

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

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

Also Councillor Aitken
Present:

* Denotes Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC233.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Hare for whom Cllr Aitken was substituting.</p>	
PC234.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC235.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC236.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC237.	<p>MINUTES</p> <p>The Committee was asked to agree the minutes of the Planning Committee held on 21 July 2008.</p> <p>The Committee requested that in PC226, paragraph 10, first sentence, the word cedar should read "Sedum".</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee held on 21 July 2008 be agreed and signed subject to the replacement of the word "cedar" to "Sedum" in PC226, paragraph 10, first sentence.</p>	
PC238.	<p>CONSULTATION ON PLANNING PERFORMANCE AGREEMENT CHARTER</p> <p>The Committee was informed that the Advisory Team for Large Planning Applications and the Department for Communities and Local Government had advised Local Authorities to produce a charter which sets out the organisation framework for Planning Performance Agreements. Other Local Authorities were already adopting similar charters.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

	<p>Haringey had proposed a charter for Planning Performance Agreements and a planned consultation process which would begin on 10 September 2008 and conclude in November 2008. At the end of the consultation period, comments received would be reviewed to determine the final charter. The results of the consultation would be reported back to the Committee on 10 November 2008 for a final decision.</p> <p>The Committee was asked to note the proposed charter for Planning Performance Agreements and the consultation process that would take place in September 2008.</p> <p>RESOLVED</p> <p>That the proposed charter for Planning Performance Agreements and the consultation process that would take place in September 2008 be noted.</p>	
<p>PC239.</p>	<p>APPEAL DECISIONS</p> <p>The Committee noted the outcome of 15 appeal decisions determined by the Department for Communities and Local Government during June 2008, of which one third were allowed and two thirds were dismissed. The Committee was especially asked to note that the appeal decision on page 32 of the agenda: Alexandra Works, 50 Clarendon Road N8, the Inspector was supportive of the Council's employment policy and supported the Council's decision to refuse the application in order that the site be kept for employment purposes. On other appeals, it was noted that flat conversion had been allowed in Crowland Road N15, dismissed in Gladesmore Road (the next road) and basement lightwells allowed in Ferme Park Road N8 but dismissed in nearby Cecile Park N8. This decision demonstrated that appeals were dealt with by different inspectors on individual sites and considered on their own merits.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC240.</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 during a six week period between 30 June and 17 August 2008.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

PC241.	PERFORMANCE STATISTICS The Committee was asked to note the performance statistics on Development Control and Planning Enforcement work since the 21 July 2008 Committee meeting. The Officer informed the Committee that all the targets for July 2008 were met with the exception of minor applications which was slightly below target. The granted/refusal rates for decision determined during July 2008 were of 149 applications determined 64% were granted and 36% were refused, a slight rise in trend of 20% in April and 36% in July 2008. RESOLVED That the report be noted.	
PC242.	PLANNING ENFORCEMENT UPDATE The officer presented the report and informed the Committee of the progress on reducing open planning enforcement cases and improving service performance, and the arrangements in place for the delivery, monitoring and improving customer perception of the service. The Committee had reviewed a report on the Review of the Planning Enforcement Service in November 2007 and a programme was started to reduce the number of open enforcement cases at that time. There was a current target to reduce the number of open cases to 120 per officer making a total of 480 overall. The Committee was further informed that to ensure the recommendations of the review were progressed an officer service improvement group had been established to monitor the action plan and report on key issues. The service had introduced a range of improvement to ensure complainants were better informed and a service standard had been submitted for Crystal Marking. Once approved the service standard would form part of a pack to be brought back to the Committee for approval. On page 98 of the agenda the officer outlined the recommendation to produce 11 performance indicators for Planning Enforcement. RESOLVED That the Committee noted the planning enforcement progress on reducing open enforcement cases and the progress made to date in improving service performance and the arrangements in place for the delivery and monitoring of service improvements.	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

	<p><i>The Chair agreed to vary the agenda to consider items 16, 17 and 18 next in that order.</i></p>	
<p>PC243.</p>	<p>HIGHGATE WOOD SCHOOL, MONTENOTTE ROAD N8</p> <p>The Planning Officer presented the report and advised the Committee that the application site comprised the Highgate Wood School campus accessed from Montenotte Road. The proposal was to extend the school building to include alterations, new learning resources centre, four new classrooms, additional dining/social space and relocation of the existing open air stage.</p> <p>The school was a successful and expanding school and the proposed new and improved facilities would contribute toward the continuing improvement of the school. The new buildings would be positioned on the side of the existing school buildings facing onto the site and would not be visible from outside the site.</p> <p>The proposed bridge link would be finished in materials to match the existing school buildings and would not be visible from outside the site. The existing refuse facilities would not require altering as they were considered adequate for the new proposal. It was considered that the proposal would not adversely affect the amenity of the adjacent properties.</p> <p>The Chair advised there were no objectors to the proposed application and enquired of the Committee whether they had any questions. There being no questions from the Committee, the Chair moved a motion to grant the application subject to conditions.</p> <p>RESOLVED</p> <p>That the application be granted and approved subject to conditions.</p>	
<p>PC244.</p>	<p>GLADESMORE COMMUNITY SCHOOL, CROWLAND ROAD N15</p> <p>The Planning Officer informed the Committee that this application site comprised the Gladesmore Community School campus in Crowland Road N15. The site was adjacent to the Markfield recreation ground to the east and the residential properties of Gladesmore Road to the south and Elm Park Avenue to the west. Crowland Primary School was located to the North side.</p> <p>The application proposed the demolition of existing teaching blocks and gymnasium, erection of 2 x new storey buildings to create a new auditorium and new mathematics faculty building; erection of a new entrance structure and erection of a new</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

covered cloister to the internal school courtyard; alterations to the existing façade of the main teaching block by installation of new windows and alterations to paved areas, including creation of an outdoor teaching area, new steps, ramps and planter boxes.

The Committee were advised that the proposal would improve the level of facilities available to students at the school, improve the circulation and common areas throughout the campus and generally improve the learning environment offered by the school. The new buildings would help to harmonise the fragmented appearance of the existing buildings on the site and improve the general appearance and functioning of the site as a whole. The proposed auditorium building and mathematics blocks located to the north of and away from the residential properties in Gladesmore Road would not cause any loss of light or amenity to these adjoining properties.

There were no windows proposed in the south elevation of the maths block, so no overlooking would occur. The proposal involved the loss of two trees in the south east corner of the site, one Cherry and one Willow, both were mature trees with amenity value, but were not subject to Tree Preservation Orders. The scheme included the planting of two replacement trees of a size and type to be agreed to offset the reduction in amenity caused by the removal of the existing trees and in a position to help screen the new buildings from surrounding properties.

The Chair informed the Committee that there were no objections to the proposed application and enquired whether the Committee had any questions for the officers.

Members enquired about the consultation and noted in the report that there were no responses. The officer informed the Committee that the BSF team had carried out their own consultation and offered an exhibition separate from the planning consultation. In the report there was a list of consultees, however no responses had been received by the planning department. The Committee requested that a condition be added to protect the roots of existing trees at the back of the school from construction damage.

The Chair moved a motion to grant the application subject to conditions and the above additional condition.

RESOLVED

That the application be granted subject to conditions and the additional condition to protect the roots of existing trees at the back of the school.

INFORMATION RELATING TO APPLICATION REF:

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

HGY/2008/1433
FOR PLANNING COMMITTEE DATED 08/09/2008

Location: Gladesmore Community School, Crowland Road N15 6EB

Proposal: Demolition of existing teaching blocks and gymnasium, and erection of 2 x new two storey buildings to create a new auditorium and new mathematics faculty building; erection of a new entrance structure and erection of a new covered cloister to internal school courtyard; alterations to existing facade of main teaching block by installation of new windows; and alterations to paved areas, including creation of an outdoor teaching area, new steps, ramps and planter boxes.

Recommendation: GTD

Decision: GTD

Drawing No's: S5219/D/0/002; S5219/D/3/001, 010 rev, 011 rev, 012, 013, 200 rev, 201 rev, 202 rev, 203 rev; S5219/F/2/013; S5219/F/3/001, 010, 011, 012, 200201, 202, 203,

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. 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.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

- 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.

5. 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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

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.

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

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

7. The works hereby approved shall be carried out to the satisfaction of the Council's Arboriculturalist acting on behalf of the Local Planning Authority to include the following provision: new replacement specimens of a similar type to those trees to be removed and their location shall be agreed with the Council's Arboriculturalist and planted in the first growing season thereafter and replanted if necessary and maintained to the satisfaction of the Local Planning Authority.

Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of visual amenity of the area.

8. That 40 secure, sheltered cycle parking spaces shall be provided as part of the scheme hereby approved, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development

Reason: to ensure satisfactory cycle parking provision.

9. Notwithstanding the details given in the application, a school travel plan shall be provided, the scope and format of which shall be agreed with the Local Planning Authority.

Reason: to ensure the sustainable future travel arrangements of the school.

10. That details of a scheme for the protection of the trees to be retained on the southern bordering of the site with the rear of the properties in Gladesmore Road and their root systems including measures to ensure that there is no soil compaction above the root systems shall be submitted and approved by the Local Planning Authority prior to the commencement of the works, such agreed scheme to be implemented and permanently retained during the construction period to the satisfaction of the Local Planning Authority.

Reason: In order to protect the health of the existing trees to protect the visual amenities of the locality and preserve the amenities of adjoining residents.

Section 106 No.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

<p>PC245.</p>	<p>PARK VIEW ACADEMY, LANGHAM ROAD N15</p> <p>The Committee was informed that Park View Academy was located on Langham Road N15. The site was situated between Langham Road to the south-west, Downhill's Recreation Ground to the north-east and behind the shop buildings of West Green Road, to the south. The surrounding area is predominantly low rise residential, retail and some light industrial facilities.</p> <p>The proposal included remodelling and refurbishment (with some demolition and new build) of the existing secondary school. Key works would include new forum space, remodelling of the hall, dining and Learning Resource Centre, new landscape proposals and upgrading of the building fabric.</p> <p>The site was already used for education purposes, the principle of the use had been established. The location of the facilities included improved performing arts spaces and sporting facilities would enable the school to offer these for community use outside of school hours.</p> <p>The materials used in the redevelopment would include an insulated render system on metal framing, insulated render system on existing brickwork, windows replaced with a mixture of translucent insulated panels and double glazing and aluminium projecting sun louvers. The new landscaping design would improve the student entrance and car parking, create multi-use piazzas and generally create defined spaces and respond to the steep topography at the rear of the site.</p> <p>There were no anticipated issues related to impact on residential amenity. The site currently provided 27 on-site parking spaces for staff, 10 visitor spaces and 2 disabled spaces. It was proposed to retain these 39 spaces and improve the configuration and setting of the parking area. The number of cycle spaces would be increased by 50% from 22 to 44 spaces for use by staff, students and visitors.</p> <p>The officer further informed the Committee that there were two condition 14 in the report. It was proposed that the second condition 14 would be amended to an informative.</p> <p>The Chair informed the Committee that there were no objectors to the application and asked Members whether they wished to question the officers.</p> <p>Members queried the 50% increase in cycle provision and whether this was a usual figure for a secondary school in comparison to the size of the school. The transport officer, in response explained that the UDP standard was one space per practitioner. In this case for 40 teachers, so the provision of 44</p>	
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**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

cycle spaces was considered adequate and in relation to students, 86% travelled to school by sustainable means.

The Chair moved a motion to grant the application subject to conditions.

RESOLVED

That the application be granted and approved subject to conditions and the amendment of the second condition 14, in the report to an informative.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1377
FOR PLANNING COMMITTEE DATED 08/09/2008

Location: Park View Academy, Langham Road N15 3RB

Proposal: Remodelling and refurbishment (with some demolition and new build) of an existing secondary school. Key works to include new forum space, remodelling of hall, dining and LRC, new landscape proposals and upgrading of building fabric.

Recommendation: GTD

Decision: GTD

Drawing No's: (20)A001, 002, 003, 004, 005, 101, 102; (21)A001A, 002A, 003A, 004A, 005A, 101A, 102A, 111, 112, 113; (90)LP001B, A001, A002; (91)A001, 002, 003 & BA2545TS.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

	<p>Authority. Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.</p> <p>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.</p> <p>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. No synthetic turf shall be used (except for sports pitches). Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.</p> <p>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.</p> <p>7. Hard landscaped areas shall be permeable in construction and/or design. Reason: To allow water infiltration and thus reduce water runoff to the storm water system.</p> <p>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.</p> <p>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.</p> <p>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</p>	
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**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

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 to 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. A BREEAM Assessment shall be submitted to the Local Planning Authority, prior to the commencement of works, demonstrating

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

compliance BSF Design Brief 2007.

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 following water conservation measures shall be implemented:

Where sanitary fittings (taps, WC's, showers etc.) are being replaced with new fittings as part of the works, low water use appliances shall be installed. This will include spray taps, dual flush WC's and low flow shower heads with movement sensor control.

Automatic shut down in WC areas incorporated to ensure water is not wasted by taps left running. Movement sensors that close a motorised valve on the water flow pipe to the area when the area is empty shall be installed.

Flow restrictors (local control valve) shall be fitted to appliances to ensure that excessive flow rates of water are avoided. Each appliance shall be able to be adjusted at the completion of the works to ensure that water flow rates are correct (not too high).

Reason: To ensure the development incorporated water conservation measures, in order to contribute to efficient use of water by the development.

16. The existing School boundary fence is to be maintained in good order and repaired where necessary to ensure proper function. Full details of any proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.

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.

REASON FOR APPROVAL:

The proposal has been assessed against and found to comply with policies: G1 Environment, G2 Development and Urban Design, G9 Community Wellbeing, UD2 Sustainable Design and Construction, UD3 General Principles, UD4 Quality Design, UD7 Waste Storage, ENV3 Water Conservation, ENV9 Mitigating Climate Change: Energy Efficiency, ENV10 Mitigating Climate Change: Renewable Energy, M4 Pedestrians and Cyclists, M10 Parking and Development, OS5 Development Adjacent to Open Spaces, OS17 Tree Protection, Tree Masses and Spines, CW1 New Community/Health Facilities of the Haringey Unitary Development Plan - Second Deposit (2004).

Section 106 No.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

<p>PC246.</p>	<p>235-237 ARCHWAY ROAD N6</p> <p>The officer presented his report and informed the Committee that the application site was in a conservation area and a piece of open land, formerly occupied by two houses at the end of a terrace on the corner of Archway Road and Southwood Avenue. The site was in part of the extensive Highgate Conservation Area that was largely residential in character, with terraces of houses on streets to the west of Archway Road.</p> <p>It was the aspiration of local residents to retain the land as a small area of informal open land (park). This issue had been comprehensively covered in a previous appeal resulting in a situation where the Local Planning Authority (LPA) had no policy position to view this site other than a vacant residential site. Previous appeal decisions had established the principal of residential use on the site. The officer advised the Committee that they would not be in a position to refuse the application on the loss or the potential use of the site as open space.</p> <p>In 2007 an appeal decision by the Inspector stated that “the proposal would not cause any unacceptable harm to highway safety or neighbouring occupiers’ living conditions”. On the basis of this comment the LPA had no objection in principal to flatted development on the site. The proposed building was for two terrace properties of the same dimension of the adjoining terrace and the original properties on site, the scheme respected the consistency of form and detailing of the adjoining and neighbouring terraces. The building form, detailing and materials associated with the proposal would be sensitive to the distinctiveness and character of the surrounding area and overall the proposal would preserve and enhance the character and appearance of the Conservation Area. The proposed buildings had been designed in such a way so as not to have an adverse impact on neighbouring properties. It was considered that the additional on-street car parking in association with the proposal could be accommodated within the parking bay along the southern boundary of the site fronting onto Southwood Avenue.</p> <p>Cllr Hare addressed the Committee to object to the application. He advised that he had been involved with the application site since 2001. Planning permission had been granted in 2004 for one house on the site, however the owner of the site had recently appealed for two houses, which created a lack of benefit to Archway Road and a lack of space. The proposed application was now for the development of two houses with no open space. The Inspector in 2004 had recognised the open space to benefit Archway Road.</p> <p>The Inspector at a recent appeal had further recognised the wider aims of the Council to contribute to the Archway corridor and</p>	
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**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

approved the value of the open space. The proposal should therefore be rejected and the owner should continue with the 2004 approval already received.

The Committee enquired of Cllr Hare how much open space was around the application site. In response the Committee was informed that Archway Road corridor was urban, busy and had a poor atmosphere. There were small pockets of open space around a bus stop, several small areas of open space 100 metres away. Archway Road was basically a motorway, the housing was poor, very flatted and in desperate need of greenery. Members further enquired that in the 2003 appeal the site had ceased to be an amenity space and what was the objection to this comment. Cllr Hare responded that the report did not fully take into account the potential value to Archway Road and the benefit of having less development on this site and the proportion given to open space.

The applicant addressed the Committee and stated that the potential for open space was not considered. The officer's report referred to the previous inspector's decision "The test is not whether the site is suitable for open space" all land could be considered for open space in the borough.

The proposed building would be of great benefit to the Conservation Area. The Inspector had said this was vacant residential land. It would benefit the area to have 2 buildings in line with the existing terrace. The previous Inspector had refused the application on design grounds and for no other reason.

The Committee queried whether the applicant had altered the design of this application with regard to the Inspector's comments. The applicant responded that he had taken great care in the design which was classical Victorian to reflect the terrace. The Committee further questioned the applicant on the differences between the application made in 2007 and the one in front of the Committee in terms of the building design. The applicant replied that in 2004 the application was for one house and open space. In 2007 the Inspector had not been happy with the design and the current application was different in design and space. The application was for two units, double fronted and occupying the whole site.

Officers asked that, as part of the Section 106 Agreement, the development should be 'car-free' and that Traffic Management Orders be amended so that occupants of the new housing at 235-237 would not be eligible for parking permits. Members indicated strong disagreement with this approach, as it made it difficult for residents whose trade required them to keep vans or cars as part of operating their business. However, Members agreed that this provision be included in the Section 106 Agreement.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

Members requested that a condition be added for boundary treatment similar to the other residential properties to preserve the character and appropriate to the conservation area. The Officer responded that it could be made as an informative.

The Chair moved a motion to grant the application subject to conditions and a Section 106 Legal Agreement covering education contribution and car free development and on a vote there being 6 in favour and 3 against the application was granted planning permission.

RESOLVED

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

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0703
FOR PLANNING COMMITTEE DATED 08/09/2008

Location: 235- 237 Archway Road N6 5BS

Proposal: Erection of 3 storey original end of terrace building to provide 3 x two bed, 1 x three bed and 1 x one bed flat.

Recommendation: GTD

Decision: GTD

Drawing No's: 743/001, 010 Rev C, 011,012, 013,014, 020, 021,022, 023, 030, 031, 032, 033, 040 & 041.

Conditions:

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

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

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority, in particular in accord with revised plan 743-010 Revision C dated 02 September 2008.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

materials to be used in connection with the development hereby permitted, including details of boundary treatment, 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 of hard and soft landscaping including details of replacement trees shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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

5. 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.

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

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

INFORMATIVE: There are public sewers crossing this site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777.

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

- The Archway Road (A1) is a Transport for London Road Network (Red Route) therefore no stopping is permitted during the operating hours of the Red Route and footway, except at during specific times and at specific locations
- Scaffolding or hoardings should not be erected on the footway without TFL's prior approval.
- In order to co-ordinate construction works with TFL's general maintenance and improvement programme, please contact Gordon Adam, Principal Development Control Engineer Road

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

	<p>Network Development (North Area), TFL's Road Network Management, Transport for London 4th Floor. 84 Eccleston Square London SW1V 1PX</p> <p>INFORMATIVE: Further to condition 3 above, where that condition relates to boundary treatment, the Council will wish to see a low brick wall with hedging behind, on that part of the boundary fronting Archway Road and for a length of 6 metres on the return frontage to Southwood Lane: in a style to harmonise with that of nearby properties.</p> <p>REASON FOR APPROVAL:</p> <p>The current scheme for this site has been considered having regards to the previous appeal decisions which have established a number of underlying principles in respect of the development of this site. The proposed building form will reinstate the two original terrace properties and will be an exact replica of the original properties with the exception of the dormer windows and rooflights. The reinstatement of these terrace properties will address the unsightly nature of the site, in particular removing view of the cement rendered wall of No 239 and providing associated landscaping on site. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. The proposal will not give rise to significant loss of sunlight, daylight, outlook or loss of privacy to neighbouring occupiers.</p> <p>As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', UD8 'Planning Obligations', HSG1 'New Housing Development', HSG10 'Dwelling Mix', M10 'Parking for Development', CSV1 'Development in Conservation Areas' of the adopted Haringey Unitary Development (2006) and with Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG3a 'Density, Dwelling Mix, Floor Space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight', SPG8b 'Materials', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG 12 'Educational Needs Generated by New Housing Development'.</p> <p>Section 106 Yes.</p>	
<p>PC247.</p>	<p>82 BEECHFIELD ROAD N4</p> <p>This items was deferred to the next meeting.</p>	
<p>PC248.</p>	<p>150 CROUCH HILL N8</p> <p>The Committee was informed that the existing building was a late</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

19th Century building of one and a half storeys in height. The property was located within the Crouch End conservation area. The building was contemporary with surrounding properties and had some attractive qualities. Access to the site was via the undercroft to the side of 146 Crouch Hill. The proposed development retained the existing building in bulk, height and massing, however there was the addition of a basement.

The proposed units provided an acceptable standard of accommodation for live/work units and the proposed use would continue to provide an employment generating use. Local residents had raised the issue of light pollution and potential overlooking. The lighting proposed reflected the interior lighting scheme for the renovated building and would incorporate a design that relied more on subtle but functional background lighting using LED and low voltage fittings. The proposed scheme had reduced the amount of external flat roof glazing by 60%, from 65sqm down to 24sqm to minimise the impact of light emanating from the new building. Many of the windows would have blinds and the main working lights would not be on throughout the night.

It was considered that the proposed development would not have an adverse impact upon important trees on the neighbouring site. Vehicle access was at the front of the property from Crouch Hill utilising the existing crossover to the site. Waste storage was located at the front of the building and would allow for appropriate re-cycling and refuse collection.

The Officer informed the Committee that a letter had been tabled from Cllr Winskill who objected to the application on the basis of the following:

- Loss of office/light industrial sites.
- The change of use to live/work. Live/work was a high-brid category and virtually unenforceable.
- Excavation of the basement would be a challenge and reports should be provided on the practicalities of the development.

The Committee raised concerns regarding the surrounding trees being damaged during the construction and due to the nature of the site, and what restrictions on the hours of work would apply to the building. In terms of access there was no turning bay and vehicles would have to reverse onto a highway and had this been taken into consideration within the officer's report. The officer responded that the construction of the basement would not cause damage to the trees as the existing building could be under-pinned and would not cause harm to existing properties. The hours of working could be conditioned. In terms of the access it was an existing premises and the situation would not change in

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

terms of access.

An objector addressed the Committee stating that they were fundamentally against the change of use from light industrial to residential as there were not a lot of small light industrial properties left in Crouch End. The proposed application represented over development of a small back lands site by digging an enormous basement. There would be direct overlooking and light pollution within 10 metres into three bedrooms, living room and dining room.

A second objector addressed the Committee and advised there were ongoing problems with trees in the area and the local school in Crouch Hill. The proposed creation of two business premises was not welcomed, particularly the change of use to live/work did not benefit the local community.

The applicant addressed the Committee and explained that the purchase of the site was to expand their architectural business from Muswell Hill. The alleyway would not be used to park cars but would be used for deliveries. It was proposed to attractively landscape the site. The concerns raised by the local community were taken into consideration and an open day was held to discuss residents concerns.

The Committee enquired as to what rooms were behind the dormer, what they would be used for, how they would be opened and whether the glass used would be obscure. In response the applicant advised that the window was likely to be a kitchen and the only real views would be onto the court yard. There would be no overlooking into residential properties, however a condition that obscure glass be used for the windows would be acceptable. The applicant further explained that the basement was to be used for files, models and materials. The ground floor would be a studio and conference space. The above floor would be open plan including living, kitchen, bathroom and bedroom accommodation.

The Committee then viewed the plans.

Members requested a condition that the hours of work be restricted so as to ensure there was no noise at night to neighbouring residents. During further discussions the Committee agreed that the hours of work be seven days a week during the hours of 7:00am – 10:00pm.

The Chair moved a motion to grant the application subject to conditions and the additional condition that the hours of work be recommended as above.

RESOLVED

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

That the application be granted and approved subject to conditions and the condition to restrict the operation of the business to seven days a week during the hours of 7:00am – 10:00pm.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/0954
FOR PLANNING COMMITTEE DATED 08/09/2008

Location: 150 Crouch Hill N8 9DZ

Proposal: Retention of existing building shell and development of property to form two storey building with basement level comprising 2 x 1 bed live/work units

Recommendation: GTD

Decision: GTD

Drawing No's: 2007-177-2-099a, 100a, 101a, 102a, 200a, 201a, 202a, 203a, 300a, 301a, 103a, 104a, 105a, 106a, 107a, 205a, 206a, 207a, 208a, 302a, 303a & 002a..

Conditions:

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

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

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

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

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

4. 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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

enjoyment of neighbouring occupiers of their properties.

5. The work element of the live/work unit hereby approved shall be a use which can be carried out without detriment to the amenity of the neighbouring properties by reason of noise ,vibration,fumes, smell, smoke, soot, ash, dust or grit.

Reason: In order to protect the amenity of the immediate locality.

6. The live/work units hereby approved shall at no time be be used solely as residential without prior approval in writing by the Local Planning Authority.

Reason: In order to protect emploment generation on the site.

7. That details of a scheme for the protection of the root systems of adjoining trees during the construction work period shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and permanantly retained in place during the period of construction to the satisfaction of the Local Planning Authority.

Reason: In order to prevent damage to the root systems of nearby trees, to preserve their health and thereby protect the amenities of the locality

8. That no satellite dishes shall be erected on any external face of any part of the building.

Reason: In order to protect the visual amenities of adjoining properties.

9. The use hereby permitted shall not be operated before 0700 or after 2200 hours on any day

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the ameniities of adjacent residential properties are not diminished.

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: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

REASONS FOR APPROVAL:

The proposal also retains the basic pattern of the original building and provides acceptable standard of accommodation for the proposed live/work that is not detrimental to the immediate locality or the area as a whole compliant with Policies UD3 General Principles, UD4 Quality Design, CSV1Development in Conservation Areas, CSV7 Demolition in Conservation Areas and SPG 1 Design Guidance also SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions & Lifetime Homes, of the Haringey Unitary Development Plan.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

	<p>Section 106 No.</p> <p>The Chair agreed to vary the agenda to consider item 19 next.</p>	
<p>PC249.</p>	<p>FORMER LYNX DEPOT, COPPETTS ROAD N10</p> <p>The Committee was advised that this application site lay on the west side of Coppetts Road in the extreme northwest corner of the borough. There were allotments across the road to the East. The Muswell Hill Playing Fields adjoined the application site to the Southwest and there was an existing residential development, a sports pavilion and education facility to the South.</p> <p>In March 2008 a planning application had been refused on the grounds that the proposed buildings would be located in close proximity to the terrace of residential dwellings at 135-141 Coppetts Road and there was concern that the two buildings due to their height , length and bulk could have an overbearing impact on the residential properties.</p> <p>The reduction in the height, scale and massing of these two buildings overcame the Council's concerns about the impact of the earlier refused scheme. The application site also had a lower ground floor level than that of the residential properties and it was considered that this would also lessened the impact and not detract from the residential amenity of the closest two dwellings. All of the windows of the ground and first floors of the blocks that face south-west that adjoined the residential properties would have obscure glazing which would avoid overlooking. It was also considered that the 35 vehicle car parks would be an appropriate amount for a development of this size. A condition was recommended that required details of on-site equipment would ensure at least 10% of the overall power generation would be from renewable sources.</p> <p>The Officer asked that an additional condition (no.9) be added to limit the use of the building to Use Class B1 (a) Offices.</p> <p>The Committee then viewed the plans.</p> <p>The Chair moved a motion to grant the application.</p> <p>RESOLVED</p> <p>That the application be granted subject to conditions.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/1484 FOR PLANNING COMMITTEE DATED 08/09/2008</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

Location: Former Lynx Depot, Coppetts Road N10 1JP

Proposal: Erection of new part 4 storey, part 3 storey and single storey office buildings (gross floor area 3,456sqm) with ancillary parking, secure cycle storage and circulation areas.

Recommendation: GTD

Decision: GTD

Drawing No's: 3634_Location; 3634_01A, 02A, 03A, 04A, & 05A.

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. Prior to occupation, details of energy efficient design and consideration of on-site equipment for at least 10% of the overall power generation to be from renewable sources shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the 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

4. 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.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

implemented in accordance with the approved details.

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

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

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

7. 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 ground, first floor windows and dormer windows in the south-eastern elevation of the two L-shaped buildings as shown on the approved plans shall contain obscure glazing which shall be retained permanently.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

9. The buildings hereby permitted shall be used for purposes within Use Class B1(a) Offices, and for no other purpose.

Reason: In order that the development which is on land formerly used for employment purposes, shall continue to contribute to the employment-generating land base of the area, and to preclude its use for other purposes which may be detrimental to the amenity of nearby residential properties by reason of noise, disturbance or excessive traffic generation.

REASONS FOR APPROVAL:

The current application has been amended with the height of the buildings proposed near the south-eastern boundary of the site reduced in part. First floor accommodation would be contained within the roof of one of the two L-shaped buildings located along this boundary and for part of the other one. The L-shaped buildings would be similar in height to the residential dwellings at 135 - 141 Coppetts Road in addition the application site has a lower ground floor level than that of these residential properties. The reduction in the height, scale and massing of these two buildings means that they would not detract from the residential amenity of any residential properties in the immediate vicinity. The other larger blocks of the development are considered to be located far enough away from the nearest residential dwellings to not give rise to any residential amenity issues. The proposed development would not give rise to any overlooking or loss of privacy issues and the level of vehicle parking provision is considered appropriate for this site.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

	<p>In addition an energy assessment has been provided showing an on site provision of 10% of the schemes projected energy requirement from renewable resources. The proposed development is considered to be consistent with policies UD3 'General Principles', UD4 'Quality Design', Policy ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy' and SPG 1a 'Design Guidance and Design Statements'.</p> <p>Section 106 No.</p> <p>The Chair agreed to vary the agenda to take item 20 next.</p>	
<p>PC250.</p>	<p>159 TOTTENHAM LANE N8</p> <p>The Committee were advised that the application site was a former petrol station (now cleared) situated on the south eastern side of Tottenham Lane opposite Elmfield Avenue. The principle of mixed use development on the site had been agreed through the granting of planning permission for a mixed use scheme on 30 August 2005.</p> <p>The proposal involved the following changed from the previous scheme refused in April 2008. The density would be 240 habitable rooms per hectare based on 33 habitable rooms which was considered to be appropriate for this location. The proposal would provide 6 x 3 bedroom units and 3 x 2 bedroom units as this mix was encouraged as larger family units were proposed.</p> <p>It was considered that the mix of private terraces and communal area was considered to be sufficient to provide adequate amenity space for the flats and provide some play space for children. The scheme was below the 10 unit threshold and as such did not generate affordable units. It was further considered that the roots from the trees in the rear gardens would have established, therefore the proposed development would have no impact of their future life expectancy.</p> <p>The proposal included servicing and a fully accessible basement area for parking and twenty cycle racks. The plan demonstrated that delivery vehicles would enter and leave the site in forward gear. The scheme proposed a number of sustainability elements. Adequate bin storage/recycling had been allocated for the scheme that was easily accessible.</p> <p>Two objectors addressed the Committee and confirmed that residents would have preferred a smaller building, however the architects had taken account of their previous concerns. There was now a significant improvement on the previous two applications. Concern had been raised about the mezzanine floor, however this was now set back and had a covered roof which was considered acceptable. The vehicle access was</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

further considered to be inconvenient to pedestrians.

The applicant responded by stating that they had worked on the project since 2006 and taken on board previous concerns and comments from local residents. Meetings had taken place with residents to develop a scheme which was now considered satisfactory and the height and bulk of the building had now been reduced. There was now broad agreement reached on many of the issues raised and the site currently had two vehicle accesses. The use of the rear yard was not intended for parking but to be used for vehicles to turn and included in the travel plan.

The Committee discussed the application and requested that further conditions be included:

1. Retention of the 4 metre high wall at the rear of the site.
2. Natural ventilation provided for the scheme.
3. That the yard would not be used for noisy activity.
4. That the roots of existing trees would not be damaged during construction work.

The applicant stated he was happy for a condition to be added for landscaping.

The Chair moved a motion to grant the application subject to conditions, the extra conditions above and a Section 106 Legal Agreement.

RESOLVED

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

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1412
FOR PLANNING COMMITTEE DATED 08/09/2008

Location: 159 Tottenham Lane N8 9BT

Proposal: Erection of 4 storey building over 2 basement levels comprising gym / storage at sub-basement, car parking in basement, retail unit or D1 (class XV) at ground floor level, offices at first floor level, 3 x two bed and 6 x three bed flats from first to third floor mezzanine.

Recommendation: GTD

Decision: GTD

Drawing No's: 0814-98-001, 98-101, 0814-00-101, 102, 103, 004a, 105a, 106a, 107, 108, 109, 201, 110, 111a, 112, 113, 114a, 115 & 120.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

Conditions:

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

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

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

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

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

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

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

Reason: To prevent the increased risk of flooding.

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

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

6. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building as flats. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.

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

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

approved scheme shall be implemented and permanently retained thereafter.

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

8. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey. 1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria: 2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated. (c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey. 3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

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

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

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

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

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

contamination free.

11. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

12. That the 4 metre high wall at the rear of the site be maintained and permanently retained to the satisfaction of the Local Planning Authority and a 2 metre high perimeter wall at the rear of the properties on Ferme Park Road be erected before the occupation of the property and permanently retained to the satisfaction of the Local Planning Authority.

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

13. That the basement car park shall be naturally ventilated and that there shall be no mechanical vents or ventilation.

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

14. That the rear yard shall not be used for the parking of vehicles but should be used for manoeuvring only and shall not be used for storing or manoeuvring of supermarket trolleys or other similar noisy activities.

Reason: In order to protect the amenities of adjoining properties

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

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

INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant:a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution,b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining soils and c) looks to ensure the separation of foul and surface water sewerage on all new developments.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 SEPTEMBER 2008**

	<p>REASONS FOR APPROVAL:</p> <p>The proposed development for complies with Policies, UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight', SPG7a 'Parking Standards', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.</p> <p>Section 106 Yes.</p>	
PC251.	<p>FURNIVAL HOUSE, 50 CHOLMELEY PARK N6</p> <p>This item was deferred to the next meeting.</p>	
PC252.	<p>WOOD GREEN SUPPLEMENTARY PLANNING DOCUMENT (SPD)</p> <p>This item was deferred to the next meeting.</p>	
PC253.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
PC254.	<p>DATE OF NEXT MEETING</p> <p>Special Planning Committee ~ Thursday 25 September 2008.</p> <p>The meeting ended at 22.00hrs.</p>	

COUNCILLOR SHEILA PEACOCK
Chair