulock Road. These aspects of the original scheme have now been removed.

The proposed development essentially includes a mix of new build, remodelling and refurbishment to the two existing schools. A main design aspect of this development scheme has been the grouping of classrooms within departments to create a 'hub' and to foster ownership as well as circulation. Approximately 370m² of existing school buildings are to be demolished, with a new build area of 816m². The proposed works will result in a net increase of 6% of the existing floorspace of the two schools. Further, approximately 3772m² of the existing school is to be remodelled and 2041m² is to be refurbished.

CONSULTATION

Transportation Authority
Local Ward Councillors
27-35(o) Almond Road, N17
1-28(c), 4a Trulock Road, N17
1-60(c) Trulock Court, Trulock Road N17
19-36(c) Taylor Close, N17
St Pauls & All Hallows C of E Infant School, Park Lane N17
20-38(e), 17-41(o) Worcester Avenue, N17
The Secretary THFC, 748 High Road, N17

RESPONSES

Transportation Authority

The following comments were received from the Transportation Authority in relation to the proposed works:

'This site is in an area with medium public transport accessibility level and has not been identified within the Council's adopted 2006 UDP as that renowned to have car parking pressure. It is also on the busy bus route High Road, which offers some 68buses per hour (two-way), for frequent bus connections to and from Seven Sisters tube station. There is also the presence of W3 bus route on the nearby Northumberland Park which provides some 24buses per hour (two-way), for bus connections to and from Wood Green tube station. We have subsequently considered that majority of the students/staff/patrons of this development would use sustainable travel modes for

their journeys to and from the site. Moreover, Tottenham Hotspur Match Day controlled parking zone is in place in this area, operating from Monday to Friday between 1700hrs to 2030hrs and Saturday/Sunday & Bank Holidays from 1200hrs to 1630hrs, which provides some on-street car parking control. The applicant has also proposed additional 16 car parking bays including 4 disabled parking bays and 22 cycle racks as detailed on Ground Floor Plan No. (21)A002.

Furthermore, our interrogation with TRAVL trip forecast database has revealed that based on similar sites (Southgate School-EN4, Aylward School-N18, Preston Manor High School-HA8 and Bacon City College-SE16), this development proposal would generate a combined movement (in and out of this site) of some 26 vehicles in the critical morning peak hour. However, we do have the following concerns with this development proposal:

1. While the level of traffic predicted for this school's expansion may be viewed in isolation as insignificant, it is inevitable that it would exacerbate the impact the considerable traffic already generated by the existing development, have on the adjoining roads. It is therefore deemed that the proposed increase in the car parking spaces would only attract more vehicular activities to this site. Hence we will ask that the applicant removes the 12 visitors' car parking bay from the scheme and increase the number of cycle racks to thirty (30).

2. The creation of a supplementary vehicle access south of the existing access on Trulock Road is also not acceptable as this would only accentuate the existing vehicular conflict at this location. Thus, we will require the applicant to take out this new access.

Consequently, the highway and transportation authority object to this application, in its current Form'.

Local Ward Councillors

The following comment was received from a local ward councillor in relation to this application:

"I will start with a general statement that from my observations of most existing schools is that over the years most of them have had a "hotch potch" of additions and alterations that basically end up with their sites looking a complete mess, devoid of any decent design / appearance / character.

So I am requesting that both the new build and the refurbishment is done in such a manner, using the appropriate materials, that the result is a scheme that gives character, architectural quality, a well structured layout and landscaping over the whole site.

I am making the following specific points.

That the new buildings do not have a flat roof as in the longer term this is on a lifetime basis more expensive, and from my experience the appropriate maintenance required cannot be relied upon to be carried out.

That there is no wooden cladding as again from my experience the appropriate maintenance is not normally carried out.

That there is appropriate signage to enable visitors and other users to find there way around this large site, which is certainly not the existing situation. Do the buildings and layout make it easy to find your way about?

That the new buildings be provided with fire sprinklers, as per the revised government guidance for school buildings. If possible given the financial constraints sprinklers also to be provided in the refurbished buildings".

A full copy of all submissions received have been attached to the file.

Any comments received following the completion of this report, will be tabled at the meeting.

RELEVANT PLANNING POLICY

The London Plan

Policy 3A.21 – Education Facilities

Unitary Development Plan 2006

G2 – Development and Urban Design
G9 – Community Well Being
UD3 – General Principles
UD4 - Quality Design
CW2 – Protecting Existing Community Facilities

Supplementary Planning Guidance

SPG1a – Design Guidance

ANALYSIS/ASSESSMENT OF THE APPLICATION

The key planning issues that are required to be considered in relation to these proposed works to the Northumberland Park and Vale Schools are as follows:

- the impact on the community facility
- building design and siting;
- sustainability issues;
- street scene;
- amenity of nearby residential properties; and
- circulation and parking.

The Impact on the Community Facility

The proposed works are essentially extension, refurbishment and remodelling works to improve the functioning and operation of the two schools. The main issues addressed in this current design are the grouping together of classrooms within departments to create a 'hub' and to foster ownership as well as ease circulation.

The design also addresses practical operational issues such as health and safety, fire access, environmental control and security.

It is considered that these works are likely to improve the operation and functioning of this community facility.

Building Design and Scale

The proposed works involve a number of new building additions on the site, with these primarily being in the form of a one storey western extension to Block B, a two storey southern extension to Block A2 (new library) and enclosed concourse/forum space, a new stairwell to western side of Block D and lightweight steel covered walkways between a number of the buildings.

It is considered that the proposed works can be comfortably accommodated given the size of the site and the established built form on the site. Further, the new two storey extension to the southern side of Block A2 will effectively be the only component of the development that will protrude above the existing two storey roof line of this individual Block. Notwithstanding, it is considered that this element will provide visual interest to this elevation and whilst it exceeds the primary roof line of this building and it does not exceed the height of the existing corner element in the north-eastern corner of the Block.

Additionally, the works are considered to be at an appropriate human scale and will improve the internal and external spaces on the site. These works are considered to be commensurate with the established

built form and pattern on the site. The works do not require any new 'stand alone' buildings to be created and are more so logical extensions of the existing buildings on the site.

It is also noted that a comprehensive landscape scheme has been proposed which includes design measures to improve both the soft and hard landscaped spaces on the site, whilst also improving and softening the existing building and their immediate environs.

The building design and scale of the proposed works are considered acceptable.

Sustainability Issues

The proposed extensions are not of a sufficiently large scale to warrant major renewable energy installations, nevertheless the following elements are proposed:

- solar panels for hot water heating to meet 10% renewable energy target;
- solar shading and insulation of existing buildings to reduce over heating problems;
- a raking façade and overhang to reduce solar gain to the new build library and walkway; and
- additional landscaping.

Street Scene

The proposed works involve a number of upgrades to the external facades, primarily those of Blocks A1 and A2. All the works proposed along the eastern façade of these two blocks will be directly visible from Trulock Road.

The existing block along this eastern façade currently consist of white insulated render and a number of glazed windows in blue metal frames. There is also an existing small entrance canopy along façade.

The proposed works aim to essentially maintain the existing treatment along this façade, with the exception of the replacement of the existing entrance with a more modern larger structure, and the erection of a second structure a short distance to the south. The new entrances are to be a lightweight metal structure and timber soffit with light inserts. The works also involve the inclusion of intermittent colour coated panels to the first floor. The new works are considered to be contemporary in design, functional whilst not being excessive in size or over dominant.

The existing trees along Trulock Road are to be retained.

It is considered that the proposed new and refurbishment works along the eastern façade of Blocks A1 and A2 are an improvement on the existing situation and will improve the aesthetics of the school when viewed from Trulock Road.

Amenity of nearby Residential Properties

The proposed building works, due to their design and siting, are not considered likely to result in any additional adverse amenity impacts on surrounding residential properties.

The main components of this design that require consideration in relation to the amenity currently enjoyed by nearby residential properties are those associated with the new and upgraded parking facilities, as well as the new refuse storage area.

The new refuse storage area has been adequately located away from site boundaries and is to be satisfactorily screened with both new fencing and landscaping. Additionally, the new car parking areas are considered to be in appropriate locations unlikely to cause detriment to nearby properties.

It is not considered that this proposal will have any unreasonable detriment to the amenity currently enjoyed by nearby residential properties.

Parking and Circulation

This proposal intends to provide a new drop off facility, with additional access to Trulock Road, as well as a number of new on-site car parking spaces. The new car parking spaces are primarily located around the new proposed bin store area to the north-west of the site and in the north-western pocket of the site.

The new drop off facility is aimed at providing more space for mini buses bringing children with special requirements to the school and to prevent the mini buses backing up onto Trulock Road. This facility requires the creation of a new exit onto Trulock Road, with the existing exit being closed off. It is not proposed to alter the traffic flows, with exiting vehicles joining the one way system.

The new car parking spaces that are proposed are primarily in existing derelict spaces and are aimed at addressing existing parking demands on the site. The new spaces are in appropriate locations and should improve the functioning and operation of the schools.

The amended plans delete some parking spaces which go some way to dealing with the transport officers concerns: however the applicants do require the second access on Trulock Road, for dropping off of pupils from mini-buses.

The proposed parking and circulation measures are considered to be satisfactorily designed and will result in an improvement on the existing situation.

A condition is proposed, to require to submission of a Green Travel Plan.

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 The London Plan.

The position of the buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of daylight or sunlight. The design approach is modern which fits in with the surrounding area, and will improve the operation and functioning of the two schools.

Accordingly, this application is recommended for approval.

RECOMMENDATION

The Sub-Committee is recommended to RESOLVE as follows:

- (1) That planning permission be granted in accordance with planning application reference number HGY/2008/0857 & Applicant's drawing No.(s) (21)A002G, (21)A003D, (21)A004, (21)A005C, (21)A101, (21)A102A, (21)A104B, (21)A105, (90)LP002 B, (90)LP003, (90)A002, (90)A006, (90)A007, GS270789/100 (Elevations), GS270789/100 (Block A North & East Elevations), GS270789/101, GS270789/102, GS270789/103, GS270789/104, GS270789/200 P2, GS270789/201 P2, GS270789/202 P1, GS270789/203 P1, GS270789/204 P2 & GS270789/205 P2.

for the following reason

The proposed development for the erection of double height space linking existing school block to a raised Library space (Proposed); erection of extension to existing technology block, comprising two classrooms of single storey structure; Recladding to some areas of existing school façade; new landscaping with covered walkways and updated parking facilities; and provision of a new external fire escape stair to the west end of Block A2 complies with policies 3A.21 'Education Facilities' of The London Plan, G2 'Development and Urban Design', G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design' and CW2 'Protecting Existing Community Facilities' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance'.

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 existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.
Reason: In order to safeguard the trees in the interest of visual amenity of the area.
4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
5. Prior to the commencement of use of any of the new buildings, a minimum number of thirty (30) cycle racks are to be provided on the site.
Reason: To promote sustainable means of transport and reduce traffic congestion in the area.
6. 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.
7. 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.
8. Within 3 months of the commencement of development, a Green Travel Plan for the School shall be submitted, to include measures for promoting non-car-borne journeys to and from the School.
Reason: In order to encourage more sustainable modes of travel for the School.

REASONS FOR APPROVAL

The proposed development for the erection of double height space linking existing school block to a raised Library space (Proposed); erection of extension to existing technology block, comprising two classrooms of single storey structure; Recladding to some areas of existing school façade; new landscaping with covered walkways and updated parking facilities; and provision of a new external fire escape stair to the west end of Block A2 complies with policies 3A.21 'Education Facilities' of The London Plan, G2 'Development and Urban Design', G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design' and CW2 'Protecting Existing Community Facilities' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance'.

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Planning Committee

Item No

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**Reference No:** HGY/2008/0655**Ward:** Woodside**Date received:** 17/03/2008**Last amended date:****Drawing number of plans** 325-PL-001 - 025 incl., 433-WD-02-D, 433-PL-02**Address:** Woodside High School, White Hart Lane N22 5QJ

Proposal: Redevelopment of Woodside High School, to comprise demolition of part of existing central school block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C. To incorporate Woodside High School, William C Harvey and Moselle Special Schools.

Existing Use: High School
School Use**Proposed Use:** Secondary School and Special**Applicant:** Haringey Council**Ownership:** Council**PLANNING DESIGNATIONS**

Road Network: C Road
Partial coverage by Metropolitan Open Land (MOL)

Officer Contact: Robin Campbell**RECOMMENDATION**

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

Woodside High School is situated on White Hart Lane. The site is bounded to the north by White Hart Lane, to the east and west by MOL playing fields and to the south by residential properties (Stirling Road). To the north of White Hart Lane is New River Sports Centre and Community Centre. The existing High School campus comprises of a mix of existing buildings, from 1 – 4 stories, with a range of age and condition. The original campus buildings were developed in the 1960's.

PLANNING HISTORY

HGY/2000/0795 – Granted – 25/07/00 – Erection of two temporary classrooms (Portacabin) on existing football pitch.

HGY/2000/0672 – Granted – 09/08/00 – Demolition of existing technology block, removal of prefabricated block used for language studies. Erection of new two storey technology and language block with covered link to main buildings. Lobby extension to dining area with covered walkway access to the main building.

HGY/2004/0843 – Granted 28/06/04 – Erection of a two storey building to be used as an adult education centre with associated single storey crèche building adjacent.

HGY/2008/0238 – Granted 18/03/08 – Retrospective planning application for retention of portakabin Ultima Building to be used as an exam hall during refurbishment to existing facilities.

DETAILS OF PROPOSAL

Redevelopment of Woodside High School, to comprise demolition of part of existing central school block, erection of new two storey block fronting White Hart Lane, new three storey block at rear of site, covered walkways, parking and landscaping, and re-cladding of existing Block C. To incorporate Woodside High School, William C Harvey and Moselle Special Schools.

CONSULTATION

Local Residents

11/04/2008

1 – 119 (odd) Stirling Road, N22

1 – 3(c) Inverness Terrace, Stirling Road

7a, 76, 13a, 13b, 34a, 34b Stirling Road, N22

2 – 78 (even) Stirling Road

70 – 108 (even) Dunbar Road, N22

75 – 183 (odd) Perth Road, N22

New River Sports Centre, White Hart Lane, N22

Caretakers House, New River Sports Centre, White Hart Lane, N22

Faith Garden Centre, Wolves Lane, N22

Adult Learning Centre, White Hart Lane, N22

Internal and External Consultation

Ward Councillors

Transportation Group

Council Arboriculturalist

Council Design Team

Parks & Recreation

Scientific Officer

Environment Agency

RESPONSES

4 Letters from Local residents:

- 1) Object to any development on the green space behind Stirling and Dunbar Road;
- 2) Potential for increased flooding;
- 3) Air quality / traffic pollution;
- 4) Traffic congestion increase due to increased number of coaches;
- 5) Detrimental impact on the character of the area;
- 6) Request higher fencing for property adjacent to football pitch due to issues with balls coming into gardens;
- 7) Issues of run-off from the school site into neighbours garden;
- 8) Request treatment of boundary fences and screening to ensure pupils use the proper access and egress to the school.

Environment Agency

Confirmation that the Flood Risk Assessment submitted as part of the application is considered to comply with guidelines contained in PPS25. No objection raised in principle, subject to the following condition being applied:

Condition

- 1) Surface water drainage works and source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason

- 1) To prevent the increased risk of flooding and to improve water quality.

Scientific Officer

No objection. Recommended condition:

- 1) Requirement of a site investigation report, risk assessment and details of remediation to be submitted to the Local Planning Authority.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan 2006

Policy G1 Environment
Policy G2 Development and Urban Design
Policy G7 Green Belt, MOL and Green Chains
Policy G9 Community Well Being

UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design

M3 New Development Location and Accessibility
M4 Pedestrians and Cyclists
M10 Parking and Development

OS2 Metropolitan Open Land
OS5 Development Adjacent to Open Spaces
OS6 Ecologically valuable sites and their corridors
OS11 Biodiversity
OS17 Tree Protection, Tree Masses and Spines

CW1 New Community / Health Facilities

ANALYSIS/ASSESSMENT OF THE APPLICATION

It is proposed that the Woodside High School shall undergo redevelopment, to accommodate the existing High School, as well as the upper schools of Moselle School and William C Harvey School, within the existing campus grounds. The campus shall be known as Woodside High Inclusive Learning Campus. The existing campus contains a mix of buildings, of varying age and condition; the original Woodside campus buildings having been developed in the 1960's.

The application is accompanied by a Design and Access Statement, Landscape Statement, Sustainability Statement, Flood Risk and Drainage Statement, Transport Statement and Consultation Statement.

The supporting information submitted by the applicant indicates that Woodside High School currently has a school role of 1136 pupils and has 140 staff.

It is proposed the new campus shall accommodate 1080 pupils aged 11-16 and 120 Special School pupils, aged 11-19 (1200 in total). It is proposed that the completed campus shall accommodate 210 full and part time staff.

The proposed development consists of two new build teaching blocks (a three storey teaching block: Block Y, and a two storey teaching block: Block Z), together providing 7,300 sqm of floorspace, the renovation of two existing teaching and administration blocks and external landscaping work to the campus grounds. The proposal also includes the creation of a central courtyard area and covered access links. This proposal is part of London Borough of Haringey's BSF Programme, which aims to improve the school facilities and school environment.

Key Issues for Consideration

- 1) Principle of Development
- 2) Impact of additional buildings on nearby housing and adjacent MOL

- 3) Traffic Generation / Travel Plan and Parking;
- 4) Design and materials of new buildings;
- 5) Landscaping;
- 6) Sustainability / Biodiversity / Energy Efficiency

1) Principle of Development

Policy CW1 (New Community / Health Facilities) of the Haringey UDP 2006 supports the development of new community facilities in appropriate locations, where there is a local need, where it is accessible and where it can be used for more than one community purpose.

The site is in existing educational (High School) use, therefore, the principle of this use is established. The site has no specific development allocation within the Haringey UDP 2006, therefore, the principle of the proposal is considered to be acceptable.

2) Impact of additional buildings on nearby housing and adjacent MOL

Residential Amenity

The rear elevation of the three storey general teaching block (Block Y) faces towards the rear of the residential properties on Stirling Road. As such, privacy and overlooking issues have to be considered. The shortest distance between the rear of Block Y and the southern site boundary is 21m and the shortest distance between the south elevation of Block Y and the north elevation of the Stirling Road properties is approximately 40 metres. The maximum distance between the south elevation of Block Y and the north elevation of the Stirling Road properties is 46 metres, therefore, all of the properties on Stirling Road would have between 40 – 46 metre gap between their rear elevation and Block Y. In addition to this gap, the applicants have proposed structured landscaping, in the form of layered oak trees, within the area of open space (proposed 'habitat area'), to the south of Block Y, which in addition to the existing trees to be retained on this boundary, would have a screening effect, thereby reducing any potential privacy / overlooking issues.

SPG3b (Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight) contains setback requirements for residential development, in terms of distance between habitable rooms. A minimum of 20 metres is required for two storey developments, and an additional 10 metres is required for each additional storey. Although this relates specifically to facing residential properties, this principle can be applied to the proposed Teaching Block (Block Y) and the residential properties on Stirling Road.

Based on this, it is considered that the proposed 40 metre gap and screen planting would be sufficient to not result in any issues of privacy and overlooking from the teaching block and the properties on Stirling Road. At the time of writing, no objections have been received relating to loss of privacy / overlooking.

As a three storey building it is necessary to consider the potential impacts of Block Y on residential amenity in terms of outlook from the properties on Stirling Road. It is considered the proposed landscape planting within the 'habitat area' and the retained planting will break up the prominence of the building and again have a screening effect. Based on this, it is not considered there would be an unreasonable impact on the residential amenity / outlook of the properties on Stirling Road. At the time of writing, no objections have been received relating to impact on outlook.

There are no anticipated issues relating to impact on residential amenity, with the proposed two storey Special School teaching block (Block Z), as it is not in the vicinity of any residential properties and it shall be bounded on three sides by other campus buildings, and on the remaining side by White Hart Lane and the New River Sports Centre.

In terms of noise impact on the residential properties on Stirling Road, from the school grounds, there is at present unrestricted access for pupils into the open space at the south section of the campus (to the east of the astro-turf pitch). The applicant proposes to restrict access to this area

and designate it as a 'Habitat Area' for teaching purposes, therefore, it is considered this would have the effect of reducing any noise impacts which are currently experienced in this location.

During the consultation process, comments were received from certain neighbouring properties on Stirling Road, with respect to issues of pupils climbing over the southern boundary fence, into the rear gardens of these properties. This was claimed to be due to poor fencing along the boundary of the school. The applicant has proposed to repair the fencing to the south boundary.

Metropolitan Open Land (MOL)

Woodside High School campus is surrounded on three sides by Metropolitan Open Land. The Haringey UDP 2006 proposals map indicates that a small portion of the development site, on the east side, is also within the MOL allocation, although there is no actual development proposed within this section of the site.

Policy OS5 (development adjacent to open spaces) relates to development close to existing designated MOL, identifying that development will only be permitted if it protects or enhances the value and visual character of the open land.

In terms of the proposed Block Y (three storey teaching block), due to its siting and orientation within the south of the site, it is not considered to have a detrimental impact on the amenity of the MOL and that the open character of the area would not be diminished. In addition, due to the siting of the two storey Special School block (Block Z) fronting onto White Hart Lane and the New River Sports Centre, no detrimental impact is anticipated on the MOL allocation and it is not considered the character of the area would be diminished. It is considered there shall be an overall aesthetic improvement, as the new build elements would be replacing dated and deteriorated buildings and remodelling would also be undertaken on certain remaining properties.

There is no proposed loss of MOL land as part of the proposed development.

3 Traffic Generation / Traffic Movements, Travel Plan and Parking

Information submitted by the applicant has identified that Woodside High School currently has a school role of 1136 pupils and has 140 staff.

The proposed campus shall accommodate 1080 pupils aged 11-16 and 120 Special School pupils, aged 11-19 (1200 in total). It is proposed that the completed campus shall accommodate 210 full and part time staff.

Although this represents an overall increase in the people requiring access to the site, this increase is considered to be relatively minor. As such, a Transport Assessment was not required for the application, however, a Transport Statement was required and was submitted as part of the planning application.

Parking

The site currently provides approximately 42 formal on-site parking spaces for staff. There is also certain informal on-site parking areas which are currently used by staff. The existing formal parking equates to a ratio of 1 space per 3.33 staff members. There is currently no formal secure sheltered cycle parking on-site.

Policy M10 (Parking for Development) of the UDP 2006 identifies that development proposals will be applied against the parking standards in Appendix 1 of the UDP. No specific standard is given for education use.

Council policy is focused towards reducing car use associated with new development, in the interests of sustainability, which is balanced against the need to avoid increases in on-street parking in the surrounding areas, as a result of new development.

The proposed development consists of 58 formal staff parking spaces, with an additional 6 visitors spaces within the drop-off area (64 spaces in total). The proposed 58 staff spaces, taking into

account the increase in staff numbers would result in a ratio of 1 space per 3.6 staff members. This has therefore, reduced the overall parking ratio for the site.

Traffic Movement / Trip Rates

The Transport Statement submitted with the application included an assessment of the existing and proposed peak hour trips, which shall be generated by the development. It is identified that the total number of additional vehicles generated on the highway network will be 33 in the AM peak hour. Subject to feedback from the Transportation Group, this would not be considered to have a significant impact on the highway network.

Cycle Parking

The Transport Statement submitted with the application identifies that the proposed level of secure/sheltered cycle parking has been based on the Transport for London standards, which indicates that 140 spaces would be required for this development. It is proposed to erect a minimum of 140 cycle spaces for the use of staff, students and visitors.

Travel Plan

A Travel Plan was not submitted as part of the planning application. SPG7b 'Travel Plans' details specific floorspace thresholds, above which, Travel Plans are required for planning applications. The threshold for schools / further education establishments is 2,000 sqm. The proposed new build development consists of 7,300 sqm of floorspace. It is usual to require a Travel Plan by imposition of a condition on planning permission.

Special School Access / Mini-bus

A specific drop-off zone has been provided for mini-bus access, which is required for the pupils accessing the special school.

Summary and Conclusion

Subject to the comments of Transportation Group, it is considered the proposed level of vehicular and cycle parking proposed with the development is suitable and consistent with policy requirements.

4) Design and materials of new buildings

Design

Policy UD4 of the Haringey UDP 2006 details the design requirements to be taken into account in development proposals.

The proposed new build elements of the proposal consist of the two storey Special School teaching block (Block Z) in the north east section of the site and the three storey mainstream teaching block (Block Y) towards the south boundary of the site.

Block Z, which fronts onto White Hart Lane, stands at 8.95 metres, which is generally consistent with the height of the existing sports hall, which it adjoins (9 meters at ridge). The build line of Block Z matches that of the retained office accommodation, as it fronts on to White Hart Lane. The new Special School Hall has a height of 9.25m.

Block Y has a roof height of 11.7m. This compares with Block B, immediately to the east, which highest point is 8.35 meters.

The new build elements of the development are proposed to interact with the retained buildings in order to form a central courtyard area, which shall be the focal point of the campus. Block Z is proposed to address White Hart Lane and create a presence and identity for the new campus. This is proposed to be reinforced through a new entrance way and signage.

The proposed scale and massing of Block Z is considered to be acceptable as it relates to adjacent properties, maintains the existing build line and appropriately addresses White Hart Lane. Block Y is proposed to have a greater height and massing, consisting of 3 stories, however, due to its location towards the rear of the site and taking into account the proposed landscaping, it is considered appropriate in this location.

The proposed new teaching blocks have flat roofs with parapets. This is considered to be acceptable taking into account the existing flat roofs on the retained buildings.

Materials

Policy UD2 of the UDP states that the use of environmentally friendly materials within new development schemes.

The new build element of the proposed development includes brick facades, punched aluminium-faced composite windows for classrooms and curtain walling to the entrance / circulation areas. Coloured panels are proposed for the windows. It is considered that samples shall have to be submitted and approved by the Council via a condition.

Overall, the proposed choice of materials is considered acceptable in relation to what is existing. The existing site boasts a mix of materials, including a part brick / glazed façade fronting onto White Hart Lane and aluminium panelling as part of the recent Technology and Language Block.

5 Landscaping / Trees and Open Space

At present, the campus itself has a variety of external areas associated with the school buildings. These include a large concrete recreation area to the north of the site, astro-turf pitches to the south west of the site and open grassed areas in the south east section of the site, which are generally under utilised. These areas are in need of improvement.

A Landscape Statement has been submitted with the application, as part of the landscape proposals. It is proposed to maximise the external areas for social interaction, games and for teaching purposes. Controlled access is proposed for the Special School play area and the southern boundary, which is a proposed 'habitat area' for teaching purposes.

Details of a tree survey undertaken in October 2007 were submitted with the application. The landscape proposal includes the removal of 16 existing trees, 5 of which are identified as being category R (value lost within 10 years / should be removed) are the remainder are Category C (low value / 10 years life) trees. 38 additional trees are proposed for the site. These consist of different species, including London Plane, Silver Birch, Limes, Gean, Alder, Rowan, English Oak, Hawthorn and Scots Pine.

Planting is proposed on the north boundary, with White Hart Lane and the layered planting is proposed within the habitat area to the south of the site, in order to mitigate the visual impact of the three storey teaching block on the properties on Stirling Road. Planting is also proposed within the courtyard area.

At the time of writing of this report, feedback had not been received from the Council's Arboriculturalist Officer, with respect to the proposed development. Notwithstanding this, the general approach to landscaping is considered acceptable, taking into account the proposed planting and the proposed treatment of the under-utilised open space areas, in order to maximise their use.

6 Sustainability / Biodiversity / Energy Efficiency

Policy UD2 of the UDP contains the Council's sustainability objectives. A Sustainability Statement was submitted with the planning application, which includes details the following relevant aspects of the proposal.

Air Quality

Proposed new boiler system in Blocks Y and X. The completion of a Travel Plan is proposed to reduce car use accessing the school. Proposed cycle parking, showers and changing facilities.

Noise

The acoustic performance of the building is identified as being in accordance with BRE: Building Bulletin 93. The use of natural ventilation is utilised within the campus buildings where possible.

Daylight

It is considered the new build blocks will achieve suitable natural daylight access.

External Lighting

No details have been submitted regarding external lighting. Reference should be made to SPG8e 'Light Pollution'.

Land Contamination

Site investigation information shall be required through condition, to identify any potential areas of contamination within the site. Policy ENV11. Reference should be made to SPG8f 'Land Contamination'.

Waste Storage and Recycling

Policy UD7 (Waste Storage) requires new development to include appropriate provision for the storage and collection of waste and recyclable materials. Large developments are generally required to produce a Waste Management Plan. Composting areas are encouraged by the Council.

There is a dedicated waste storage and recycling store located adjacent to Block C, with the delivery entrance to the School canteen located in Block A. In addition, a composting area is proposed to the rear of the York building. The applicant proposes to fence off the waste disposal area in the interests of security.

As the proposed development involves an existing school use on the site, with existing waste management procedures, a Waste Management Plan shall not be required for the operation of the site.

It is considered that the above satisfies the requirements of Policy UD7.

Energy Efficiency / Renewable Energy

Policies ENV9 and ENV10 of the UDP relate to Energy Efficiency and Renewable Energy

The key objectives of Policy ENV9 are to encourage energy efficiency and to achieve a reduction in carbon dioxide emissions through new development.

Block Y (3 storey teaching block) is proposed to be predominantly naturally ventilated, with Block Z (Special School Block) having a combination of natural cross-ventilation and mechanical ventilation.

The Sustainability Statement within the planning application details the measures put in place to achieve energy efficiency through the proposed development. These include the use of biomass heating and natural ventilation. In Block Z, a Micro Combined Heat and Power plant is proposed to be installed. Based on the above, it is considered that the overall objective of ENV9 is satisfied by the proposal.

A key aspect of Policy ENV10 is for major developments to achieve 10% of the on-site energy requirement from renewable resources. The submitted Sustainability Statement proposes the installation of a biomass boiler and a thermal store. It is stated that this could deliver 20% carbon reductions. Additional information shall be required to demonstrate this.

SPG8c 'Environmental Performance': BREEAM is an independent assessment method which assesses commercial buildings on a set of criteria. This should be undertaken to assess the environmental performance of the proposal.

Biodiversity

Policy OS11 of the UDP requires the protection and enhancement of biodiversity within the Borough. The Council encourages developments to enhance biodiversity within and close to buildings.

The Sustainability Statement with the application identifies that a Phase 1 Ecological Survey of the site was undertaken in November 2007. The different habitat areas within the site were judged to have a very limited value for wildlife. Biodiversity benefits are proposed through the significant level of additional tree planting which is proposed as part of the landscape strategy.

Other Considerations

Accessibility

The proposed development must provide appropriate access for both mainstream and special school pupils. New lift access is proposed to Block C as part of the remodelling works. In addition, lift access shall be provided in Block Z and Block Y. The applicant identifies that the new build blocks are designed to comply with the requisite Building Regulations and SPG4 'Access for All – Mobility Standards'.

SUMMARY AND CONCLUSION

The proposal will replace the dated and deteriorated school facilities with new accommodation, allowing the consolidation of Woodside High School, William C Harvey and Moselle Special Schools, within the one campus. This is consistent with policy CW1 of the Haringey UDP (2006). Due to the proposed scale, layout and siting of the proposed new blocks, it is not considered there shall be a detrimental impact on the adjacent MOL. The scale and design of the new blocks are considered to be appropriate in the context of the site, the retained buildings, and the surrounding area. Specifically, Block Z is considered to appropriately address White Hart Lane and retains the build line of the retained office block. Consideration has been taken of the potential impact of Block Y on the residents of Stirlign Road. It is considered the proposed setback and structure landscaping is sufficient to avoid any detrimental impact of this building on residential amenity. Although a number of trees are proposed for removal, it is considered the proposed landscape strategy, (which includes significant replanting) shall compensate for this loss and shall enhance the environment of the campus and have associated biodiversity benefits.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/0655

Applicant's drawing No.(s) 325-PL-001 - 025 incl., 433-WD-02-D, 433-PL-02

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.
4. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

- Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.
5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development.
- Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.
6. 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 from the Local Planning Authority.
- Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.
7. The species, size and siting of the replacement trees shall be agreed in writing by the Local Planning Authority and the trees shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement trees shall be maintained and/or replaced as necessary until they are established in growth.
- Reason: To maintain the visual amenities of the area.
8. An Arboricultural Method Statement, including a tree protection plan, shall be prepared in accordance with BS.5837:2005 'Trees in relation to Construction' and submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.
- Reason: To safeguard the health of existing trees which represent an important amenity feature.
9. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority.
- Reason: To prevent adverse light pollution to neighbouring properties.
10. Prior to the commencement of the development hereby permitted a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in accordance with the approved details. The statement shall include:
- (i) Sequence of construction activity throughout each phase;
 - (ii) Location and specification of acoustic barriers;
 - (iii) Details showing how all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway;
 - (iv) Details of construction lighting and parking;
 - (v) The methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
 - (vi) Details of boundary hoardings and measures to ensure they are maintained in a secure and tidy condition.
- Reason: To ensure that the development does not give rise to unacceptable impacts, upon neighbouring residential amenity and does not have an adverse impact upon the Metropolitan Open Land.
11. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.
- Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
12. No development hereby approved shall commence until details of surface water drainage works and source of control measures have been submitted and approved in writing by the Local Planning Authority.
- Reason: To ensure water discharge from the site shall not be prejudicial the amenities of the area.
13. No development hereby permitted shall commence until a Demolition Method Statement has been submitted to and approved by the Local Planning Authority. The statement shall

include a methodology for demolition, mitigation for impacts arising from demolition (including dust and noise) and the named contractor(s). Thereafter, all demolition shall be undertaken in accordance with the approved statement unless otherwise agreed with the Local Planning Authority.

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers.

14. An Energy Assessment shall be prepared demonstrating compliance with The London Plan (Consolidation with Alterations Since 2004) Policy 4A.4.

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.

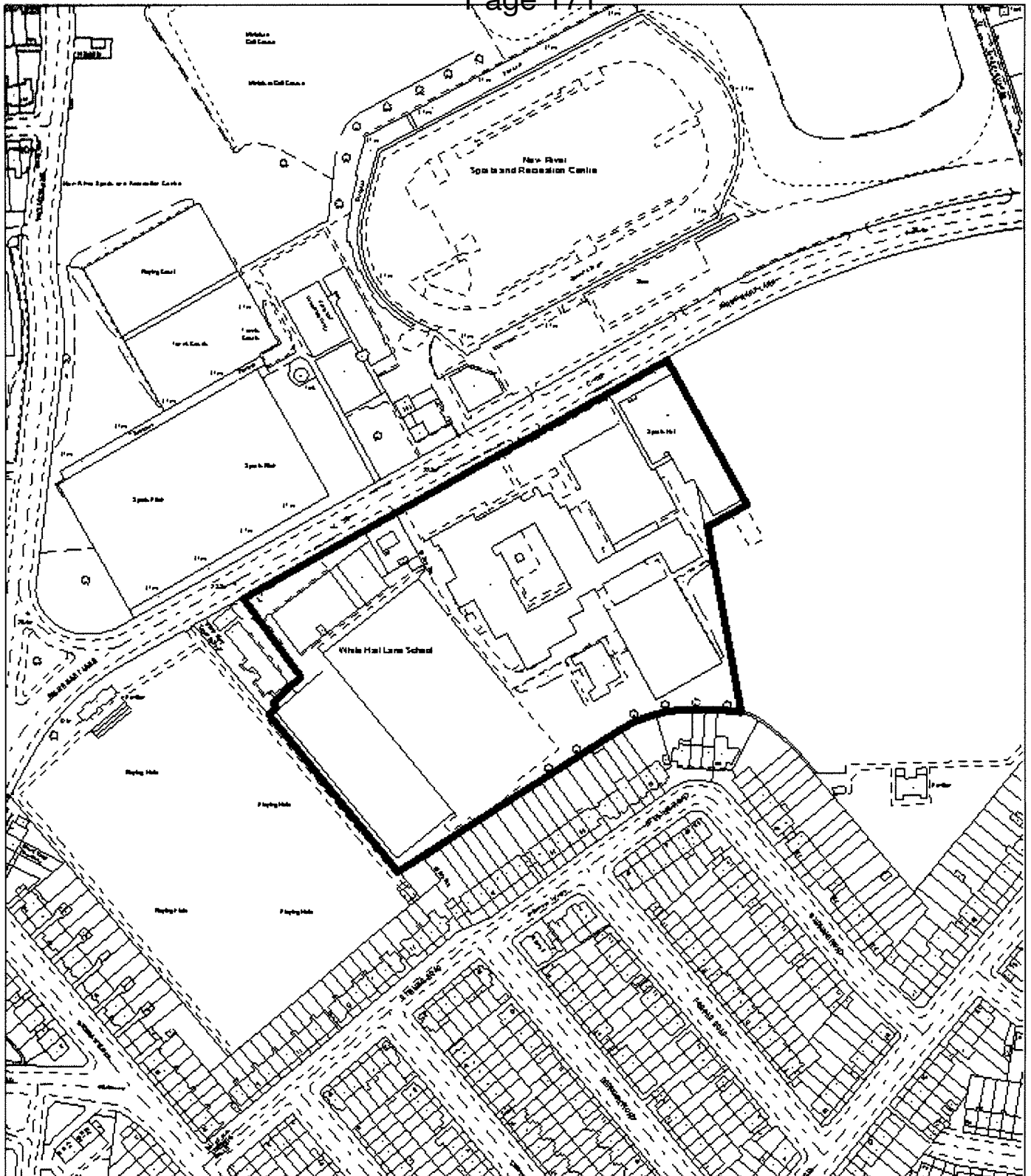
15. The existing School boundary fence is to be maintained in good order and repaired where necessary to ensure proper function.

Reason: To ensure access and egress to the site is via the formal points on White Hart Lane. To reduce the taking of short-cuts off the School campus, which has a detrimental impact on residential amenity.

REASONS FOR APPROVAL

The proposal will replace the dated and deteriorated school facilities with new accommodation, allowing the consolidation of Woodside High School, William C Harvey and Moselle Special Schools, within the one campus. This is consistent with policy CW1 of the Haringey UDP (2006). Due to the proposed scale, layout and siting of the proposed new blocks, it is not considered there shall be a detrimental impact on the adjacent MOL. The scale and design of the new blocks are considered to be appropriate in the context of the site, the retained buildings, and the surrounding area. Specifically, Block Z is considered to appropriately address White Hart Lane and retains the build line of the retained office block. Consideration has been taken of the potential impact of Block Y on the residents of Stirlign Road. It is considered the proposed setback and structure landscaping is sufficient to avoid any detrimental impact of this building on residential amenity. Although a number of trees are proposed for removal, it is considered the proposed landscape strategy, (which includes significant replanting) shall compensate for this loss and shall enhance the environment of the campus and have associated biodiversity benefits.

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Site plan

Woodside High School, White Hart Lane N22

HARINGEY COUNCIL

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	Date	28/05/2008

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