Haringey Council

NOTICE OF MEETING

Planning Committee

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

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

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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 22 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 21 July 2008.

6. CONSULTATION ON PLANNING PERFORMANCE AGREEMENT CHARTER (PAGES 23 - 30)

To inform the Committee of the proposed charter for Planning Performance Agreements, the planned consultation process and the procedure after consultation finishes.

7. APPEAL DECISIONS (PAGES 31 - 40)

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

8. DELEGATED DECISIONS (PAGES 41 - 84)

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 30 June 2008 and July 2008.

9. PERFORMANCE STATISTICS (PAGES 85 - 96)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 21 July 2008 Committee meeting.

10. PLANNING ENFORCEMENT UPDATE (PAGES 97 - 104)

To inform Members of the Planning Committee of progress on reducing open planning enforcement cases and on service improvements.

11. PLANNING APPLICATIONS (PAGES 105 - 106)

In accordance with the 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 Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

12. 235-237 ARCHWAY ROAD N6 (PAGES 107 - 124)

Erection of a part two, part three storey end of terrace building to provide 3 x two bed, 1 x three bed and 1 x one bed flat.
RECOMMENDATION: Grant permission subject to conditions and/or subject to sec. 106 Legal Agreement

13. 82 BEECHFIELD ROAD N4 (PAGES 125 - 140)

Demolition of existing workshops and erection of 1 x 3 storey block comprising of 6 x 1 bed, 1 x 2 bed and 2 x 3 bed self-contained flats.
RECOMMENDATION: grant permission subject to conditions and a Section 106 agreement.

14. 150 CROUCH HILL N8 (PAGES 141 - 150)

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 (revised scheme)
RECOMMENDATION: grant permission subject to conditions

15. FURNIVAL HOUSE, 50 CHOLMELEY PARK N6 (PAGES 151 - 174)

Change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats that will include erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally, 15 cycle spaces. Refuse/re-cycling facilities and associated landscaping. (Revised Description)
RECOMMENDATION: Grant permission subject to conditions and a Section 106 Agreement.

16. HIGHGATE WOOD SCHOOL, MONTENOTTE ROAD N8 (PAGES 175 - 184)

Extensions to school building to include alterations, new learning resources centre, four new classrooms, additional dining/social space and relocation to existing open air stage.
RECOMMENDATION: Grant permission subject to conditions

17. GLADESMORE COMMUNITY SCHOOL, CROWLAND ROAD N15 (PAGES 185 - 196)

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: Grant permission subject to conditions

18. PARK VIEW ACADEMY, LANGHAM ROAD N15 (PAGES 197 - 214)

Remodeling and refurbishment (with some demolition and new build) of an existing secondary school. Key works to include new forum space, remodeling of hall, dining and Learning Resource Centre (LRC), new landscape proposals and upgrading of building fabric.
RECOMMENDATION: Grant permission subject to conditions.

19. FORMER LYNX DEPOT, COPPETTS ROAD N10 (PAGES 215 - 226)

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: Grant permission subject to conditions

20. 159 TOTTENHAM LANE N8 (PAGES 227 - 246)

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

21. WOOD GREEN SUPPLEMENTARY PLANNING DOCUMENT (SPD) (PAGES 247 - 432)

To consider the draft Wood Green Town Centre Supplementary Planning Document (SPD), following consultation.

22. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

23. DATE OF NEXT MEETING

Monday 6 October 2008.

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29 August 2008

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Agenda Item 5

MINUTES OF THE PLANNING COMMITTEE
MONDAY, 21 JULY 2008

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

* Denotes Members present

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC217.	**APOLOGIES** The Committee was informed that at the time of despatch of the agenda Cllr Adamou was a Member on the Committee and had sent her apologies for the meeting. Apologies were also received from Cllr Beacham for whom Cllr Reid was substituting and from Cllr Wilson for whom Cllr Whyte was substituting. The Committee welcomed Cllr Demirci back to the Membership.	
PC218.	**URGENT BUSINESS** There were no items of urgent business.	
PC219.	**DECLARATIONS OF INTEREST** There were no declarations of interest.	
PC220.	**DEPUTATIONS/PETITIONS** There were no deputations or petitions.	
PC221.	**MINUTES** The Committee was asked to agree the minutes of the Special Planning Committee held on 29 May 2008 and the Planning Committee held on 9 June 2008. **RESOLVED** That the minutes of the Special Planning Committee held on 29 May 2008 and the Planning Committee held on 9 June 2008 be agreed and signed.	
PC222.	**APPEAL DECISIONS** The Committee noted the outcome of 7 appeal decisions determined by the Department for Communities and Local Government during May 2008, of which 2 were allowed and 5 were dismissed. There were no particular appeals to point out to the Committee, however the service had exceeded the Government target by 29% which was considered to be very good.	

	RESOLVED That the report be noted.	
PC223.	**DELEGATED DECISIONS** The Committee was asked to note the decisions made under delegated powers by the Heads of Development Control (North & South) and the Chair of the Planning Committee determined between 19 May 2008 and 29 June 2008. **RESOLVED** That the report be noted.	
PC224.	**PERFORMANCE STATISTICS** The Committee was asked to note the performance Statistics on Development Control and Planning Enforcement Work since the 9 June 2008 Committee meeting. The Officer informed the Committee that with respect to planning applications there were no major decisions determined in May 2008. In relation to minor applications 80% were determined in 8 weeks and for other applications 95% were determined within 8 weeks. The granted refusal rate for decisions determined in May was 69% were granted (90 our of 131) and 31% refused (76 out of 295). In terms of appeals against refusal of planning permission the government target was 30%, Haringey's target was 35% and in May the actual target was 33% between the two targets. Members requested that the performance statistics report be provided in a rolling 12 month period rather than the last 12 months in order to receive an historic picture of service performance in relations to all planning applications. **RESOLVED** That the report be noted.	
PC225.	**23 WOODSIDE AVENUE N6** The Committee was informed that the application site was a two storey semi-detached house on the northern side of Woodside Avenue. The house had a nursery on the ground floor and a flat on the first floor. Residential properties adjoined the site to the north, south and west with Woodside Avenue bounding to the east.	

Planning permission was originally granted in December 2001, for the use of the ground floor of 23 Woodside Avenue as a Montessori school. The main consideration in this proposal was the extent to which allowing children to have additional time outside in the garden would cause an unacceptable increase in noise generation from the property detrimentally impacting on the amenity of nearby residential properties.

The premise was demonstrably well run and met a need in the wider community. It was considered that an additional 10 minutes in the morning and afternoon would not give rise to unreasonable additional levels of noise nuisance on nearby residential properties.

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

RESOLVED

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF: HGY/2008/0887
FOR PLANNING COMMITTEE DATED 21/07/2008

Location: 23 Woodside Avenue N6

Proposal: Variation of Condition 8 (play times) attached to planning permission reference HGY/2001/1002 dated 12 December 2001, to extend morning and afternoon play times in the garden by 10 minutes each (an increase of 20 minutes per day in total).

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: No drawings.

Conditions:

1. The amount of time children are allowed to play in the rear garden is to be restricted to a maximum of 30 minutes in the morning and 30 minutes in the afternoon.
Reason: To protect the amenity of neighbouring and surrounding properties.

INFORMATIVE: This approval only amends Condition 8 of the previous consent HGY/2001/1002 issued on the site. Conditions 5, 7, 9, 11 and 13 of this previous approval remain valid and must be adhered to at all times. Amended Condition 8 must also be adhered to at all times.

	REASONS FOR APPROVAL It is not considered likely the additional 10 minutes in the morning and 10 minutes in the afternoon for the children's playtime in the rear garden would give rise for unacceptable noise disturbance being created on nearby residential properties. As such, this proposal is considered to be in keeping with Policies UD3 'General Principles' and CW1 'New Community / Health Facilities' of the adopted Haringey Unitary Development Plan (2006). Section 106: No	
PC226.	**2~4 BROADLANDS ROAD N6** The Planning Officer advised the Committee that Cllr Harris had tabled a letter with the agreement of the Chair. The Committee was further informed that there was an error on Condition 11, under Reason: the words 'and Parkland Walk' should be removed. The Highgate Society had asked that a further condition be added that a professional photograph of the property be taken before the demolition and be kept by the Society. As the building was part of the history of Highgate's development. The planning officer advised the Committee that a further condition was also to be added to the planning consent in relation to a Section 278 agreement. That no development would commence until the developer had entered into a Section 278 agreement that works would be undertaken to improve the section of footways in the interest of highways and pedestrian safety. Representations had also been received from Building Control who advised that formal building regulations applied. Three local residents had submitted letters objecting to the proposed building being over large in terms of bulk, mass and layout. The style of the proposed development was not in keeping with either the style of buildings it was replacing nor the surrounding buildings. No construction traffic would be allowed to use Grange Road as it was a private road. The application site was occupied by two converted and extended villas known respectively as The Tree and Homfray House, and was a vacant nursing home. There was no prevailing architectural style in the area, being a mix of Victorian and Edwardian developments. The application site was located within Highgate Conservation Area, however the building was not listed. This application followed on from a recent refusal which was for a similar application for the demolition of the existing buildings on	

site and the erection of a part 4 / part single storey building to accommodate 41 extra care units.

A fundamental component to the development of extra care schemes was that they must be near to local amenities and services. The Borough currently only had 60 such units and the provision of extra care housing had been identified as a priority in the Borough's 'Supporting People Strategy 2005-2010'. The project had the full support of the Council's Adult, Culture and Community Services. The self contained units were designed to be fully wheel chair accessible and compliant with Lifetime Home Standards.

The replacement building would be of a contemporary architectural design and its footprint would be similar to that of the existing buildings on site, with an additional single storey being built along the western boundary. The main building fronting onto Broadlands Road would take the form of 3 villas. The height of the North East corner of the building had been reduced by 3m, therefore minimising the impact on neighbouring Broadlands flats. The overall composition of the proposed development would consist of brick, and white render with some timber cladding. The reduction in height and proximity of the proposed building would not adversely affect the daylight and sunlight received to neighbouring properties. The scale, height, massing, alignment of the building, and its fenestration pattern had been redesigned sensitively to avoid adverse additional overlooking to neighbouring properties.

The site was populated with many trees (39 in total) of various ages and species, ten of which were the subject of Tree Preservation Orders. Four trees were categorised to be removed and a further seven classed of low quality and identified to be removed.

The Committee enquired what the changes were between the previously refused application and the current one before the Committee and whether the flat roof on the single storey structure would be made of cedar. In response the Committee was informed that the main difference between the two applications was the reduction of the height on the corner at the junction of Grange Road and Broadlands Road and the single storey structure would have cedar roofs.

An objector addressed the Committee and advised that he was representing 19 householders who primarily objected to the fourth storey. The reduction on the height of the single storey only benefited certain properties. The original reason for refusal of the first application was due to the height which was considered detrimental to neighbouring occupiers. There was no significant difference between the two application and therefore requested

that the entire 4th storey be removed completely. The second objector addressed the Committee and stated that officers, applicant nor agents had visited residents to assess the current site. The proposed balconies and side windows to the South East elevation of the planning application would look directly onto the gardens and rear windows of the flats on North Hill. Regardless that provision had been made for obscure windows and privacy screening the windows and balconies were considered to be too close. A request was made to retain the tree behind the property at 23 North Hill as it provided screening for residents.

The Committee queried whether overlooking would occur as the eventual occupants of the units would be frail and elderly. The objector replied that there would be balconies along the front which would overlook their back garden and sitting room.

The Applicants addressed the Committee and advised that they had taken into account the reason for refusal of the original application, in terms of a reduction in the number of units to be provided from 41 to 40 units in total and a reduction in the height of the building. The proposed development was considered to be a modern building which would integrate with the Conservation Area and provide community benefits. The scheme would benefit the elderly and provide extra care in the next few years.

The Committee queried the central block on Broadlands which appeared to be rendered, however it was noted that the predominant character of the buildings on both roads was of brick construction. The applicant was requested to reconsider reducing the white rendering and supplying a second type of brick. The applicant responded that the idea was to create a vision of separate villas, as the original refused plan was completely rendered. There were a number of rendered buildings in the locality , therefore the proposed application took into consideration the whole area and its character.

Members further queried whether it was possible to retain the tree behind 23 North Hill and were advised that the applicant was not against retaining any tree on the site and would reconsider this request. The Committee queried whether the applicant's proposal would increase the carbon footprint bearing in mind that it was an issue for the Director and Cabinet Member for the Environment to make Haringey a greener borough. The applicant stated that it was proposed to develop a building with high quality components, using low energy appliances and this was dealt with in condition 18. The Committee also enquired whether the Highgate Society had expressed a view with regard to the proposed development. In response the Committee was informed that there was a comprehensive response from the Highgate Society who stated that they had studied the revised application and debated the new application. They supported Hill

	Homes' view that the benefits of having the home in this form outweighed issues relating to the conservation area. The Committee requested that additional conditions be imposed in terms of landscaping the garden, fencing and shrubs to be provided along Grange Road. 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 additional conditions requested.	
PC227.	**2~4 BROADLANDS ROAD N6 ~ CONSERVATION AREA CONSENT** The Planning Officer informed the Committee that the existing building had undergone substantial external redevelopment by way of unsympathetic additions and its contribution to the Conservation Area had been eroded. The existing building made a 'neutral' contribution to the Conservation Area. The substantial community benefit associated with this proposal was considered to represent an exceptional case and the argument for the demolition was considered acceptable. The Committee was asked to consider Conservation Area Consent for the demolition of existing buildings and erection of part 4 / part single storey building to accommodate 40 extra care units and provision of 9 off-street parking spaces. **RESOLVED** That Conservation Area Consent be granted for the demolition of existing buildings and the erection of a part 4 / part single storey building to accommodate 40 extra care units and provision of 9 off-street parking spaces as the application outlined in PC was granted. Cllr Bevan entered the meeting at 20:20hrs.	
PC228.	**PLAYGROUND SITE, ADJOINING STAINBY ROAD, MONUMENT WAY N15** Cllr Bevan entered the meeting at 8:20pm. The Planning Officer presented the report and advised that this application site was previously approved as part of the original plans for Saltram Close. The site was an enclosed semi derelict	

playground, originally designed for the use of Saltram Close Estate. The site was bounded directly to the north by Monument Way and Saltram Close Estate formed the south boundary. Stainby Road lay to the east of the site.

The site was currently derelict and unsafe for its original purpose, it was considered that the proposed change of use to residential was acceptable. The density was approximately 414hrh, within the density range set out in the UDP and London Plan. The units were designed to conform to 'Lifetime Homes Standards' and 10% had wheelchair access.

The scheme would provide not less than 50% of the total units for affordable housing, however the units would be for renting because the Housing Enabling Team had identified a shortage of large units for renting purposes. The proposed scheme was modern in design and would connect with the design approach of the adjacent development on the former Rose & Crown Public House, and nearby new developments. It was considered that the height and scale conformed to existing buildings and should not have an adverse effect on the surrounding area.

The flats within the scheme would be 'car-free' with 9 covered and secured bicycle storage facilities and each of the six houses would have the provision of one car parking space per unit and secure bicycle stand. Amenity space had been designed into the scheme in the form of rear garden space, balcony and terrace for all the houses. The flat units had provision of ground floor patio, balconies and a secured roof garden.

Cllrs Amin and Diakides entered the meeting at 8:30 and 8:31 respectively.

The Committee questioned why the existing planning permission for the site was not implemented and were advised that the permission was still valid, however legal services had advised that a new application be resubmitted because it would have a fresh Section 106 agreement. Concern was raised regarding the fact that the site was on a gyratory system and what measures had been considered to address issues such as noise. The Officer replied that specific measures had been adopted near the rear boundary walls of the scheme and also specific windows would be installed to prevent noise intrusion. The Committee could condition that an acoustic report be produced to address this issue. Members further enquired about where the car parking spaces would be provided and whether the extra height of the proposed development would have an effect on the properties in Saltram Close. The Committee was informed that parking spaces would be provided in the front garden for each of the houses. The height of the development to the north would have the sun moving round the estate so therefore no loss of sun or

daylight. The Committee further raised concerns in relation to the roof top garden and considered it was no place for children to play, particularly as there would be a level of noise, pollution from traffic, and whether the Section 106 money could be used to provide a play space elsewhere. The Committee was assured that roof top gardens were perfectly safe for children to play in and that some schools in the borough already had them. The Officer explained that during the consultation there was no consensus regarding the provision of the roof top garden and therefore no real decision was taken. The roof top garden would be sufficiently enclosed by walls and therefore children not be affected by cars or pollution. There would be 63.4sqm of roof terrace for the occupants of the flats. The total amenity space was 100sqm.

A resident and objector to the application addressed the Committee and advised that the planning report was not representative and did not consider the valid objections to the planning application. Under this application there was to be no decking removal, no new road serving the entire area and retention of both vehicle and pedestrian underpasses. The Saltram Close playground was not derelict, however it suffered from a maintenance/upgrade issue, continually characterised as derelict. There was no like-for-like provision proposed in an area of increasing amounts of children and anti-social behaviour. Provision would be less than what currently existed. The planning report ignored the pedestrian and vehicle underpass. It was clear that there would be vehicle pressure and additional use of the underpasses by all interested groups. There would be increased parking pressure due to the entrance and exit of the proposed development being directly onto Saltram Close. New residents and visitors would park their cars on Saltram Close and no provision was being made for the occupants of the flats.

A local resident endorsed the statement made by the objector. Planning officers had rejected local resident's concerns in relation to the roof top garden, noise and pollution. The proposed building would be an eyesore for residents and Saltram Close would be overshadowed. There were concerns about parking for new residents of the proposed flat and visitors. The playground was in use despite it's condition.

In response to the Committee's enquiry on whether any form of development should take place on the site the objector responded that Saltram Close would be overshadowed and crowded. The playground has been characterised as derelict and the football surface had come to the end of its life, however children still played on the decking. The square should be retained for the under 5's and a football area.

Cllr Bevan addressed the Committee and stated that the previous

application was for a development for the whole estate. This application was for a separate plot of land for a block of flats. There were issues related to the design of the development, tenure mix was not compliant with the Council's policy. Amenity space provided within a tower block with roof garden which was considered to be unacceptable as children could not ride bikes on a roof. The Committee was requested to consider the density in respect of additional housing on an estate which was considered much too high. The design and appearance of the proposed development did not fit into the surrounding location nor enhance or connect with surrounding buildings.

The Committee enquired of Cllr Bevan what involvement he had had in respect of the proposed development and in response were advised that he had attended the public Development Control Forum as part of the consultation.

The applicant responded to the objections raised and stated that he had worked on this development for a number of years with Haringey. The site was small and there was a need to provide four bedroom houses. In respect of Monument Way an acoustic report had already been submitted to address the concerns raised regarding traffic noise. The proposed scheme was virtually the same as the original application in terms of access and included works to the estate.

The Committee raised several issues with the applicant:

1. Why the original scheme which residents were happy with was now being replaced.
2. Materials to be used particularly the white rendering which was considered to get dirty quickly.
3. The design was too intensive.
4. The roof top garden for children to play in near to traffic pollution.
5. The proposed density was considered not appropriate in terms of the surrounding area.

The applicant replied that from their point of view the original scheme was split into three sites:

- Saltram Close
- The playground
- The factory site which was in private ownership

Site 3 they were no longer in discussions with the owner to purchase it.

All the materials proposed were good sustainable finishes and it was considered that all materials collect dirt and would need to be cleaned. A maintenance regime was proposed to deal with these

issues. In terms of the side view to Saltram Close the rooms were all non habitable and would include secured glass. The mass of the tower element affected only two windows (bathrooms) and seen as a minimal loss. There were no real issues of loss of light and overlooking. The roof garden was a fairly acceptable way to retain space in terms of the design and landscaping. The tower bock would have a lift so access would be much easier. The applicant confirmed that an air pollution test had not been carried out on the site and this should have been done given the level of traffic on Monument Way. The density of the proposed development was at the lower end of density levels.

The Chair moved a motion to grant the application subject to conditions and on a vote there being 3 in favour and 6 against the application was refused planning permission.

RESOLVED

That the application be refused planning permission on the grounds of design, scale of the proposal on the left hand side and lack of amenity space.

INFORMATION RELATING TO APPLICATION REF: HGY/2008/1106
FOR PLANNING COMMITTEE DATED 21/07/2008

Location: Playground Site adjoining Stainby Road, Monument Way N15

Proposal: Residential redevelopment of playground site adjoining Stainby Road comprising 15 units: 6 x four bed houses and a block of 9 flats comprising 4 x one bed and 5 x three bed flats (forming part of previously approved scheme, reference HGY/2005/1257).

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Refused

Drawing No's: 262/SR 00-001A, 262/SR 00-002A, 262/SR 00-003B, 262/SR 00-004B, 262/SR 00-005B, 262/SR 00-006B, 262/SR 00-007B, 262/SR 00-008B, 262/SR 00-009B, 262/SR 00-010 &262/SR 00-011.

Reasons:

1. The proposed development would contain insufficient and unsatisfactory amenity space in relation to the accommodation to be provided and the nature and character of the surrounding area including the Saltram Close Housing Estate situated immediately to the South contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey unitary Development Plan.

	2. The height, bulk, mass and design of the proposed block of flats would be out of keeping with and detract from the visual amenities of the locality and would be overbearing in relation to the residential amenities of the adjacent properties to the South on the existing Saltram Close Housing Estate contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan. Section 106: No	
PC229.	**97~99 PHILIP LANE N15** The Officer presented the report and informed the Committee that the application proposed 10 flats but in fact there were 12 flats in the scheme, 8 x 1 bed flats and not 6. The application site comprised the front of Nos 97-99 Philip Lane. The building comprised a pair of semi detached dwellings on the end of a group of three similar pairs. These houses formed an important element in the Clyde Circus conservation area. In 2007 planning permission was refused for the redevelopment of this building as 12 self contained flats. The building was currently in a very poor state of repair, following two separate fires. The rear walls were very badly damaged and the roof had been completely destroyed. The design of this scheme was to repair and where necessary, replace the external shell of the building and to match the new elements as closely as possible to the original. In order to allow light to the lower ground floor units, lightwells would be created to the front and rear of the building, the front garden was sufficiently large to accommodate the lightwell without any detriment to the appearance of the conservation area. The rear extension had been reduced in length compared to the refused scheme so that it was approximately 5 metres from the rear boundary. The design and appearance of the proposed extension was to match as closely as possible the materials, finishes and appearance of the original building. The scheme was proposed as a car free development as the site was located in an area of medium public transport accessibility and was within a controlled parking zone. Members raised concern that the proposed application was designated a car free development and it was felt it discriminated against trades people from buying these properties. Members further noted that on the site visit there was an odd shaped garden boundary and requested the garden space be defined. The Committee requested that an extra condition be imposed for landscaping the alleyway.	

The Chair moved a motion to grant the application subject to conditions and the extra condition to landscape the alleyway. On a vote there being 6 in favour and 2 against the motion was carried. Cllr Dodds requested that his dissent be noted.

RESOLVED

That the application be granted subject to conditions and the extra condition to landscape the alleyway.

INFORMATION RELATING TO APPLICATION REF: HGY/2008/1054
FOR PLANNING COMMITTEE DATED 21/07/2008

Location: 97 - 99 Philip Lane N15

Proposal: Retention and rebuilding of existing fire damaged building, including two storey extension to rear to provide 8 x 1 bed flats, 2 x 2 bed flats and 2 x 3 bed flats, 12 flats in total.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 2000, 2001, 2002, 2003, 2100, 2101, 2102, 2103 & 2200.

Conditions:

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

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual

amenity.

4. A scheme for the treatment of the surroundings of the proposed development including the space between the west elevation of the proposed rear extension and the side boundary of the site 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. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. 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.

7. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.
Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

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. That not more than 12 separate units, whether flats or houses, shall be constructed on the site.
Reason: In order to avoid overdevelopment of the site.

10. Before any work is undertaken in pursuance of this consent to demolish any part of the building, such steps shall be taken and such works shall be carried out as shall, during the progress of works

permitted by this consent, secure the safety and stability of that part of the building which is to be retained.
Reason: In order to ensure that the advertisements do not pose a hazard to blind and partially sighted pedestrians.

11. Demolition work shall be carried out by hand or by tools held in the hand other than power driven tools.
Reason: In order to safeguard the special architectural or historic interest of the building.

12. Prior to the commencement of work on site the following information shall be submitted to and approved in writing by the local planning authority:

a) samples of all proposed external facing materials, including facing brickwork, natural slate roofing and vertically sliding sash timber windows.
b) fully annoted and dimensioned elevation and section drawings showing the repair and re-instatement of all architectural features to the front elevation and side elevations of the building at a scale of 1:20, to include details of roof dormer windows, bracketed projecting eaves, stucco architraves and reveals to windows, brickwork walls, entrance doors and sash windows.
c) fully annoted and dimensioned details of front boundary treatment to Philip Lane, showing low level wall/gates at a scale of 1:10
d) full details of hard and soft landscaping to the front garden.

Reason: to ensure the satisfactory standard of development to preserve the character and appearance of the Clyde Circus Conservation Area.

13. 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.

14. The residential buildings proposed by 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' & 'Designing Out Crime' principles.
Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

15. That all the rear garden area shown within the planning application between the rear of the houses and new rear extension to the rear boundary of the site (as marked in red on site plan accompanying the application for planning permission) shall be retained is garden amenity space for the occupiers of some or all of the flats to be erected in the

	approved scheme and shall be maintained as such thereafter to the satisfaction of the Local Planning Authority. Reason: In order to ensure a satisfactory standard of provision of amenity spaces for the future occupiers of the proposed development. 16. That details of the proposed arches over the new windows openings in the new extension to match those in the existing houses shall be submitted to and approved by the Local Planning Authority before the commencement of the works. Such agreed details to be implemented as part of the construction of the extension. Reason: In order to ensure a satisfactory appearance of the proposed development in relation to the appearance of the existing buildings and the character and appearance of the conservation area. 17. That the existing trees and shrubs situated along the rear boundary of the site shall be protected during construction and retained thereafter. Reason: In order to protect the visual amenity of the locality. INFORMATIVE: The applicant is advised that only the highest quality yellow stock facing brickwork, in terms of quality of materials, colour, texture, bond, and pointing, for the repair and reinstatement of the front and side elevations to Philip Lane will be acceptable. REASONS FOR APPROVAL The proposal meets the requirements of the relevant policies in the Unitary Development Plan 2006 and is considered to preserve and enhance the character and appearance of the Clyde Circus Conservation Area in line with Policy CSV1 'Development in Conservation Areas' of the Unitary Development Plan 2006. Section 106: Yes	
PC230.	**44~50 COLERIDGE ROAD N8** The Committee was informed that the application site was situated on the north side of Coleridge Road within the Crouch End Conservation Area. The Area to the west and south of the property was predominantly residential although immediately adjacent to the town centre to the east. The proposed development had been designed to reflect the existing traditional character and style of the adjoining properties. It was considered that the proposal was acceptable in the location and that it would preserve and enhance the character and appearance of the Crouch End Conservation Area. It was further considered there would be no detrimental effect on privacy and amenity of neighbouring properties. The proposal fell below the threshold for Affordable Housing as it was for only 9 units and provided for 5 car parking spaces. The	

vehicle entrance to the parking spaces provided would be via an existing cross-over. A sustainability checklist was completed and included good ventilation, provision for condensing boilers to all units, the use of reclaimed bricks and the use of the existing structure.

The Committee raised questions regarding the refuge facilities and fire access. The planning officer informed the Committee that the Fire Authority were satisfied with the proposal. Members enquired why this application provided parking spaces as opposed to the previous application considered. The transportation officer responded that within the UDP an application must meet the criteria for a car free development the application site must lay within a controlled parking zone. There was no controlled parking zone in Crouch End therefore this application could not be designated car free development.

An objector addressed the Committee and advised that he was representing the views of a number of residents in Coleridge Road. He questioned the accuracy of the plans provided and stated that the proposal was absolutely not in character with the area. The plans provided detailed a 4 storey building with 9 units, the windows were much smaller and out of character. The left hand side of the building housed 5-6 cars so there would be no net gain in terms of parking. With respect to the petrol reservoirs these had only been covered over. There was a drainage issue with respect to overflows and there would be no one responsible to maintain or manage these. The staircase was considered to be too steep as the treads were quite high, very dangerous and a risk to residents.

The planning officer advised the Committee that an informative would be added that redundant crossovers would be removed and there would be a single access to the premises, therefore off street parking would be replaced.

The Committee questioned the objector on how he would like to see the proposal modified and in response was informed that safety was at risk in respect of the narrow staircase. The proposal was out of character for the area and the density was too much on the small site.

The applicant, in response to the objectors concerns, informed the Committee that the layout of the proposal had been consulted on with the responsible authorities. In terms of the original scheme this had been a car park free scheme and negotiations had taken place for the garage unit to be used as car parking space to address some of the issues and appearance of the development. There was no change to the façade, the density conformed with the local area and adjacent development. The ground floor would be a retail property.

The Committee enquired where the amenity space would be provided and in response was informed that provision would be at first floor level as there would be no ground floor space available. The Committee considered the proposal and requested that an additional condition be added that the ornate window lintels on the development next door be mirrored in the proposed scheme.

The Officer advised that two further informatives would also be added in terms of the crossovers, naming and numbering of the building.

The Chair moved a motion to grant the application and on a vote their being 8 in favour, nil against and 1 abstention the application was granted.

RESOLVED

That the application be granted subject to conditions, the additional condition to mirror the window lintels of the neighbouring building, the informatives for crossovers, naming and numbering of the building and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF: HGY/2008/0736
FOR PLANNING COMMITTEE DATED 21/07/2008

Location: 44 - 50 Coleridge Road N8

Proposal: Erection of two storey residential building at first floor level over existing single storey commercial premises, and additional storey above existing residential, to provide 9 residential units with 5 parking spaces at ground floor level.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 08(0097)PL35, 06(0097)31A & 32A.

Conditions:

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

2. The development hereby authorised shall be carried out in

complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.

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. 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.

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

8. The development shall provide 9 (nine) cycle racks.
Reason: To encourage sustainable mode of travel.

9. That the brick arch detail above the window openings on the front elevation of the proposed development shall match those of the adjoining houses recently built on the adjacent site to the west.
Reason: In order to ensure a satisfactory appearance of the proposed building in relation to its neighbours and to maintain the character and appearance of the Crouch End Conservation Area.

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: The proposed development requires a new crossover to be made over the footway and any redundant crossover removed. 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.

	INFORMATIVE: The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address. REASONS FOR APPROVAL The proposal accords with Policies HSG1'New Housing Developments', UD3 'Quality Design', UD6 'Waste Storage', also Policy UD4 'Quality Design' and Policy M9 'Car Free Development' of the Haringey Unitary Development Plan and is considered consistent with PPS 3 'Housing' and PPS13 'Transport'. The proposal is in accordance with Supplementary Planning Guidance especially 1a 'Design Guidance', 10c 'Negotiation and Monitoring of Obligations', and 8a 'Waste and Recycling'. Section 106: Yes	
PC231.	**NEW ITEMS OF URGENT BUSINESS** There were no new items of urgent business.	
PC232.	**DATE OF NEXT MEETING** Monday 8 September 2008 at 19:00hrs.	

COUNCILLOR SHEILA PEACOCK

Chair

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Agenda Item 6

Haringey Council

Agenda item:

[No.]

Planning Committee **On September 8 2008**

Report Title: **Consultation Report on Planning Performance Agreement Charter – Information Item**	
Forward Plan reference number (if applicable): **N/A**	
Report of: **Ransford Stewart, Interim Assistant Director Planning Policy & Development**	
Wards(s) affected: **All**	Report for: **Non Key Decision**

1. Purpose (That is, the decision required)

1.1 To inform the Committee of the proposed charter for Planning Performance Agreements and the planned consultation process.
1.2 To inform the Committee of the procedure after the consultation finishes.

2. Introduction by Cabinet Member (if necessary)

2.1 [click here to type]

3. Recommendations

3.1 To note the proposed charter for Planning Performance Agreements as attached in Appendix 1.
3.2 To note the consultation process that will take place during September 2008.

Report Authorised by: **Ransford Stewart, Interim Assistant Director Planning Policy & Development**

Contact Officer: **Costas Christoforou, Planning Policy & Development – 020 8 489 5529**

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

7. Strategic Implications

7.1 As part of the recent introduction of a charging regime for Pre-Application Advice Services and in particular the establishment of Planning Performance Agreements (PPAs), the Advisory Team for Large Applications (ATLAS) and the Department for Communities and Local Government (DCLG) have advised local authorities to produce a charter which sets out the organisational framework for PPA approach.

7.2 Other London boroughs who have adopted Planning Performance Agreements have followed the procedure of informing Planning Committee of the intention to consult, consulting on the charter and then bringing the charter back to Planning Committee for a final decision after the consultation has taken place.

8. Financial Implications

8.1 Funding for the exercise is available within the existing budgets.

9. Legal Implications

9.1 The charter is not a legally binding document it is there to make the PPA a more transparent process.

10. Equalities Implications

10.1 N/A

11. Consultation

11.1 A four week consultation period on the proposed charter will begin on 10 September 2008. This consultation period will end on 8 October 2008.

11.2 In line with government guidance the following stakeholders will be consulted on the PPA Charter:

- Agents and developers

- Statutory consultees
- General Public (via the Haringey Website and hard copy displayed in the Customer Service Centre/Planning Offices)

11.3 A number of other stakeholders who have attended Development Control forums or have expressed an interest in planning issues in the borough will also be sent the consultation documents.

11.4 At the end of the consultation period, the comments received will be reviewed to determine the final charter. The results of this consultation will be reported back to this committee on 10 November 2008 for a final decision.

12. Background

Planning Performance Agreements

12.1 A Planning Performance Agreement (PPA) is an agreement between a local planning authority and an applicant to provide a project management framework for the handling of a major planning application.

12.2 The use of PPAs was piloted by PAS and ATLAS in a year-long project which began in January 2006[1]. The project involved 22 local planning authorities and their developer partners. PAS published a final report, and made a series of recommendations to the Department for Communities and Local Government (DCLG).

12.3 PPAs are designed to enable the two parties, developer and LA, to work in partnership throughout the entire planning process creating greater certainty with regard to the speed and quality of large planning application assessments and decisions.

12.4 It should be strongly emphasised that a PPA is not a guarantee that an application will be approved or an indication of its likelihood. The DCLG consultation states: "It relates to the process of considering development proposals and not to the decision itself."[2]

The Charter

12.5 During the pilot, it was identified that there were certain issues around probity. When members of the public saw a PPA in place they thought the council were working in league with a developer and that the PPA gave a developer guaranteed approval of planning permission.

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[1] http://www.pas.gov.uk/pas/aio/33643

[2] http://www.communities.gov.uk/documents/planningandbuilding/doc/326072.doc

12.6 The report recommended that one way of overcoming this is for LAs to adopt a PPA Charter to give the process more transparency.

12.7 The charter should include information on:

- The structural approach to the PPA e.g. establishment of roles such as a project manager, stream board membership
- Partner organisation commitment – for partners such as the PCT, Highways Agency – to demonstrate the council is committed to partnership working
- A community engagement statement
- Details of Member involvement
- Expectations from applicants - what the council expects of the developer e.g. approaching the agreement in an open and collaborative way
- What the fees will be and what they cover
- What is agreed in writing between the two parties
- What information the draft PPA will contain

12.8 If these issues are covered by the charter it presents the process in a transparent way that keeps members of the public and Council Members well informed and aware of the processes.

12.9 The ATLAS report features a model charter[3] that could be adapted by LAs. This model charter was used by Haringey to create it's draft model charter.

13. Conclusion

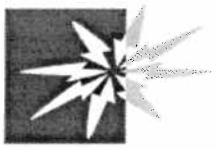
13.1 The final conclusions of the consultation will be presented to Planning Committee on November 10th 2008 with recommendations that Committee will be required to take at that meeting.

14. Use of Appendices / Tables / Photographs

14.1 Appendix 1 – Draft Planning Performance Agreement Charter

[3] http://www.pas.gov.uk/pas/aio/42762

Appendix 1



Haringey Planning Performance Agreement Charter

The Council's Sustainable Communities Strategy sets out its vision for the future of the Borough. This vision requires that all development is of the highest quality and is founded on the principles of economic, social, environmental and physical sustainability. As set out in its Core Strategy new development must contribute to the well-being of existing and future communities.

This Charter sets out how the Council will work with developers, the community and other key stakeholders to ensure that all large and complex development proposals are carefully considered in a constructive, collaborative and open manner. Such an approach is the best way of developing proposals that will meet the vision and objectives of the Council. Where major development proposals are deemed to be in accordance with the Development Plan for the Area or have the potential to meet the Council's Corporate Objectives, the Council will instigate a Project Team approach and seek to manage the project through a Planning Performance Agreement.

The Council Structure
An approach to the Council about a large scale development project will initially be through the Planning Department. However when a project is defined it is likely that it will involve officers from other departments and the Council is committed to co-ordinated cross departmental working.

The make up of the Project Team will be determined, according to the needs of the project, by the Planning Policy and Development Senior Management Team. For large strategic projects an officers' Steering Group will be established which will be chaired by the Assistant Director for Planning Development and Management. The Chair of the Steering Group will be responsible for corporate delivery, progressing the project and communication to Council Members and the Public. In addition, a Project Manager will be identified. The Project Manager will be responsible for the co-ordination of the project team and the primary interface with the developer's Project Team; ensuring tasks are delivered to agreed timescales, regular reporting and liaison with other stakeholders.

All members of the project teams will work on behalf of the council in the wider public interest and to secure the best quality scheme delivering the objectives of the Local Development Framework and relevant policy documents. Officers will express their own professional opinions which will form guidance for the applicant. The guidance will not bind officers to final recommendation nor override the requirement for a formal planning application to be determined without prejudice and within the statutory requirements of current planning legislation.

Partner Organisation Commitment
As set out above, the Council is committed to co-ordinated inter-departmental working. However for large complex schemes other stakeholders from partner organisations are likely to be required to provide a timely, proactive response to each project. The importance of other stakeholders including Statutory Agencies (Highways Agency, Environment Agency and Natural England) and the Primary Health Care Trust buying into pre-application involvement is essential. Where major development sites straddle local authority boundaries the Council will ensure that the joint working approach is fully embraced. The local planning authority and Partner organisations are committed to sharing existing information with the development interests.

Community Engagement
As set out in the Statement of Community Involvement, the Council is committed to open and constructive community engagement. In all projects falling within the scope of this Charter, community engagement will be established in liaison with the Haringey Strategic Partnership. For large strategic projects the Council is likely to seek the developer's commitment to an independently facilitated Enquiry by Design process.

Notwithstanding the above, the Council will also undertake separate consultation as part of the formal planning application process as a statutory procedure, in accordance with the Council's Statement of Community Involvement.

Member Involvement
The Council believes that Members should be appropriately and openly engaged with the development of the project, whilst ensuring that their decision making function is not compromised. Our normal procedure would be to ensure regular information is reported to members at the normal open Planning Committee meetings in the form of 'Issues Report' at least once before the application is submitted. This will allow Members to develop an understanding of issues and raise their own issues and concerns that they wish to be addressed. Members will not express views about the overall planning merits of any case and will not engage privately with the developer interest.

Expectations from Applicant
The Council will expect the developer interest to approach any proposal in an open, collaborative and creative manner. The developer interest will be expected to employ high quality staff/consultants with sound expertise in delivering sustainable communities. All projects will be delivered through a robust project management process and as with the Council; applicants will be expected use best endeavours to meet agreed timetables.

Funding
The applicant will be expected to fund the Council's input into pre-application activity in accordance with their individual PPA.

In addition the Council will have an expectation that the preparation of the application material, production of technical reports, and community engagement activity will be funded by the applicant. Prior to the commencement of individual tasks the Council and the Applicant will agree a brief to define the scope of work.

Process Requirements
The Council will expect the promoters of schemes covered by this Charter to engage in and sign a Planning Performance Agreement. The process will involve the following key elements:

- Meet and review the project proposal at an early stage
- Agree vision and development objectives
- Form a Project Steering Group with key decision makers and the Project Manager (Council lead). Technical working groups may be required when technical tasks are identified (which will be co-ordinated by the Project Manager). The Steering Group should deal with any issues/conflicts arising, not the mechanics of the project
- Produce a Project Plan based on identification of project issues and subsequent tasks
- Produce a Programme directly linked to the Project Plan and agree with the applicant to deliver key milestones

The Project Plan and Programme will be updated regularly to reflect the ongoing work of the project. The Programme can be reviewed accordingly, in agreement with both applicant and the Council.

Planning Performance Agreements
The Council requires that applicants undertake a collaborative process with Council officers and other stakeholders as set out above and agree the key elements in writing:

- Decision making group and communication structure;
- Vision and Development Objectives;
- Project Plan and Programme.

Agenda Item 7

Haringey Council

Agenda item: [ ]

Planning Committee **On 08th September 2008**

Report Title: **Appeal decisions determined during June 2008**

Report of: **Niall Bolger Director of Urban Environment**

Wards(s) affected: **All** | Report for: **Planning Committee**

1. Purpose

To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during June 2008.

2. Summary

Reports outcome of 15 appeal decisions determined by the Department for Communities and Local Government during June 2008 of which 5 (33%) were allowed and 10 (67%) were dismissed.

3. Recommendations

That the report be noted.

Report Authorised by: .....

Ransford Stewart
Interim Assistant Director Planning Policy & Development

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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APPEAL DECISION JUNE 2008

PLANNING APPEALS

Ward:	**Crouch End**
Reference Number:	**HGY/2007/1456**
Decision Level:	**Delegated**

9 Cecile Park N8 9AX

Proposal:

Enlargement of existing basement and creation of lightwell to front elevation, alterations to steps to front elevation

Type of Appeal:

Written Representation

Issues;

Whether the proposal would preserve or enhance the character or appearance of the Crouch End Conservation Area

Result:

Appeal **Dismissed** 6 June 2008

Ward:	**Crouch End**
Reference Number:	**HGY/2007/0986 & 0983**
Decision Level:	**Delegated**

Rear of 29 Haringey Park N8 9JD

Proposal:

HGY/2007/0986 – Conservation Area Consent for demolition of existing workshop/storage garage and the erection of single storey dwellinghouse with associated garage, terrace and rear garden

HGY/2007/0983 – Demolition of existing workshop/storage garage and erection of a single storey dwelling house with associated garage, terrace and rear garden

Type of Appeal:

Informal Hearing

Issues;

Whether the proposal would serve to preserve or enhance the character or appearance of the Crouch End Conservation Area

Whether or not the proposal could be adequately serviced

Whether the demolition of the existing buildings, in the absence of an approved replacement building would serve to preserve or enhance the character or appearance of the Conservation Area

Result:

Both Appeals **Dismissed** 18 June 2008

Ward:	**Hornsey**
Reference Number:	**HGY/2007/1789**
Decision Level:	**Delegated**

Land between 41 & 43 Rectory Gardens N8 7PJ

Proposal:

Demolition of existing dis-used garages and construction of single family dwelling, part single storey and part 2 storey

Type of Appeal:

Written Representation

Issues:

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

The effect on the living conditions of neighbouring residents with particular regard to visual impact, daylight and sunlight, privacy, noise, disturbance and pollution

Result:

Appeal **Dismissed** 5 June 2008

Ward:	**Hornsey**
Reference Number:	**HGY/2007/2609**
Decision Level:	**Delegated**

Corner of Rosebery Gardens & 55 Topsfield Parade, Tottenham Lane N8 8SH

Proposal:

Display of rear illuminated advertising display panel measuring 3.3m by 3.

Type of Appeal:

Written Representation

Issues:

The visual impact of the panel at the site and within the surroundings

Result:

Appeal **Dismissed** 24 June 2008

Ward:	**Noel Park**
Reference Number:	**HGY/2006/1975**
Decision Level:	**Delegated**

Alexandra works 50 Clarendon Road N8 0DJ

Proposal:

Demolition of existing buildings and construction of new mixed use development comprising a B1 unit (commercial) and residential 2 x 1 bed flats, 2 x 2 bed fats, and 1 x 2 bed Duplex flat

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposed development on the supply of small scale employment units within the Borough

Result:

Appeal **Dismissed** 11 June 2008

Ward:	**Seven Sisters**
Reference Number:	**HGY/2007/2285**
Decision Level:	**Delegated**

26 Crowland Road N15 6UT

Proposal:

Conversion into 2 self contained flats

Type of Appeal:

Written Representation

Issues:

Whether the proposed development is acceptable having regard to the Council policy on conversions.

Result:

Appeal **Allowed** 25 June 2008

Ward:	**Seven Sisters**
Reference Number:	**HGY/2007/0848**
Decision Level:	**Delegated**

44 Eade Road N4 1DH

Proposal:

Certificate of Lawfulness for use as 9 individual letting rooms

Type of Appeal:

Public Inquiry

Issues:

Whether the use for which the certificate is sought had commenced by the start of the 10 year period immediately preceding the date of receipt of the application and if so, whether it continued through out that period without material interruption

Result:

Appeal **Dismissed** 24 June 2008

Ward:	**Seven Sisters**
Reference Number:	**HGY/2007/1161**
Decision Level:	**Delegated**

22 Gladesmore Road N15 6TB

Proposal:

Conversion of a dwelling into flats

Type of Appeal:

Written Representation

Issues:

Whether the proposal provides satisfactory living conditions for existing and future occupiers

The effect of the proposal on the supply of single family dwellings within the Borough, having regard to the Council's policies and adopted Supplementary Planning Guidance (SPG)

Result:

Appeal **Dismissed** 3 June 2008

Ward:	**Stroud Green**
Reference Number:	**HGY/2007/2298**
Decision Level:	**Delegated**

22B Ferme Park Road N4 4ED

Proposal:

Conversion of basement with light well at the front and patio at rear

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the existing property and its surroundings, having regard to the location within the Stroud Green Conservation Area

Result:

Appeal **Allowed** 12 June 2008

Ward:	**Tottenham Green**
Reference Number:	**HGY/2007/0662**
Decision Level:	**Delegated**

23 Summerhill Road N15 4HF

Proposal:

Removal of 6ft 7in in length of 3ft 6in high wooden fence and hedge, and installation of bi-fold Victorian style black wrought iron gates

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development would have on the character of the Clyde Circus Conservation Area

Result:

Appeal **Allowed** 19 June 2008

Ward:	**Tottenham Green**
Reference Number:	**HGY/2007/1200**
Decision Level:	**Delegated**

101 West Green Road N15 5DE

Proposal:

Erection of rear first floor extension

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the locality, having regard to its position within the Clyde Circus Conservation Area

The effect on the amenities of the occupiers of the neighbouring property at 103 West Green Road

Result:

Appeal **Dismissed** 12 June 2008

Ward:	**Tottenham Hale**
Reference Number:	**HGY/2007/1718**
Decision Level:	**Delegated**

25 Ashley Road N17 9LJ

Proposal:

Erection of new café/restaurant and demolition of existing café/restaurant building

Type of Appeal:

Informal Hearing

Issues:

The implications of the proposed development for the provision of the "Ashley Link" proposed in the adopted Urban Centre Master Plan for the Tottenham Hale Opportunity Area

Result:

Appeal **Allowed** 19 June 2008

Ward:	**West Green**
Reference Number:	**HGY/2007/1247**
Decision Level:	**Delegated**

415-417 Lordship Lane N17 6AG

Proposal:

Erection of single storey rear extension to shop

Type of Appeal:

Written Representation

Issues:

Whether the proposed development would constitute overdevelopment of the site

Whether the development would preserve or enhance the character or appearance of the area

Whether the proposed development would prejudice highway safety

Result:

Appeal **Allowed** 19 June 2008

ENFORCEMENT APPEAL

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

Unit 4, Gaunson House, Markfield Road N15 4QQ

Proposal:

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

Type of Appeal:

Written Representation

Issues:

Whether the use of the site as a place of worship is acceptable having regard to development plan policies for the protection of defined employment areas

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

Unit 4, Gaunson House, Markfield Road N15 4QQ

Proposal:

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

Type of Appeal:

Written Representation

Issues:

Whether the use of the site as a place of worship is acceptable having regard to development plan policies for the protection of defined employment areas

Result:

Both Appeals **Dismissed** 30 June 2008

Agenda Item 8

Haringey Council

Agenda item: [ ]

Planning Committee **On 08th September 2008**

Report Title: **Decisions made under delegated powers between 30 June 2008 and 17 August 2008**

Report of: **Niall Bolger Director of Urban Environment**

Wards(s) affected: **All**	Report for: **Planning Committee**

1. Purpose

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

2. Summary

The applications listed were determined between 30 June 2008 and 17 August 2008.

3. Recommendations

See following reports.

Report Authorised by: .....

Ransford Stewart
Interim Assistant Director Planning Policy & Development

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

30/06/2008 AND 17/08/2008

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/2008/1357** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 13/08/2008
Location: 243 Alexandra Park Road N22 7BJ
Proposal: Erection of two storey side extension and erection of rear dormer window.

Application No: **HGY/2008/1345** Officer: Robin Campbell
Decision: REF Decision Date: 11/08/2008
Location: 1 Albert Road N22 7AA
Proposal: Erection of single storey rear and two storey side extension to provide 4 bed maisonette together with loft conversion with rear dormer window, rooflight to front roof slope and alterations to garden wall.

Application No: **HGY/2008/1363** Officer: Luke McSoriley
Decision: GTD Decision Date: 07/08/2008
Location: 42 Lansdowne Road N10 2AU
Proposal: Alteration of roof from hip to gable, erection of rear dormer window and insertion of 3 x velux windows to front roofslope.

Application No: **HGY/2008/1352** Officer: Luke McSoriley
Decision: GTD Decision Date: 07/08/2008
Location: 23 Cecil Road N10 2BU
Proposal: Erection of single storey rear conservatory, roof extension and insertion of 2 x velux escape windows to front roofslope.

Application No: **HGY/2008/1329** Officer: Luke McSoriley
Decision: GTD Decision Date: 07/08/2008
Location: 178 Alexandra Park Road N22 7UQ
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1256** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 05/08/2008
Location: 7 Lansdowne Road N10 2AX
Proposal: Erection of single storey rear infill extension and patio extension.

Application No: **HGY/2008/1257** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 05/08/2008
Location: 9 Lansdowne Road N10 2AX
Proposal: Erection of single storey rear infill extension and patio extension.

Application No: **HGY/2008/1236** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 01/08/2008
Location: 20 Palace Court Gardens N10 2LB
Proposal: Erection of a new single storey rear glazed extension.

Application No: **HGY/2008/1262** Officer: Robin Campbell
Decision: GTD Decision Date: 25/07/2008
Location: Hornsey Water Treatment Works, Newland Road N8 7QB
Proposal: Variation of Condition 6 (hours of working) attached to planning reference HGY/2006/1298 to allow that construction works at the development hereby granted shall not be carried out before 07.30hrs or after 19.30hrs Mondays to Fridays, before 08.00hrs or after 18.00hrs on Saturdays, and not at all on Sundays or Bank Holidays.

Application No: **HGY/2008/1189** Officer: Luke McSoriley
Decision: REF Decision Date: 25/07/2008
Location: 101 Muswell Avenue N10 2EJ
Proposal: Erection of single storey rear extension with internal alterations.

Application No: **HGY/2008/1158** Officer: Gary Savins
Decision: GTD Decision Date: 23/07/2008
Location: Flat B, 110 Dukes Avenue N10 2QB
Proposal: Repair of existing rear facade with insulated render fitting of solar collectors to rear roof. Removal of 1 rear chimney breast,

Application No: **HGY/2008/1210** Officer: Matthew Gunning
Decision: GTD Decision Date: 17/07/2008
Location: 65 Dagmar Road N22 7RT
Proposal: Erection of rear dormer window and insertion of 3 x velux windows.

Application No: **HGY/2008/0924** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/07/2008
Location: 38 Bidwell Gardens N11 2AU
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1114** Officer: Valerie Okeiyi
Decision: REF Decision Date: 16/07/2008
Location: 27 Coniston Road N10 2BL
Proposal: Conservation Area Consent for demolition of garden wall to create vehicle crossover.

Application No: **HGY/2008/1093** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 14/07/2008
Location: 144 Victoria Road N22 7XQ
Proposal: Excavation of existing basement and creation of lightwell to front elevation.

Application No: **HGY/2008/1087** Officer: Robin Campbell
Decision: REF Decision Date: 11/07/2008
Location: 42 Muswell Avenue N10 2EL
Proposal: Erection of single storey rear extension, erection of rear dormer window with 2 x skylights.

Application No: **HGY/2008/1052** Officer: Tara Jane Fisher
Decision: NOT DEV Decision Date: 11/07/2008
Location: 25 Alexandra Park Road N10 2DD
Proposal: Use of property as single dwelling house.

Application No: **HGY/2008/1090** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 11/07/2008
Location: 78 Palace Gates Road N22 7BL
Proposal: Erection of rear dormer window, insertion of 3 x velux windows to front roofslope and balustrade to rear.

Application No: **HGY/2008/1070** Officer: Gary Savins
Decision: GTD Decision Date: 09/07/2008
Location: 49 Clyde Road N22 7AD
Proposal: Enlargement of existing kitchen extension.

Application No: **HGY/2008/1055** Officer: Matthew Gunning
Decision: NOT DEV Decision Date: 07/07/2008
Location: 74 Muswell Road N10 2BE
Proposal: General refurbishment of property including a new kitchen and bathroom and use as single family dwellinghouse.

Application No: **HGY/2008/1034** Officer: Luke McSoriley
Decision: GTD Decision Date: 04/07/2008
Location: 6 Bidwell Gardens N11 2AX
Proposal: Erection of rear dormer window and insertion of 3 x velux windows to front roofslope and 1 x velux window to rear roofslope. Alterations to roof to form part gable / part hip roof form.

Application No: **HGY/2008/1029** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 03/07/2008
Location: 12 Palace Court Gardens N10 2LB
Proposal: Alteration of roof from hip to gable, erection of rear dormer window and insertion of velux window to front roofslope.

Application No: **HGY/2008/1024** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 02/07/2008
Location: 42 Grove Avenue N10 2AR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1011** Officer: Luke McSoriley
Decision: GTD Decision Date: 01/07/2008
Location: 74 Alexandra Park Road N10 2AD
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0584** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 01/07/2008
Location: Norfolk House School, 10 Muswell Avenue N10 2EG
Proposal: Replacement of existing rear single storey extension with new two storey extension and erection of new first floor side extension over existing side entrance.

Application No: **HGY/2008/0990** Officer: Gary Savins
Decision: GTD Decision Date: 30/06/2008
Location: The Avenue (opposite 172 Dukes Avenue) N10
Proposal: Erection of Royal Mail pouch box.

Application No: **HGY/2008/0988** Officer: Gary Savins
Decision: GTD Decision Date: 30/06/2008
Location: (to side of 135 Rosebery Road at the junction with Dukes Avenue) Rosebery Road N10
Proposal: Erection of Royal Mail pouch box (Amended site address).

Application No: **HGY/2008/0986** Officer: Gary Savins
Decision: GTD Decision Date: 30/06/2008
Location: Outside 79 Muswell Road N10 2BS
Proposal: Erection of Royal Mail pouch box.

Application No: **HGY/2008/0984** Officer: Gary Savins
Decision: GTD Decision Date: 30/06/2008
Location: Windermere Road (to side of 51 Alexandra Park Road) N10
Proposal: Erection of Royal Mail pouch box.

Application No: **HGY/2008/0983** Officer: Gary Savins
Decision: GTD Decision Date: 30/06/2008
Location: Grosvenor Road (alongside The Maid Of Muswell PH) N10
Proposal: Erection of Royal Mail pouch box.

WARD: **Bounds Green**

Application No: **HGY/2008/1448** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 12/08/2008
Location: 24 Passmore Gardens N11 2PG
Proposal: Certificate of Lawfulness for conversion of existing hip roof to gable end and erection of a rear dormer window (amended)

Application No: **HGY/2008/1349** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 12/08/2008
Location: 145 Bounds Green Road N11 2ED
Proposal: Certificate of Lawfulness for erection of single storey rear extension.

Application No: **HGY/2008/1165** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 12/08/2008
Location: 16 Hampshire Road N22 8LR
Proposal: Conversion of existing HMO property to 1 x one bed and 1 x two bed self-contained flats.

Application No: **HGY/2008/1314** Officer: Valerie Okeiyi
Decision: REF Decision Date: 11/08/2008
Location: 26 Thorold Road N22 8YE
Proposal: Retention of existing front windows and relocation of existing gas metal boxes.

Application No: **HGY/2008/1311** Officer: Gary Savins
Decision: GTD Decision Date: 05/08/2008
Location: 46 Myddleton Road N22 8NW
Proposal: Conversion of property into 1 x two bed and 1 x three bed flats.

Application No: **HGY/2008/1261** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 05/08/2008
Location: Bus Shelter opposite Cline Road, Adjacent to 50 Tewkesbury Terrace, Bounds Green Road N11
Proposal: Display of advertisement sign on bus passenger shelter.

Application No: **HGY/2008/1232** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 01/08/2008
Location: 14 Gordon Road N11 2PD
Proposal: Use of property as 4 self contained flats.

Application No: **HGY/2008/1222** Officer: Valerie Okeiyi
Decision: REF Decision Date: 31/07/2008
Location: 6 Park Grove N11 2QD
Proposal: Erection of single storey extension.

Application No: **HGY/2008/1212** Officer: Robin Campbell
Decision: REF Decision Date: 30/07/2008
Location: 1 Passmore Gardens N11 2PE
Proposal: Erection of single storey rear extension, erection of rear dormer window and conversion of property into five self-contained flats.

Application No: **HGY/2008/1162** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 23/07/2008
Location: 45 Sidney Road N22 8LT
Proposal: Erection of single storey rear extension, and erection of rear dormer window to facilitate loft conversion.

Application No: **HGY/2008/1139** Officer: Tara Jane Fisher
Decision: REF Decision Date: 22/07/2008
Location: 9 The Drive N11 2DY
Proposal: Erection of part single storey, part two storey rear extension and alterations to roof to facilitate loft conversion.

Application No: **HGY/2008/1128** Officer: Robin Campbell
Decision: PERM DEV Decision Date: 17/07/2008
Location: 68 Blake Road N11 2AH
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1113** Officer: Robin Campbell
Decision: PERM DEV Decision Date: 11/07/2008
Location: 10 Buckingham Road N22 7SR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1012** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 01/07/2008
Location: 4 Bounds Green Road N11 2QH
Proposal: Change of use of ground floor from office to one bedroom flat.

Application No: **HGY/2008/1010** Officer: Luke McSoriley
Decision: GTD Decision Date: 01/07/2008
Location: 39 Park Road N11 2QE
Proposal: Erection of single storey side extension.

Application No: **HGY/2008/0998** Officer: Matthew Gunning
Decision: REF Decision Date: 30/06/2008
Location: 38 Clarence Road N22 8PL
Proposal: Demolition of existing dwellinghouse and erection of 3 storey detached building comprising 6 x 1 bedroom flats with the ground floor at semi basement level.

WARD: **Bruce Grove**

Application No: **HGY/2008/1382** Officer: Ruma Nowaz
Decision: GTD Decision Date: 13/08/2008
Location: Hamilton Place 29A Woodside Gardens N17 6UN
Proposal: Tree works to include trim overhanging branches to 1 x Himlayan Pine tree.

Application No: **HGY/2008/1353** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 13/08/2008
Location: 56 Napier Road N17 6YB
Proposal: Conversion of existing garage and single storey building into a 1 bedroom flat with garage and garden space.

Application No: **HGY/2008/1355** Officer: Tara Jane Fisher
Decision: REF Decision Date: 13/08/2008
Location: 112 Broadwater Road N17 6ET
Proposal: Conversion of property into 2 self-contained flats.

Application No: **HGY/2008/1290** Officer: Luke McSoriley
Decision: GTD Decision Date: 05/08/2008
Location: 67 Higham Road N17 6NQ
Proposal: Erection of single storey rear extension and first floor side extension.

Application No: **HGY/2008/1268** Officer: Tara Jane Fisher
Decision: REF Decision Date: 05/08/2008
Location: 208 Philip Lane N15 4HH
Proposal: Alteration to front elevation to enable changes to location of side door, creation of another front door and changing existing shopfront cover with PVC corrugated green colour canopy.

Application No: **HGY/2008/1254** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 05/08/2008
Location: 46 Dunloe Avenue N17 6LA
Proposal: Erection of a rear dormer window, rear roof extension and the insertion of two rooflights.

Application No: **HGY/2008/1245** Officer: Robin Campbell
Decision: GTD Decision Date: 01/08/2008
Location: 94 The Avenue N17 6TD
Proposal: Conversion of property from HMO (House in Multiple Occupation) to single dwellinghouse.

Application No: **HGY/2008/1238** Officer: Gary Savins
Decision: REF Decision Date: 01/08/2008
Location: 29 Drayton Road N17 6HJ
Proposal: Conversion of property into 2 self contained flats.

Application No: **HGY/2008/1171** Officer: Robin Campbell
Decision: REF Decision Date: 28/07/2008
Location: 563 High Road N17 6SB
Proposal: Retention of the shopfront shutter and box.

Application No: **HGY/2008/1160** Officer: Luke McSoriley
Decision: GTD Decision Date: 23/07/2008
Location: 252 Mount Pleasant Road N17 6EZ
Proposal: Erection of single storey rear extension and erection of rear dormer window.

Application No: **HGY/2008/1138** Officer: Gary Savins
Decision: REF Decision Date: 22/07/2008
Location: 12 Woodside Gardens N17 6UY
Proposal: Conversion of property into 2 x 2 bed flats and to provide two bicycle stands.

Application No: **HGY/2008/1100** Officer: Luke McSoriley
Decision: GTD Decision Date: 16/07/2008
Location: 198 Philip Lane N15 4HH
Proposal: Installation of cash point machine.

Application No: **HGY/2008/1051** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 08/07/2008
Location: 107 Woodside Gardens N17 6UN
Proposal: Use of property as four self contained flats.

Application No: **HGY/2008/1046** Officer: Luke McSoriley
Decision: REF Decision Date: 04/07/2008
Location: 18 Drayton Road N17 6HJ
Proposal: Conversion of existing property into 2 self-contained flats.

Application No: **HGY/2008/1038** Officer: Tara Jane Fisher
Decision: REF Decision Date: 04/07/2008
Location: 399-401 High Road N17 6QN
Proposal: Display of 1 x 48 sheet free standing hoarding without illumination.

Application No: **HGY/2008/0994** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 30/06/2008
Location: 20 Downhills Avenue N17 6LG
Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

WARD: **Crouch End**

Application No: **HGY/2008/1459** Officer: Matthew Gunning
Decision: GTD Decision Date: 13/08/2008
Location: Roden Court, Hornsey Lane N6 5NL
Proposal: Approval of Details pursuant to Condition 17 (Demolition Method Statement) attached to planning permission HGY/2007/2509

Application No: **HGY/2008/1331** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 13/08/2008
Location: 82 Priory Gardens N6 5QS
Proposal: Erection of single storey rear outdoor structure for ancillary residential use.

Application No: **HGY/2008/1330** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 13/08/2008
Location: 27 Coleridge Road N8 8EH
Proposal: Erection of rear dormer window and installation of 3 x velux rooflights to front roofslope to create loft conversion.

Application No: **HGY/2008/1405** Officer: Megan Cochrane
Decision: GTD Decision Date: 07/08/2008
Location: 1A Coolhurst Road N8 8EP
Proposal: Demolition of existing pitched roof, raising the roof in line with existing and erection of front and rear dormer windows.

Application No: **HGY/2008/1277** Officer: Megan Cochrane
Decision: GTD Decision Date: 06/08/2008
Location: 55 Shepherds Hill N6 5QP
Proposal: Tree works to include felling to ground level and stump treatment of group of Sycamore trees, group of Lime trees and group of Bay Laurel / Elder trees.

Application No: **HGY/2008/1275** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 06/08/2008
Location: 36 Cecile Park N8 9AS
Proposal: Erection of single storey and first floor rear extension, enlargement of existing rear dormer and insertion of three velux windows to rear and side roofslopes.

Application No: **HGY/2008/1286** Officer: Ruma Nowaz
Decision: GTD Decision Date: 05/08/2008
Location: 14-16 Shepherds Hill N6 5AQ
Proposal: Tree works to include crown reduce by 20% of 1 x Oak tree, clear buildings by 2.5m. Raise canopy to 5m. Remove dead and weakened growth.

Application No: **HGY/2008/1255** Officer: Jeffrey Holt
Decision: REF Decision Date: 05/08/2008
Location: 6 Russell Road N8 8HN
Proposal: Formation of vehicle crossover.

Application No: **HGY/2008/1247** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 04/08/2008
Location: First Floor Flat, 64 Weston Park N8 9TD
Proposal: Installation of a pair of doors to first floor conservatory.

Application No: **HGY/2008/0768** Officer: Oliver Christian
Decision: GTD Decision Date: 04/08/2008
Location: 25 Hurst Avenue N6 5TX
Proposal: Conservation Area Consent for demolition of existing buildings and erection of 2 x 2 storey, three bedroom houses with basement area, garden studio and associated parking.

Application No: **HGY/2008/0767** Officer: Oliver Christian
Decision: GTD Decision Date: 04/08/2008
Location: 25 Hurst Avenue N6 5TX
Proposal: Demolition of existing buildings and erection of 2 x 2 storey three bedroom houses with basement area, garden studio and associated parking.

Application No: **HGY/2008/1239** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 01/08/2008
Location: 36 Tivoli Road N8 8RE
Proposal: Demolition of existing rear dormer, alterations, replacement of rear dormer at roof level and erection of first floor side extension.

Application No: **HGY/2008/1193** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 29/07/2008
Location: Flat B, 31 Coolhurst Road N8 8ET
Proposal: Alterations of rear windows, expansion of existing side brick bay and creation of new window / door in side elevation.

Application No: **HGY/2008/1422** Officer: Jeffrey Holt
Decision: GTD Decision Date: 23/07/2008
Location: 18 Glasslyn Road N8 8RH
Proposal: Erection of garden shed to rear of existing garden.

Application No: **HGY/2008/1372** Officer: Jeffrey Holt
Decision: REF Decision Date: 23/07/2008
Location: 35 Crouch Hall Road N8 8HH
Proposal: Erection of single storey side extension.

Application No: **HGY/2008/1300** Officer: Jeffrey Holt
Decision: REF Decision Date: 22/07/2008
Location: 13 Bryanstone Road N8 8TN
Proposal: Amendments to approved application, reference HGY/2007/2626, for rear dormer.

Application No: **HGY/2008/1157** Officer: Megan Cochrane
Decision: PERM REQ Decision Date: 22/07/2008
Location: 5 Courtside N8 8EW
Proposal: Erection of single storey rear extension and alteration to front elevation of existing garage doors and installation of a new window to allow the existing garage to be converted into habitable space.

Application No: **HGY/2008/1296** Officer: Jeffrey Holt
Decision: REF Decision Date: 21/07/2008
Location: 108 Crouch Hill N8 9DY
Proposal: Tree works to include felling of 1 x Ash tree.

Application No: **HGY/2008/1302** Officer: Jeffrey Holt
Decision: NOT DEV Decision Date: 21/07/2008
Location: 2 Ivy Gardens N8 9JE
Proposal: Removal of partition walls to restore original staircase and removal of internal doors to 3 flats.

Application No: **HGY/2008/1181** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 21/07/2008
Location: 23 Coleridge Road N8 8EH
Proposal: Extension of existing basement to provide gym, living room, utility room, store and reading area.

Application No: **HGY/2008/1141** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 21/07/2008
Location: 23 Tivoli Road N8 8RE
Proposal: Formation of two rear dormers, infill mansard section and installation of three velux rooflights to front slope to facilitate a loft conversion.

Application No: **HGY/2008/1002** Officer: Robin Campbell
Decision: GTD Decision Date: 17/07/2008
Location: Womersley House, Womersley Road & Dickenson House Dickenson Road N8
Proposal: Approval Of Details pursuant to Conditions 3 (parking layout), 4 (recycling / waste storage), 6 (materials), 7 (landscaping), 8 (tree protection), 9 (foundations), 11 (levels), 12 (hard landscaping) and 16 (balcony screening) attached to planning permission reference HGY/2006/0013.

Application No: **HGY/2008/1110** Officer: Megan Cochrane
Decision: GTD Decision Date: 16/07/2008
Location: 1 Wolseley Road N8 8RR
Proposal: Partial demolition of existing extension, erection of single storey rear extension, first floor bay extension and minor internal alterations to provide an en-suite bathroom.

Application No: **HGY/2008/1112** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 16/07/2008
Location: 16 Shepherds Hill N6 5AQ
Proposal: Creation of new recessed rear roof terrace, set into existing roof space.

Application No: **HGY/2008/0882** Officer: Jeffrey Holt
Decision: GTD Decision Date: 11/07/2008
Location: 63C Cecile Park N8 9AX
Proposal: Erection of single storey side extension and erection of side dormer window. Alterations to front elevation.

Application No: **HGY/2008/1097** Officer: Jeffrey Holt
Decision: GTD Decision Date: 09/07/2008
Location: 5 Wychwood End N6 5ND
Proposal: Tree works to include reducing height (approximately 4 - 6 metres) of 1 x Lime tree at front of property.

Application No: **HGY/2008/1130** Officer: Jeffrey Holt
Decision: GTD Decision Date: 09/07/2008
Location: St Peter In Chains Roman Catholic Primary School, Elm Grove N8 9AJ
Proposal: Removal of existing chainlink fence and replacement with new railings to match existing.

Application No: **HGY/2008/1027** Officer: Oliver Christian
Decision: REF Decision Date: 03/07/2008
Location: 17 Bourne Road N8 9HJ
Proposal: Erection of rear dormer window.

Application No: **HGY/2008/1023** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 01/07/2008
Location: 12 Crouch Hall Road N8 8HU
Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front roofslope. (Amended Scheme 20.06.08).

WARD: **Fortis Green**

Application No: **HGY/2008/1393** Officer: Robin Campbell
Decision: REF Decision Date: 13/08/2008
Location: 29 Fortismere Avenue N10 3BN
Proposal: Installation of Solar collector to front (side) roof elevation.

Application No: **HGY/2008/1373** Officer: Gary Savins
Decision: PERM DEV Decision Date: 13/08/2008
Location: 15 Midhurst Avenue N10 3EP
Proposal: Certificate of Lawfulness for erection of rear dormer.

Application No: **HGY/2008/1375** Officer: Ruma Nowaz
Decision: GTD Decision Date: 11/08/2008
Location: 27 Eastern Road N2 9LB
Proposal: Demolition of existing conservatory and erection of new replacement extension.

Application No: **HGY/2008/1310** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 08/08/2008
Location: 27 Twyford Avenue N2 9NU
Proposal: Erection of 2 x rear dormer windows and x 1 side dormer erection of first floor extension over garage to front and erection of single storey rear extension with conservatory.

Application No: **HGY/2008/1279** Officer: Matthew Gunning
Decision: GTD Decision Date: 06/08/2008
Location: 2 Bancroft Avenue N2 0AS
Proposal: Erection of first floor side extension.

Application No: **HGY/2008/1292** Officer: David Paton
Decision: GTD Decision Date: 05/08/2008
Location: 1 Fordington Road N6 4TD
Proposal: Demolition of existing single storey extension and erection of new single storey rear extension, erection of single storey side extension, new levelled stone terrace, new stone access, alteration of existing first floor window into timber framed doors with balcony and metal balustrade.

Application No: **HGY/2008/1291** Officer: Luke McSoriley
Decision: PERM DEV Decision Date: 05/08/2008
Location: 10 Everington Road N10 1HT
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1289** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 05/08/2008
Location: 70 Twyford Avenue N2 9NL
Proposal: Alteration to front elevation, change garage door into a window, internal alterations to improve insulation, appearance of garage and garage to be used as habitable room.

Application No: **HGY/2008/1266** Officer: Luke McSoriley
Decision: GTD Decision Date: 05/08/2008
Location: 59 Fordington Road N6 4TH
Proposal: Erection of single storey rear extension, erection of rear dormer window with insertion of 1 x velux window to front elevation and conversion of existing garage into study.

Application No: **HGY/2008/1225** Officer: Valerie Okeiyi
Decision: REF Decision Date: 31/07/2008
Location: Flat 32, Whittington Court, Aylmer Road N2 0BT
Proposal: Installation of UPVC double glazed windows.

Application No: **HGY/2008/1033** Officer: Matthew Gunning
Decision: GTD Decision Date: 29/07/2008
Location: 78 Creighton Avenue N10 1NT
Proposal: Formation of a vehicle crossover to a classified road.

Application No: **HGY/2008/1120** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/07/2008
Location: Flat 5, 35 Kings Avenue N10 1PA
Proposal: Replacement of dormer box sash windows to second floor flat; replacement of 3 timber windows with new double glazed, timber framed, draught proofing box sash windows with original shape and colour (white).

Application No: **HGY/2008/1095** Officer: Luke McSoriley
Decision: GTD Decision Date: 15/07/2008
Location: 31 Osier Crescent N10 1QR
Proposal: Erection of single storey front and side extension and playroom attached to garages.

Application No: **HGY/2008/1109** Officer: Tara Jane Fisher
Decision: REF Decision Date: 15/07/2008
Location: 34 Grand Avenue N10 3BP
Proposal: Creation of a vehicle crossover.

Application No: **HGY/2008/1094** Officer: Robin Campbell
Decision: GTD Decision Date: 14/07/2008
Location: 85 Fordington Road N6 4TH
Proposal: Erection of single storey side and rear extension and conversion of garage to habitable room.

Application No: **HGY/2008/1104** Officer: Ruma Nowaz
Decision: GTD Decision Date: 11/07/2008
Location: 11 Western Road N2 9JB
Proposal: Replacement of two existing kitchen windows with a single window.

Application No: **HGY/2008/0907** Officer: Valerie Okeiyi
Decision: REF Decision Date: 11/07/2008
Location: 38 Fortis Green Road N10 3DU
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1086** Officer: Luke McSoriley
Decision: GTD Decision Date: 10/07/2008
Location: 94 Creighton Avenue N10 1NT
Proposal: Erection of rear dormer window, insertion of 2 x velux windows to side, 1 x velux window to rear and alterations to front elevation including the provision of new casement windows, removal of garage doors and internal alterations.

Application No: **HGY/2008/1061** Officer: Luke McSoriley
Decision: GTD Decision Date: 09/07/2008
Location: 59 Grand Avenue N10 3BS
Proposal: Erection of rear dormer window, insertion of 3 x rooflights to front roofslope and replacement of rear doors at ground floor level.

Application No: **HGY/2008/1025** Officer: Matthew Gunning
Decision: REF Decision Date: 03/07/2008
Location: 33 Woodberry Crescent N10 1PJ
Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2008/1004** Officer: Matthew Gunning
Decision: REF Decision Date: 30/06/2008
Location: 43A Colney Hatch Lane N10 1LJ
Proposal: Change of use from A1 (retail) to A3 (restaurant / cafe) of ground floor premises.

Application No: **HGY/2008/0997** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 30/06/2008
Location: 52 Great North Road N6 4LT
Proposal: Replacement of existing wooden single-glazed windows and balcony door with double-glazed wooden / uPVC units, to second floor flat.

Application No: **HGY/2008/0981** Officer: Gary Savins
Decision: GTD Decision Date: 30/06/2008
Location: Opposite 38 & 39 Everington Road N10
Proposal: Erection of Royal Mail pouch box.

Application No: **HGY/2008/0979** Officer: Gary Savins
Decision: GTD Decision Date: 30/06/2008
Location: Marriott Road (near junction of Coppetts Road) N10
Proposal: Erection of Royal Mail pouch box.

Application No: **HGY/2008/1009** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 30/06/2008
Location: 9 Birchwood Avenue N10 3BE
Proposal: Demolition of existing rear extension and erection of new single storey rear extension.

WARD: **Harringay**

Application No: **HGY/2008/1335** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 13/08/2008
Location: 491 Green Lanes N4 1AL
Proposal: Erection of first floor rear extension to form self-contained residential unit.

Application No: **HGY/2008/1356** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 11/08/2008
Location: 3 Seymour Road N8 0BJ
Proposal: Erection of rear dormer window and insertion of three velux windows to front roof slope

Application No: **HGY/2008/1374** Officer: Megan Cochrane
Decision: REF Decision Date: 11/08/2008
Location: 361 Green Lanes N4 1DY
Proposal: Installation of new shopfront.

Application No: **HGY/2008/1359** Officer: Jeffrey Holt
Decision: GTD Decision Date: 30/07/2008
Location: 12 Endymion Road N4 1EE
Proposal: Use of property as two self-contained flats.

Application No: **HGY/2008/1207** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 29/07/2008
Location: 1 Warham Road N4 1AR
Proposal: Erection of two storey side and rear extension.

Application No: **HGY/2008/1166** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 25/07/2008
Location: 32 Raleigh Road N8 0HY
Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2008/1167** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 23/07/2008
Location: 455 West Green Road N15 3PW
Proposal: Erection of rear dormer window.

Application No: **HGY/2008/1324** Officer: Jeffrey Holt
Decision: GTD Decision Date: 22/07/2008
Location: 39 Endymion Road N4 1EQ
Proposal: Use of property as four self-contained flats.

Application No: **HGY/2008/1283** Officer: Jeffrey Holt
Decision: REF Decision Date: 21/07/2008
Location: 361 Green Lanes N4 1DY
Proposal: Change of use from A1 (retail) to A3 (restaurant).

Application No: **HGY/2008/1318** Officer: Jeffrey Holt
Decision: GTD Decision Date: 21/07/2008
Location: 5 Woollaston Road N4 1SD
Proposal: Formation of base pad for scooter storage.

Application No: **HGY/2008/1060** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 18/07/2008
Location: 97 Pemberton Road N4 1AY
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1219** Officer: Jeffrey Holt
Decision: PERM DEV Decision Date: 11/07/2008
Location: 85 Effingham Road N8 0AE
Proposal: Erection of rear dormer with rooflight to front / rear and erection of single storey rear extension.

Application No: **HGY/2008/1201** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 11/07/2008
Location: 116 Allison Road N8 0AS
Proposal: Use of property as five self contained flats.

Application No: **HGY/2008/1111** Officer: Jeffrey Holt
Decision: PERM DEV Decision Date: 09/07/2008
Location: 10 Umfreville Road N4 1SB
Proposal: Erection of rear dormer window, insertion of 3 x velux rooflights to front elevation and balustrade at rear.

Application No: **HGY/2008/1103** Officer: Megan Cochrane
Decision: PERM DEV Decision Date: 07/07/2008
Location: 102 Allison Road N8 0AS
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1072** Officer: Megan Cochrane
Decision: GTD Decision Date: 07/07/2008
Location: 80 Cavendish Road N4 1RS
Proposal: Demolition and rebuilding of ground floor rear extension.

Application No: **HGY/2008/1045** Officer: Megan Cochrane
Decision: GTD Decision Date: 04/07/2008
Location: 76 Wightman Road N4 1RW
Proposal: Use of rear lower ground floor as a self-contained one bedroom flat.

WARD: **Highgate**

Application No: **HGY/2008/1132** Officer: David Paton
Decision: GTD Decision Date: 13/08/2008
Location: Elizabeth House, Winchester Place N6 5HJ
Proposal: Listed Building Consent for refurbishment, redecoration of all interior spaces to include some rearrangements of the internal layout. Removal of 2 No external steel fire escape structures, enhancement of existing external amenity spaces, clearing and maintenance of external facades including windows, walls, guttering and brickwork.

Application No: **HGY/2008/0831** Officer: David Paton
Decision: GTD Decision Date: 13/08/2008
Location: Highgate School Junior Field, Bishopswood Road N6 4NY
Proposal: Replacement of a grassed playing pitch with synthetic turf pitch 101.41m x 70.28m with 2.75m. to 3m. high cricket netting and 1.2m high vertical bar railing along south-eastern boundary, localised earth modelling, path, formation of disabled access, and soft landscaping (PLEASE NOTE AMENDED MEASUREMENTS)

Application No: **HGY/2008/1337** Officer: Ruma Nowaz
Decision: GTD Decision Date: 12/08/2008
Location: 41 Sheldon Avenue N6 4JP
Proposal: Tree works to include 20% reduction and shape 2 x Lime trees

Application No: **HGY/2008/1326** Officer: Gary Savins
Decision: GTD Decision Date: 12/08/2008
Location: 3 Muswell Hill Road N6 5FJ
Proposal: Erection of single storey rear extension

Application No: **HGY/2008/1260** Officer: Matthew Gunning
Decision: PERM DEV Decision Date: 11/08/2008
Location: 21 Southwood Avenue N6 5SA
Proposal: Certificate of Lawfulness for erection of single storey conservatory and placing of PV solar panels on rear roof slope

Application No: **HGY/2008/1294** Officer: Gary Savins
Decision: GTD Decision Date: 07/08/2008
Location: 61 Wood Lane N6 5UD
Proposal: Erection of rear conservatory extension.

Application No: **HGY/2008/1101** Officer: David Paton
Decision: GTD Decision Date: 07/08/2008
Location: Rear of 73-79 Hornsey Lane N6 5LQ
Proposal: Approval Of Details pursuant to Condition 7 (Materials) attached to planning permission reference HGY/2007/1601.

Application No: **HGY/2008/1274** Officer: Matthew Gunning
Decision: GTD Decision Date: 06/08/2008
Location: 38 Hampstead Lane N6 4LA
Proposal: Conservation Area Consent for demolition of existing property and erection of two storey seven bedroom house with rooms in roof and at basement level.

Application No: **HGY/2008/1273** Officer: Matthew Gunning
Decision: GTD Decision Date: 06/08/2008
Location: 38 Hampstead Lane N6 4LA
Proposal: Demolition of existing property and erection of two storey seven bedroom house with rooms in roof and at basement level.

Application No: **HGY/2008/1264** Officer: Valerie Okeiyi
Decision: REF Decision Date: 06/08/2008
Location: 33 Yeatman Road N6 4DS
Proposal: Erection of single storey rear extension, erection of 2 x rear dormer windows.

Application No: **HGY/2008/1271** Officer: Gary Savins
Decision: GTD Decision Date: 05/08/2008
Location: 13 Highgate Close N6 4SD
Proposal: Erection of single storey side extension.

Application No: **HGY/2008/1270** Officer: Ruma Nowaz
Decision: GTD Decision Date: 05/08/2008
Location: 7 Cholmeley Park N6 5ET
Proposal: Erection of perimeter fence and erection of ground level decking.

Application No: **HGY/2008/1306** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 04/08/2008
Location: 149-151 Archway Road N6 5BL
Proposal: Use of property as two self-contained flats.

Application No: **HGY/2008/1272** Officer: Matthew Gunning
Decision: GTD Decision Date: 04/08/2008
Location: 12 North Hill Avenue N6 4RJ
Proposal: Erection of single storey infill rear extension and mansard roof extension to rear to create accommodation at second floor level.

Application No: **HGY/2008/1249** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 04/08/2008
Location: 11 North Hill Avenue N6 4RJ
Proposal: Construction of new mansard roof extension on flat roof to rear extension at 2nd floor to create new bathroom.

Application No: **HGY/2008/1203** Officer: Ruma Nowaz
Decision: GTD Decision Date: 31/07/2008
Location: Greenbanks, Courtenay Avenue N6 4LR
Proposal: Tree works to include T1:Laurel-reduce to 2m, T3:Oak-crown reduce 30%, T4:Cherry-remove, T6:Blackthorn-remove, T7:Oak-Crown reduce 30%, T8:Ash-remove, TG1:Cypress Group-remove tree closest to property.

Application No: **HGY/2008/1209** Officer: Matthew Gunning
Decision: REF Decision Date: 31/07/2008
Location: 3 Wembury Mews N6 5XJ
Proposal: Change of use from a B1 use to a live work unit.

Application No: **HGY/2008/1211** Officer: David Paton
Decision: REF Decision Date: 30/07/2008
Location: Flat E, 11 Hornsey Lane Gardens N6 5NX
Proposal: Erection of new fence inside and above existing stone wall along Milton Avenue (enclosing rear garden), replacing existing trellis, and installation of new side gate.

Application No: **HGY/2008/1185** Officer: David Paton
Decision: GTD Decision Date: 28/07/2008
Location: The Harington Scheme Rear of Furnival House, 50 Cholmeley Park N6 5EW
Proposal: Erection of temporary single storey portacabin building to provide a classroom and an office.

Application No: **HGY/2008/1154** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 24/07/2008
Location: 40 Milton Park N6 5QA
Proposal: Erection of front dormer window and insertion of roof light to front elevation.

Application No: **HGY/2008/1126** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 17/07/2008
Location: Heathways, Courtenay Avenue N6 4LR
Proposal: Construction of terrace at second floor level at the rear of the property.

Application No: **HGY/2008/1118** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 17/07/2008
Location: 47- 49 North Hill N6 4BS
Proposal: Provision of traditional design Georgian railings supported on the existing brick pavement boundary wall to nos. 47 and 49.

Application No: **HGY/2008/1125** Officer: Gary Savins
Decision: REF Decision Date: 17/07/2008
Location: 7 Stormont Road N6 4NS
Proposal: Installation of front boundary fencing and swing gates at entrance to drive.

Application No: **HGY/2008/1178** Officer: Ruma Nowaz
Decision: REF Decision Date: 17/07/2008
Location: 46 Wood Lane N6 5UB
Proposal: Extension to existing footway crossing.

Application No: **HGY/2008/1089** Officer: Matthew Gunning
Decision: GTD Decision Date: 16/07/2008
Location: 2 Church Road N6 4QT
Proposal: Demolition of existing single storey garage, erection of new single storey garage, erection of single storey rear extension and reinstatement of front door to original position.

Application No: **HGY/2008/1116** Officer: Matthew Gunning
Decision: GTD Decision Date: 15/07/2008
Location: 12 Southwood Lane N6 5EE
Proposal: Listed Building Consent for the demolition of existing garages and the erection of a new building with a low attic storey above to provide a garden store / gym at lower ground floor, three garage spaces and a self contained residential flat.

Application No: **HGY/2008/1115** Officer: Matthew Gunning
Decision: GTD Decision Date: 15/07/2008
Location: 12 Southwood Lane N6 5EE
Proposal: Demolition of existing garages and the erection of a new building with a low attic storey above to provide a garden store / gym at lower ground floor, three garage spaces and a self contained residential flat.

Application No: **HGY/2008/1127** Officer: Ruma Nowaz
Decision: GTD Decision Date: 11/07/2008
Location: 38 Stormont Road N6 4NP
Proposal: Tree works to include thinning out of some overhanging branches of 1 x Robinia Pseudoncacia tree at front of property.

Application No: **HGY/2008/0751** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 11/07/2008
Location: 14 Stanhope Road N6 5DB
Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2008/1107** Officer: Ruma Nowaz
Decision: REF Decision Date: 10/07/2008
Location: 37 Southwood Avenue N6 5SA
Proposal: Tree works to include removal of 1x Monkey Puzzle tree at front of property.

Application No: **HGY/2008/1085** Officer: Gary Savins
Decision: GTD Decision Date: 10/07/2008
Location: 355-357 Archway Road N6 4EJ
Proposal: Removal of existing dilapidated steel framed balconies, including roof area currently supported by them at the rear of No. 165 - 169 (odd numbers) Southwood Lane & 353 - 357 Archway Road. Insert new balconies and replace removed roof area to visually match existing.

Application No: **HGY/2008/1073** Officer: Gary Savins
Decision: GTD Decision Date: 10/07/2008
Location: 11a Talbot Road N6 4QS
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/0940** Officer: Matthew Gunning
Decision: GTD Decision Date: 10/07/2008
Location: 253 Archway Road N6 5BS
Proposal: Display of non-illuminated sign and new windows display.

Application No: **HGY/2008/1063** Officer: Tara Jane Fisher
Decision: REF Decision Date: 09/07/2008
Location: 76A North Hill N6 4RL
Proposal: Creation of vehicle crossover to a classified road.

Application No: **HGY/2008/1039** Officer: Ruma Nowaz
Decision: GTD Decision Date: 04/07/2008
Location: 19 North Road N6 4BD
Proposal: Tree works to include felling to ground level and replacing 1 x Sycamore tree at front of property.

Application No: **HGY/2008/1035** Officer: Matthew Gunning
Decision: REF Decision Date: 04/07/2008
Location: 14 Milton Park N6 5QA
Proposal: Erection of front dormer window and insertion of 3 x velux windows to rear roofslope to facilitate loft conversion.

Application No: **HGY/2008/1026** Officer: Luke McSoriley
Decision: GTD Decision Date: 03/07/2008
Location: 46 Southwood Lane N6 5EB
Proposal: Listed Building Consent for alteration of existing metal framed windows and metal railings on basement roof by replacing with new timber framed windows of increased pitch.

Application No: **HGY/2008/1015** Officer: Luke McSoriley
Decision: GTD Decision Date: 02/07/2008
Location: 14 Parkgate Mews Stanhope Road N6 3NB
Proposal: Insertion of velux window to rear roofslope.

Application No: **HGY/2008/1007** Officer: Matthew Gunning
Decision: GTD Decision Date: 01/07/2008
Location: 10 Willowdene Denewood Road N6 4DE
Proposal: Erection of a first floor side extension above garage

Application No: **HGY/2007/2237** Officer: Matthew Gunning
Decision: GTD Decision Date: 01/07/2008
Location: 23 Sheldon Avenue N6 4JS
Proposal: Approval Of Details pursuant to Condition 3 (materials), Condition 4 (site levels) and Condition 5 (hard and soft landscaping) attached to planning application reference HGY/2007/0999.

WARD: **Hornsey**

Application No: **HGY/2008/1315** Officer: Megan Cochrane
Decision: REF Decision Date: 31/07/2008
Location: 32 Beechwood Road N8 7NG
Proposal: Erection of garden office at rear of property.

Application No: **HGY/2008/0759** Officer: Stuart Cooke
Decision: GTD Decision Date: 31/07/2008
Location: 19 Ribblesdale Road N8 7EP
Proposal: Demolition of existing Coach House, erection of part single / part two storey building incorporating accommodation within the roof providing 1 x two bed and 1 x three bed dwelling house, provision of associated amenity space, car / cycle parking and refuse storage.

Application No: **HGY/2008/1437** Officer: Jeffrey Holt
Decision: PERM DEV Decision Date: 30/07/2008
Location: 25 Beechwood Road N8 7NE
Proposal: Erection single storey rear extension.

Application No: **HGY/2008/1043** Officer: Robin Campbell
Decision: GTD Decision Date: 23/07/2008
Location: Former Hornsey Waterworks, High Street N8 7QB
Proposal: Approval Of Details pursuant to Condition 12 (elevational treatment on the ground floor of Block F) attached to planning permission reference HGY/2002/0245.

Application No: **HGY/2007/1426** Officer: Matthew Gunning
Decision: GTD Decision Date: 17/07/2008
Location: Former Hornsey Waterworks, High Street N8 7QB
Proposal: Approval Of Details pursuant to Conditions 4 (landscaping) and 6 (parking) attached to planning permission reference HGY/2004/0863.

Application No: **HGY/2008/1042** Officer: Robin Campbell
Decision: REF Decision Date: 15/07/2008
Location: Former Hornsey Waterworks, High Street N8 7QB
Proposal: Change of use of part of the ground floor of Block F from Doctor's Surgery (D1) and A3 use to Crèche (D1) including a 230sqm enclosed external play area and the provision of 2 x two bed units at first floor level.

Application No: **HGY/2008/1041** Officer: Robin Campbell
Decision: REF Decision Date: 15/07/2008
Location: Former Hornsey Waterworks, High Street N8 7QB
Proposal: Variation of Condition 13 (ground floor uses in Block F) attached to planning permission reference HGY/2002/0245.

Application No: **HGY/2008/1083** Officer: Megan Cochrane
Decision: GTD Decision Date: 08/07/2008
Location: 86a Hillfield Avenue N8 7DN
Proposal: Demolition and replacement of shed in rear garden.

Application No: **HGY/2008/1049** Officer: Megan Cochrane
Decision: REF Decision Date: 07/07/2008
Location: 1D Priory Road N8 8LH
Proposal: Refurbishment works and loft conversion including creation of 4 new dormer windows on roof and conversion of existing property at second floor to 2 self-contained flats.

Application No: **HGY/2008/1044** Officer: Robin Campbell
Decision: REF Decision Date: 07/07/2008
Location: Former Hornsey Waterworks, High Street N8 7QB
Proposal: Display of 1 x wall mounted fascia sign and 2 x free-standing monolith signs.

Application No: **HGY/2008/1080** Officer: Megan Cochrane
Decision: PERM DEV Decision Date: 07/07/2008
Location: 45 Harvey Road N8 9PD
Proposal: Erection of single storey rear extension, erection of rear dormer window and insertion of 2 x roof-lights to front elevation.

Application No: **HGY/2008/1036** Officer: John Ogenga P'Lakop
Decision: NOT DEV Decision Date: 04/07/2008
Location: 111 Nelson Road N8 9RR
Proposal: Conversion of property from flats to a single family dwelling.

Application No: **HGY/2008/0521** Officer: Stuart Cooke
Decision: GTD Decision Date: 04/07/2008
Location: Land rear of 42-48 Newland Road N8
Proposal: Approval Of Details pursuant to Conditions 4 & 14 (planting and boundary treatment) attached to planning permission reference HGY/2007/1518.

Application No: **HGY/2008/0474** Officer: Stuart Cooke
Decision: GTD Decision Date: 04/07/2008
Location: Land rear of 42-48 Newland Road
Proposal: Approval Of Details pursuant to Condition 15 (Drainage) attached to planning permission reference HGY/2007/1518.

WARD: **Muswell Hill**

Application No: **HGY/2008/1341** Officer: Matthew Gunning
Decision: GTD Decision Date: 14/08/2008
Location: 2-6 Summerland Gardens N10 3QN
Proposal: Conservation Area Consent for demolition of existing block of five single storey garages/workshops and erection of 4 x 2 storey houses with integral garages.

Application No: **HGY/2008/1389** Officer: Robin Campbell
Decision: PERM DEV Decision Date: 13/08/2008
Location: 53 Farrer Road N8 8LD
Proposal: Certificate of Lawfulness for the erection of rear dormer window, raising of gable and insertion of 3 x velux window to front roof slope

Application No: **HGY/2008/1387** Officer: Gary Savins
Decision: GTD Decision Date: 13/08/2008
Location: 87 Park Avenue South N8 8LX
Proposal: Excavation of basement and creation of lightwell to front elevation.

Application No: **HGY/2008/1342** Officer: Valerie Okeiyi
Decision: REF Decision Date: 13/08/2008
Location: 12 Fortis Green Road N10 3HN
Proposal: Display of 1 x internally illuminated projecting sign, 1 x internally illuminated fascia sign and 1 x vinyl Sunburst graphic ATM branding.

Application No: **HGY/2008/1340** Officer: Matthew Gunning
Decision: GTD Decision Date: 13/08/2008
Location: 2-6 Summerland Gardens N10 3QN
Proposal: Demolition of existing block of 5 single storey garages/workshops and erection of 4 x two storey houses with integral garages.

Application No: **HGY/2008/1328** Officer: Ruma Nowaz
Decision: GTD Decision Date: 12/08/2008
Location: Ground Floor Flat, 41 Onslow Gardens N10 3JY
Proposal: Replacement of existing door/window at rear of property to french doors and creation of lightwell to front elevation

Application No: **HGY/2008/1358** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 11/08/2008
Location: 9 Redston Road N8 7HL
Proposal: Erection of a silver coloured metal mesh canopy, erection of rear dormer window and insertion of rooflights to front roof slope

Application No: **HGY/2008/0966** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 11/08/2008
Location: 72-96 Park Road N8 8JQ
Proposal: Amendments to planning application HGY/2006/1839, to include raising the height of the roof, reducing the size of one commercial unit, relocation of commercial waste and other external alterations to the fenestration and front dormer windows.

Application No: **HGY/2008/1388** Officer: Robin Campbell
Decision: GTD Decision Date: 08/08/2008
Location: 54 Muswell Hill Road N10 3JR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1301** Officer: Luke McSoriley
Decision: GTD Decision Date: 05/08/2008
Location: 1 Firs Avenue N10 3LY
Proposal: Removal of condition 11 (ground floor of the premises shall only be used for purpose within Use Class B1 (a) Offices B1) attached to planning permission reference HGY/2004/1224). On the grounds that the permission was granted for a dwellinghouse.

Application No: **HGY/2008/1259** Officer: Gary Savins
Decision: GTD Decision Date: 05/08/2008
Location: 78 Springfield Avenue N10 3SY
Proposal: Erection of single storey rear extension and excavation of basement to create habitable room.

Application No: **HGY/2008/0955** Officer: David Paton
Decision: GTD Decision Date: 04/08/2008
Location: R/O 10 Muswell Hill N10 3TA
Proposal: Approval Of Details pursuant to Conditions 3 (materials) including Leicester Red Stock Brick, Copper roof and guttering in Tecu-Oxid dark red oxide colour; dark grey aluminium window frames and red Cedar cladding, 4a, 4b, 4c, 4d (all concerning trees), 5 (floor levels and foundations) and 6 (tree protection measures) attached to planning permission reference HGY/2007/2220.

Application No: **HGY/2008/1155** Officer: Ruma Nowaz
Decision: GTD Decision Date: 28/07/2008
Location: 19C Woodland Rise N10 3UP
Proposal: Tree works to include fell to ground level tree stumps of 1 x Pear tree and pollard to 3.5m approximately, of 6 x Lime trees.

Application No: **HGY/2008/1174** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 25/07/2008
Location: 12 Leinster Road N10 3AN
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1156** Officer: Robin Campbell
Decision: GTD Decision Date: 23/07/2008
Location: Moravian Church, Priory Road N8 7HR
Proposal: Installation of solar panel to south facing roof slope of hall building.

Application No: **HGY/2008/1153** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 23/07/2008
Location: 62 Carysfort Road N8 8RB
Proposal: Retention of roof terrace.

Application No: **HGY/2008/1146** Officer: Ruma Nowaz
Decision: GTD Decision Date: 22/07/2008
Location: 38 Linden Road N10 3DH
Proposal: Reinstatement of the door opening to the balcony at first floor level, front elevation, and replacement of 2 windows with one sash window on the rear / side elevation at first floor level.

Application No: **HGY/2008/1143** Officer: Gary Savins
Decision: PERM DEV Decision Date: 22/07/2008
Location: 44 Danvers Road N8 7HH
Proposal: Conversion of loft including formation of hip to gable end and insertion of 2 x velux windows to front and 5 x velux to rear.

Application No: **HGY/2008/1124** Officer: Luke McSoriley
Decision: GTD Decision Date: 17/07/2008
Location: Flat 2, 28 Woodland Rise N10 3UG
Proposal: Alterations to existing two bedroom flat to provide living accommodation at ground floor level, bedrooms and bathrooms at lower ground floor level; excavation to enlarge existing basement level at rear.

Application No: **HGY/2008/1123** Officer: Gary Savins
Decision: REF Decision Date: 17/07/2008
Location: Former Garden Centre, Cranley Gardens N10 3AR

Proposal: Amendments to approved planning permission HGY/2006/1445 and HGY/2008/0358 (Construction of 4 houses) to convert integral garages to habitable accommodation, erection of detached garage and associated amendments to front boundary treatment.

Application No: **HGY/2008/1122** Officer: Gary Savins

Decision: REF Decision Date: 17/07/2008

Location: Former Garden Centre, Cranley Gardens N10 3AR

Proposal: Amendments to approved planning permission HGY/2006/1445 and HGY/2008/0358 to create light-well at front of each house.

Application No: **HGY/2008/1091** Officer: Valerie Okeiyi

Decision: PERM REQ Decision Date: 14/07/2008

Location: 23 Cascade Avenue N10 3PT

Proposal: Insertion of velux skylight window to front roof elevation to provide light and ventilation to existing loft conversion.

Application No: **HGY/2008/0835** Officer: David Paton

Decision: REF Decision Date: 10/07/2008

Location: Former Hornsey Central Hospital, Park Road N8 8JL

Proposal: Demolition of vacant Nurses Home and erection of 2 x four storey residential blocks with basement car parking, comprising 22 x one bed, 21 x two bed, 11 x three bed and 4 x four bed units, plus landscaping (Revised Scheme).

Application No: **HGY/2008/1082** Officer: Jeffrey Holt

Decision: REF Decision Date: 09/07/2008

Location: 8-10 Park Road N8 8TD

Proposal: Conversion of property into 4 self-contained flats.

Application No: **HGY/2008/1058** Officer: Tara Jane Fisher

Decision: GTD Decision Date: 08/07/2008

Location: 19 Wood Vale N10 3DJ

Proposal: Demolition of existing rear extension and outbuilding, and erection of new ground floor rear extension and deck terrace.

Application No: **HGY/2008/1019** Officer: Luke McSoriley

Decision: REF Decision Date: 02/07/2008

Location: 26 St James's Lane N10 3DB

Proposal: Erection of side and rear dormer windows and insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2008/0991** Officer: Gary Savins

Decision: GTD Decision Date: 30/06/2008

Location: Alexandra Gardens (side of 2 Muswell Hill Place) N10

Proposal: Erection of Royal Mail pouch box.

Application No: **HGY/2008/0989** Officer: Gary Savins

Decision: GTD Decision Date: 30/06/2008

Location: St James's Lane (to side of 33 Muswell Hill) N10

Proposal: Erection of Royal Mail pouch box.

Application No: **HGY/2008/0980** Officer: Gary Savins
Decision: GTD Decision Date: 30/06/2008
Location: Outside 4 Connaught Gardens N10 3LB
Proposal: Erection of Royal Mail pouch box.

Application No: **HGY/2008/0996** Officer: Luke McSoriley
Decision: GTD Decision Date: 30/06/2008
Location: 2 Lynton Road N8 8SL
Proposal: Change of use of existing garage and incorporation into ground floor of existing house.

WARD: **Noel Park**

Application No: **HGY/2008/1016** Officer: Valerie Okeiyi
Decision: REF Decision Date: 13/08/2008
Location: McDonalds, Unit 3 Hollywood Green, 180 High Road N22 6EJ
Proposal: Variation of condition 4 (hours of operation) attached to planning reference HGY/051179, to allow the premises to extend opening hours to 0600hrs - 0130 hrs seven days a week.

Application No: **HGY/2008/1304** Officer: Robin Campbell
Decision: REF Decision Date: 06/08/2008
Location: 14a Salisbury Road N22 6NH
Proposal: Erection of two storey side extension to create a one bedroom self-contained house.

Application No: **HGY/2008/1313** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 04/08/2008
Location: 625 Lordship Lane N22 5LE
Proposal: Use of property as four self-contained flats.

Application No: **HGY/2008/1252** Officer: Ruma Nowaz
Decision: REF Decision Date: 04/08/2008
Location: 1 Russell Avenue N22 6QB
Proposal: Retrospective planning application for retention of 2m high fencing at front of property.

Application No: **HGY/2008/1248** Officer: Robin Campbell
Decision: REF Decision Date: 01/08/2008
Location: Former Travellers Site, Station Road N22
Proposal: Variation of Condition 1 (time limited permission), planning permission reference HGY/2005/0098 to allow continued use of site as storage of domestic and retail goods in single storey containers for further two years.

Application No: **HGY/2008/1231** Officer: Matthew Gunning
Decision: REF Decision Date: 31/07/2008
Location: 58 Turnpike Lane N8 0PS
Proposal: Demolition of existing garage and erection of 2 storey two bedroom dwellinghouse.

Application No: **HGY/2008/1230** Officer: Matthew Gunning
Decision: REF Decision Date: 31/07/2008
Location: 58 Turnpike Lane N8 0PS
Proposal: Demolition of existing garage and the erection of a 2 storey building comprising 2 studio flats with access to the first floor unit via an external staircase along the side elevation.

Application No: **HGY/2008/1137** Officer: Gary Savins
Decision: GTD Decision Date: 22/07/2008
Location: 14b Park Ridings N8 0LD
Proposal: Erection of rear dormer window, installation of 2 x roof-lights to front elevation and installation of new internal staircase.

Application No: **HGY/2008/1159** Officer: Luke McSoriley
Decision: GTD Decision Date: 17/07/2008
Location: 14 The Broadway N22 6DS
Proposal: Installation of one new condenser unit to rear elevation of wall.

Application No: **HGY/2008/0826** Officer: Matthew Gunning
Decision: GTD Decision Date: 17/07/2008
Location: 12 Burghley Road N8 0QE
Proposal: Use of property as ground floor office (B1) and first floor one bedroom flat.

Application No: **HGY/2008/1099** Officer: Gary Savins
Decision: GTD Decision Date: 15/07/2008
Location: 2 Boreham Road N22 6SP
Proposal: Conversion of property into 1 x two bed units and 1 x three bed unit.

Application No: **HGY/2008/1059** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 08/07/2008
Location: McDonalds, Unit 3 Hollywood Green, 180 High Road N22 6EJ
Proposal: Addition of 4 timber slats to the external facade of the above McDonalds restaurant to enhance the external aesthetic in line with McDonalds current design portfolio.

Application No: **HGY/2008/1223** Officer: Matthew Gunning
Decision: GTD Decision Date: 04/07/2008
Location: 120-128 Mayes Road N22 6SY
Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2007/2036.

WARD: **Northumberland Park**

Application No: **HGY/2008/1317** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 12/08/2008
Location: 18 West Road N17 0RP
Proposal: Modifications to front ground floor and erection of first floor extension over front area to provide staff facilities.

Application No: **HGY/2008/1276** Officer: Ruma Nowaz
Decision: GTD Decision Date: 05/08/2008
Location: 94 White Hart Lane N17 8HP
Proposal: Erection of rear dormer window.

Application No: **HGY/2008/1281** Officer: Ruma Nowaz
Decision: GTD Decision Date: 05/08/2008
Location: 24B Willoughby Park Road N17 0RA
Proposal: Replacement of single glazed timber windows with double glazed timber windows of same appearance.

Application No: **HGY/2008/1221** Officer: Ruma Nowaz
Decision: GTD Decision Date: 31/07/2008
Location: 96 Park Lane N17 0JP
Proposal: Erection of garage at rear of property.

Application No: **HGY/2008/1200** Officer: Gary Savins
Decision: GTD Decision Date: 29/07/2008
Location: Unit C2 Tariff Road N17 0DY
Proposal: Change of use from B8 (Business Warehouse) to B2 (General Industrial). (Amended Address).

Application No: **HGY/2008/1187** Officer: Matthew Gunning
Decision: GTD Decision Date: 29/07/2008
Location: 6 Almond Road N17 0PJ
Proposal: Erection of a two storey side / rear and first floor rear extension.

Application No: **HGY/2008/1164** Officer: Matthew Gunning
Decision: GTD Decision Date: 25/07/2008
Location: 844 High Road N17 0EY
Proposal: Erection of single storey rear extension with a new external staircase for new first floor flat.

Application No: **HGY/2008/1056** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 08/07/2008
Location: 192 Park Lane N17 0JA
Proposal: Use of property as two self-contained flats.

Application No: **HGY/2008/1030** Officer: Luke McSoriley
Decision: GTD Decision Date: 04/07/2008
Location: Unit D1, Tariff Road N17 0DY
Proposal: Erection of single storey front extension with internal alterations to provide ancillary canteen facility.

Application No: **HGY/2008/1028** Officer: Tara Jane Fisher
Decision: REF Decision Date: 03/07/2008
Location: 76 White Hart Lane N17 8HP
Proposal: Retention of use of property as social club with hours of opening 11am to 11pm.

Application No: **HGY/2008/0976** Officer: Tara Jane Fisher
Decision: REF Decision Date: 30/06/2008
Location: Trafalgar Christian Centre, Queen Street N17 8HT
Proposal: Demolition of existing building and erection of a 3 storey block comprising 4 x three bed dwellinghouses and 2 x two bed self-contained flats, with provision of 1 off-street parking space per unit and private amenity space to rear.

WARD: **St. Ann's**

Application No: **HGY/2008/1354** Officer: Jeffrey Holt
Decision: REF Decision Date: 08/08/2008
Location: 27 Abbotsford Avenue N15 3BT
Proposal: Conversion of property into 2 x 2 bed flats.

Application No: **HGY/2008/1269** Officer: Oliver Christian
Decision: REF Decision Date: 06/08/2008
Location: 18 Avenue Road N15 5JH
Proposal: Conservation Area Consent for demolition of existing single dwelling house and erection of 2 storey house comprising 2 x one, 1 x three bed self-contained flats.

Application No: **HGY/2008/1267** Officer: Oliver Christian
Decision: REF Decision Date: 06/08/2008
Location: 18 Avenue Road N15 5JH
Proposal: Demolition of existing single dwelling house and erection of 2 storey house comprising 2 x one, 1 x three bed self-contained flats.

Application No: **HGY/2008/1449** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 30/07/2008
Location: St Ann's Library, Cissbury Road N15 5PU
Proposal: Approval Of Details pursuant to Condition 5 (cycle racks) attached to planning permission reference HGY/2007/1273.

Application No: **HGY/2008/1251** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 30/07/2008
Location: 2 Stanhope Gardens N4 1HT
Proposal: Conversion of existing property into 2 self contained flats to provide 2 x two bed flats.

Application No: **HGY/2008/1182** Officer: Megan Cochrane
Decision: GTD Decision Date: 23/07/2008
Location: 82 Roslyn Road N15 5JJ
Proposal: Erection of rear dormer window to facilitate a loft conversion.

Application No: **HGY/2008/1179** Officer: Jeffrey Holt
Decision: REF Decision Date: 09/07/2008
Location: 72 Grand Parade N4 1DU
Proposal: Change use of use from music shop (A1) to Mini-cab office (B1).

Application No: **HGY/2008/1057** Officer: Oliver Christian
Decision: GTD Decision Date: 08/07/2008
Location: Garage Colony, Ida Road N15
Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2006/2420.

Application No: **HGY/2008/1170** Officer: Jeffrey Holt
Decision: PERM DEV Decision Date: 07/07/2008
Location: 67 Cranleigh Road N15 3AH
Proposal: Erection of single storey rear extension and rear dormer window to facilitate loft conversion.

WARD: **Seven Sisters**

Application No: **HGY/2008/1172** Officer: Megan Cochrane
Decision: GTD Decision Date: 13/08/2008
Location: 89- 91 High Road N15 6DL
Proposal: Demolition of existing single storey extensions to the rear of the existing building creating a communal garden, erection of single storey side extension, retain and refurbish the existing pub, conversion of the ancillary accommodation into 8 new flats and 1 fully accessible house.

Application No: **HGY/2008/1298** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 06/08/2008
Location: 144 Gladesmore Road N15 6TH
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1316** Officer: Megan Cochrane
Decision: NOT DEV Decision Date: 06/08/2008
Location: Topper House, Vale Road N4 1TF
Proposal: Use of property as eight self-contained units within use classes B1 and B8.

Application No: **HGY/2008/1241** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 01/08/2008
Location: 123 Gladesmore Road N15 6TL
Proposal: Erection of first floor side extension.

Application No: **HGY/2008/0896** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 30/07/2008
Location: 381-481 Seven Sisters Road N15
Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2007/1093.

Application No: **HGY/2008/1190** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 23/07/2008
Location: 264 Hermitage Road N4 1NR
Proposal: Erection of a single storey rear extension.

Application No: **HGY/2008/0536** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 23/07/2008
Location: R/O 242-274 Hermitage Road N4 1NR
Proposal: Approval Of Details pursuant to Condition 7 (boundary fence) attached to planning permission reference HGY/2007/1442.

Application No: **HGY/2008/1147** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 22/07/2008
Location: 78 High Road N15 6JU
Proposal: Erection of single storey rear extension and internal alteration to combine the two units to be used together.

Application No: **HGY/2008/0356** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 22/07/2008
Location: Site between Netherton Road and Moreton Road, 381-481 Seven Sisters Road N15
Proposal: Approval Of Details pursuant to Conditions 16 (site investigation / remediation) attached to planning permission reference HGY/2007/1093.

Application No: **HGY/2008/1129** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 21/07/2008
Location: 5 Vartry Road N15 6PR
Proposal: Conversion of 3 bed 1st and 2nd floor flat into 1 x 1 bed and 1 x 2 bed flats incorporating loft conversion.

Application No: **HGY/2008/1142** Officer: Megan Cochrane
Decision: GTD Decision Date: 21/07/2008
Location: 11 Clifton Gardens N15 6AP
Proposal: Erection of front and rear dormer windows.

Application No: **HGY/2008/1177** Officer: Jeffrey Holt
Decision: GTD Decision Date: 11/07/2008
Location: 72 Leadale Road N15 6BH
Proposal: Erection of single storey rear extension and loft conversion with front and rear dormer windows.

Application No: **HGY/2008/1131** Officer: Oliver Christian
Decision: GTD Decision Date: 11/07/2008
Location: 1-24 Osman Close, 1-24 Moreton Close, 1-24 Tewkesbury Close, 1-24 Moreton Road N15
Proposal: Conversion of existing flat roof buildings to pitched roof buildings.

Application No: **HGY/2008/1077** Officer: Oliver Christian
Decision: GTD Decision Date: 04/07/2008
Location: Unit 5, 2 Overbury Road N15 6RH
Proposal: Use of property as five self-contained flats.

WARD: **Stroud Green**

Application No: **HGY/2008/1336** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 13/08/2008

Location: 32 Nelson Road N8 9RU

Proposal: Alteration of existing three storey semi detached residential house occupied as shared accommodation (7 no. bedrooms to four no. bedrooms with en-suite) communal kitchen/diner and office for support staff to be retained. Demolition of existing two storey addition and erection of two storey rear addition to create supported living for people with special needs (AMENDED DESCRIPTION).

Application No: **HGY/2008/1334** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 13/08/2008

Location: 74 Victoria Road N4 3SL

Proposal: Alteration of existing three storey, terraced residential house occupied as shared accommodation to five x bedrooms with ensuite and one self contained bedsit to be retained.

Application No: **HGY/2008/1332** Officer: John Ogenga P'Lakop

Decision: GTD Decision Date: 13/08/2008

Location: 73 Florence Road N4 4DL

Proposal: Alteration of existing three storey semi detached residential house, occupied as shared accommodation (8 bedrooms and one self contained flat) to (6 bedrooms with ensuite, one studio with accessible shower/bath room) and communal kitchen/diner and office for support staff to be retained to create supported living for people with special needs (AMENDED DESCRIPTION).

Application No: **HGY/2008/1321** Officer: Elizabeth Ennin-Gyasi

Decision: GTD Decision Date: 11/08/2008

Location: 10 Ferme Park Road N4 4ED

Proposal: Display of externally illuminated shop fascia sign and 1 x externally illuminated projecting sign.

Application No: **HGY/2008/1323** Officer: Elizabeth Ennin-Gyasi

Decision: GTD Decision Date: 07/08/2008

Location: 10 Ferme Park Road N4 4ED

Proposal: Installation of new shop front.

Application No: **HGY/2008/0285** Officer: Elizabeth Ennin-Gyasi

Decision: GTD Decision Date: 04/08/2008

Location: 23A Woodstock Road N4 3ET

Proposal: Erection of rear dormer window, insertion 1 x velux window to front elevation and erection of lower ground floor rear extension.

Application No: **HGY/2008/0610** Officer: Megan Cochrane

Decision: GTD Decision Date: 01/08/2008

Location: 41 Victoria Road N4 3SJ

Proposal: Enlargement of basement level and creation of lightwells to front and rear, rebuilding of existing rear addition at ground, first, second and third floor levels and installation of rooflights to rear elevation, redesign of flat layouts, and the provision of painted metal steps descending from a small balcony that extends from the rear face of the rear addition at first floor level.

Application No: **HGY/2008/1214** Officer: Elizabeth Ennin-Gyasi

Decision: GTD Decision Date: 30/07/2008

Location: 26C Lorne Road N4 3RT

Proposal: Erection of rear dormer window to facilitate loft conversion, and insertion of rooflights to front and rear roofslopes.

Application No: **HGY/2008/1195** Officer: Matthew Gunning
Decision: GTD Decision Date: 29/07/2008
Location: 5C Mount Pleasant Villas N4
Proposal: Replacement of existing timber sash window with a PVC floating mullion window to offer access to flat roof.

Application No: **HGY/2008/1176** Officer: Megan Cochrane
Decision: GTD Decision Date: 23/07/2008
Location: 58 Mount View Road N4 4JR
Proposal: Loft conversion with 2 x rear dormer windows and front and rear velux windows.

Application No: **HGY/2008/1168** Officer: Megan Cochrane
Decision: GTD Decision Date: 23/07/2008
Location: 2 Mount Pleasant Crescent N4 4HP
Proposal: Change of use of ground floor to residential in conjunction with the existing residential on the first, second and third floors.

Application No: **HGY/2008/1370** Officer: Jeffrey Holt
Decision: NOT DEV Decision Date: 21/07/2008
Location: 8 Albany Road N4 4RJ
Proposal: Refurbishment of property to create a single dwellinghouse.

Application No: **HGY/2008/1180** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 21/07/2008
Location: 70A Ridge Road N8 9LH
Proposal: Erection of rear dormer window to facilitate loft conversion with 1 x skylight to front elevation.

Application No: **HGY/2008/1173** Officer: Megan Cochrane
Decision: PERM DEV Decision Date: 21/07/2008
Location: 58 Mount View Road N4 4JR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1136** Officer: Megan Cochrane
Decision: REF Decision Date: 21/07/2008
Location: 21 Ridge Road N8 9LE
Proposal: Provision of a side dormer roof extension with matching casement window.

Application No: **HGY/2008/0946** Officer: Megan Cochrane
Decision: GTD Decision Date: 15/07/2008
Location: 22 Ridge Road N8 9LG
Proposal: The creation of two separate dwellings; including a 1 x seven bedroom family house and 1 x one bedroom self contained flat to the rear of the property. (AMENDED DESCRIPTION).

Application No: **HGY/2008/1217** Officer: Jeffrey Holt
Decision: REF Decision Date: 11/07/2008
Location: Ground Floor Flat, 28 Osborne Road N4 3SD
Proposal: Erection of single storey rear extension and conversion of existing rear bathroom into habitable room.

Application No: **HGY/2008/1092** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 11/07/2008
Location: 21c Ridge Road N8 9LE
Proposal: Provision of front side elevation kitchen dormer roof extension with roof-light window.

Application No: **HGY/2008/0903** Officer: Megan Cochrane
Decision: GTD Decision Date: 11/07/2008
Location: 1 Uplands Road N8 9NN
Proposal: Tree works to include crown reduction by 20% and crown thinning by 30% to one Mimosa tree at front of property.

Application No: **HGY/2008/1062** Officer: Megan Cochrane
Decision: PERM DEV Decision Date: 08/07/2008
Location: 99 Inderwick Road N8 9LA
Proposal: Erection of a rear dormer and back addition dormer, insertion of 3 x velux windows to front roof-slope and balustrade to rear elevation.

Application No: **HGY/2008/1075** Officer: Oliver Christian
Decision: GTD Decision Date: 04/07/2008
Location: 51 Ferme Park Road N4 4EB
Proposal: Erection of single storey conservatory.

Application No: **HGY/2008/1017** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 01/07/2008
Location: 62A Oakfield Road N4 4LB
Proposal: Erection of single storey rear extension to lower ground floor flat.

WARD: **Tottenham Green**

Application No: **HGY/2008/1350** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 13/08/2008
Location: 74 Clyde Road N15 4JX
Proposal: Demolition of existing single storey rear extension and projection, and erection of two storey rear extension.

Application No: **HGY/2008/1368** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 07/08/2008
Location: R/O 2 Grove Park Road N15 4SN
Proposal: Erection of an extension at roof level and conversion of former warehouse into 3 x three bedroom mews style houses.

Application No: **HGY/2008/1308** Officer: Stuart Cooke
Decision: GTD Decision Date: 06/08/2008
Location: Unit C4, Tottenham Hale Retail Park, Broad Lane N15 4QD
Proposal: Display of 1 x internally illuminated O2 logo and 1 x internally illuminated fascia sign.

Application No: **HGY/2008/1216** Officer: Jeffrey Holt
Decision: GTD Decision Date: 30/07/2008
Location: 87 West Green Road N15 5DA
Proposal: Change of use from A1 (retail) to A3 (restaurant).

Application No: **HGY/2008/1338** Officer: Jeffrey Holt
Decision: GTD Decision Date: 23/07/2008
Location: 1 Jansons Road N15 4JU
Proposal: Retention of rear dormer window, insertion of 2 velux windows and internal works to include new stairs for access to loft.

Application No: **HGY/2008/1198** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 21/07/2008
Location: 58 Roslyn Road N15 5ET
Proposal: Erection of rear dormer window to facilitate loft conversion.

Application No: **HGY/2008/1140** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 17/07/2008
Location: 228 West Green Road N15 5AP
Proposal: Erection of rear dormer window.

Application No: **HGY/2008/1134** Officer: Oliver Christian
Decision: GTD Decision Date: 11/07/2008
Location: 344 High Road N15 4BN
Proposal: Approval Of Details pursuant to Condition 7 (Landscape) attached to planning permission reference HGY/2005/0283.

Application No: **HGY/2008/1108** Officer: Jeffrey Holt
Decision: GTD Decision Date: 11/07/2008
Location: Land Rear of 245 Philip Lane N15 4AE
Proposal: Demolition of existing garage and erection of single storey one bedroom garden flat.

Application No: **HGY/2008/0956** Officer: Stuart Cooke
Decision: GTD Decision Date: 04/07/2008
Location: Garage at Harold Road/ Newton Road N15
Proposal: Approval Of Details pursuant to Condition 15 (cycle parking provision) attached to planning permission reference HGY/2007/1502.

Application No: **HGY/2008/1032** Officer: Stuart Cooke
Decision: GTD Decision Date: 04/07/2008
Location: Carphone Warehouse, Tottenham Hale Retail Park, Broad Lane N15 4QD
Proposal: Display of 3 x internally illuminated fascia signs.

WARD: **Tottenham Hale**

Application No: **HGY/2008/1135** Officer: Jeffrey Holt
Decision: GTD Decision Date: 31/07/2008
Location: 22 Lansdowne Road N17 9XE
Proposal: Erection of first floor rear extension.

Application No: **HGY/2008/1031** Officer: Jeffrey Holt
Decision: GTD Decision Date: 31/07/2008
Location: 109 Reedham Close N17 9PY
Proposal: Approval Of Details pursuant to Condition 2 (windows) attached to planning permission reference HGY/2007/2488.

Application No: **HGY/2008/1218** Officer: Oliver Christian
Decision: GTD Decision Date: 30/07/2008
Location: 3 Hampden Lane N17 0AS
Proposal: Conversion of existing vacant offices to residential comprising of 1 x two bed and 1 x three bed flats including alterations to front and rear elevations.

Application No: **HGY/2008/1409** Officer: Megan Cochrane
Decision: REF Decision Date: 30/07/2008
Location: 59 Lansdowne Road N17 0NN
Proposal: Formation of vehicle crossover to a classified road.

Application No: **HGY/2008/1208** Officer: Megan Cochrane
Decision: GTD Decision Date: 22/07/2008
Location: 464 High Road N17 9JD
Proposal: Display of 2 x internally illuminated fascia panels, 1 x internally illuminated projecting sign and 1 window vinyl.

Application No: **HGY/2008/1098** Officer: Megan Cochrane
Decision: REF Decision Date: 11/07/2008
Location: 69A Lansdowne Road N17 0NN
Proposal: Formation of vehicle crossover to a classified road.

Application No: **HGY/2008/1076** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 09/07/2008
Location: 134 Shelbourne Road N17 9YA
Proposal: Conversion of property into two self-contained flats.

Application No: **HGY/2008/1069** Officer: Megan Cochrane
Decision: GTD Decision Date: 08/07/2008
Location: 60 Park View Road N17 9AX
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1018** Officer: Stuart Cooke
Decision: GTD Decision Date: 04/07/2008
Location: Silver Industrial Estate, Reform Row N17 9SZ
Proposal: Approval Of Details pursuant to Condition 16 (organisation and control of construction process) attached to planning permission reference HGY/2005/1814.

Application No: **HGY/2008/0930** Officer: Stuart Cooke
Decision: GTD Decision Date: 04/07/2008
Location: 2-12 Scotland Green N17 9TS
Proposal: Approval Of Details pursuant to Condition 4 (materials), 6 (thresholds and boundary treatment), 8 (refuse and waste storage) and 9 (hard and soft landscaping) attached to planning permission reference HGY/2004/2501.

Application No: **HGY/2008/0490** Officer: Paul Smith
Decision: GTD Decision Date: 04/07/2008
Location: GLS Supplies Depot, Ferry Lane N17 9QQ
Proposal: Approval Of Details pursuant to Condition 37 (external lighting) of outline planning permission dated 09/10/07 ref HGY/2006/1177 comprising of 7 and 12 storey blocks containing 687 student rooms and associated facilities, retail units on the ground floor split-level courtyard and linking the entrance to the building with internal circulation and communal spaces.

WARD: **West Green**

Application No: **HGY/2008/1384** Officer: Gary Savins
Decision: GTD Decision Date: 13/08/2008
Location: 472- 480 West Green Road N15 3DA
Proposal: Installation of satellite dish.

Application No: **HGY/2008/1348** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 13/08/2008
Location: Moselle School, Adams Road N17 6HW
Proposal: Erection of temporary demountable classroom to accommodate additional intake of pupils.

Application No: **HGY/2008/1258** Officer: Valerie Okeiyi
Decision: PERM DEV Decision Date: 05/08/2008
Location: 21 Mannock Road N22 6AB
Proposal: Erection of rear dormer window with insertion of rooflights to front and rear.

Application No: **HGY/2008/1250** Officer: Gary Savins
Decision: REF Decision Date: 04/08/2008
Location: 2 Pendennis Road N17 6LJ
Proposal: Erection of two storey side extension and single storey rear extension.

Application No: **HGY/2008/1242** Officer: Luke McSoriley
Decision: GTD Decision Date: 01/08/2008
Location: 34A Langham Road N15 3RA
Proposal: Erection of single storey ground floor front and rear extension.

Application No: **HGY/2008/1202** Officer: Ruma Nowaz
Decision: REF Decision Date: 29/07/2008
Location: 290 Philip Lane N15 4AB
Proposal: Creation of vehicle footway crossing.

Application No: **HGY/2008/1186** Officer: Luke McSoriley
Decision: REF Decision Date: 25/07/2008
Location: 385-399a Lordship Lane N17 6AE
Proposal: Erection of additional floor at 2nd floor level to provide 8 x one bed self contained flats.

Application No: **HGY/2008/1161** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/07/2008
Location: 316 Philip Lane N15 4AB
Proposal: Conversion of property into 1 x three bed flat, 1 x two bed flat and 1 x one bed flat.

WARD: **White Hart Lane**

Application No: **HGY/2008/1243** Officer: Luke McSoriley
Decision: REF Decision Date: 01/08/2008
Location: 78 Norfolk Avenue N13 6AJ
Proposal: Demolition of existing single storey side structure and erection of two storey front and side extension.

Application No: **HGY/2008/1229** Officer: Gary Savins
Decision: PERM DEV Decision Date: 31/07/2008
Location: 22 The Roundway N17 7EY
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1066** Officer: David Paton
Decision: REF Decision Date: 08/07/2008
Location: 555 White Hart Lane N17 7RN
Proposal: Alteration to existing soft landscape to form concrete hard standing parking area with retaining wall at the rear.

Application No: **HGY/2008/1048** Officer: Valerie Okeiyi
Decision: REF Decision Date: 07/07/2008
Location: 320 White Hart Lane N17 8LA
Proposal: Conversion of property into two self-contained flats and erection of single storey side extension.

WARD: **Woodside**

Application No: **HGY/2008/1339** Officer: Robin Campbell
Decision: REF Decision Date: 13/08/2008
Location: 306 High Road N22 8JR
Proposal: Change of use of shop (A1) to restaurant A3/A5 take- away.

Application No: **HGY/2008/1351** Officer: Robin Campbell
Decision: REF Decision Date: 13/08/2008
Location: 3 Sylvan Avenue N22 5HX
Proposal: Conversion of property into 3 self-contained flats.

Application No: **HGY/2008/1079** Officer: Luke McSoriley
Decision: REF Decision Date: 13/08/2008
Location: Freemasons Arms 646 Lordship Lane N22 5JH
Proposal: Demolition of existing building and erection of new building comprising of Class A1, A2 or A3, use of ground floor and residential flats consisting of 6 x 2 bed, 3 x 3 bed, flats on the upper floors with cycle parking and services provided in the basement.

Application No: **HGY/2008/1390** Officer: Luke McSoriley
Decision: REF Decision Date: 08/08/2008
Location: Woodside Cafe High Road N22 4LJ
Proposal: Display of 1 x internally illuminated box sign.

Application No: **HGY/2008/1299** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 08/08/2008
Location: 33 Homecroft Road N22 5EL
Proposal: Erection of single storey rear UPVC conservatory.

Application No: **HGY/2008/1367** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 07/08/2008
Location: St Michaels Church, Bounds Green Road N22 8HE
Proposal: Approval Of Details pursuant to Condition three (handrails) attached to planning permission reference HGY/2008/0107.

Application No: **HGY/2008/1213** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 30/07/2008
Location: 37 Melrose Avenue N22 5EA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1191** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 29/07/2008
Location: 21 Dunbar Road N22 5BG
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1148** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 23/07/2008
Location: 640A Lordship Lane N22 5JH
Proposal: Conversion of existing two bedroom flat over two floors to form 1 x one bed flat and 1 x studio apartment.

Application No: **HGY/2008/1121** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 17/07/2008
Location: 26 Barratt Avenue N22 7EZ
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1084** Officer: Valerie Okeiyi
Decision: REF Decision Date: 14/07/2008
Location: 27 Perth Road N22 5PY
Proposal: Conversion of property into 2 x two bed flats.

Application No: **HGY/2008/1088** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 11/07/2008
Location: 85 Granville Road N22 5LR
Proposal: Retention of shed at bottom of rear garden.

Application No: **HGY/2008/1074** Officer: Gary Savins
Decision: GTD Decision Date: 09/07/2008
Location: 62 Norman Avenue N22 5EP
Proposal: Erection of single storey side and rear extension.

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Agenda Item 9

Haringey Council

Agenda item: [ ]

Planning Committee **On 08th September 2008**

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 21 July 2008 Committee meeting.

3. Recommendations

That the report be noted.

Report Authorised by: .....

Ransford Stewart
Interim Assistant Director Planning Policy & Development

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 8 September 2008

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

July 2008 Performance

In July 2008 there were 184 planning applications determined, with performance in each category as follows -

100% of major applications were determined within 13 weeks (2 out of 2)

77% of minor applications were determined within 8 weeks (34 out of 44 cases)

91% of other applications were determined within 8 weeks (126 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 July there were 717 planning applications determined, with performance in each category as follows -

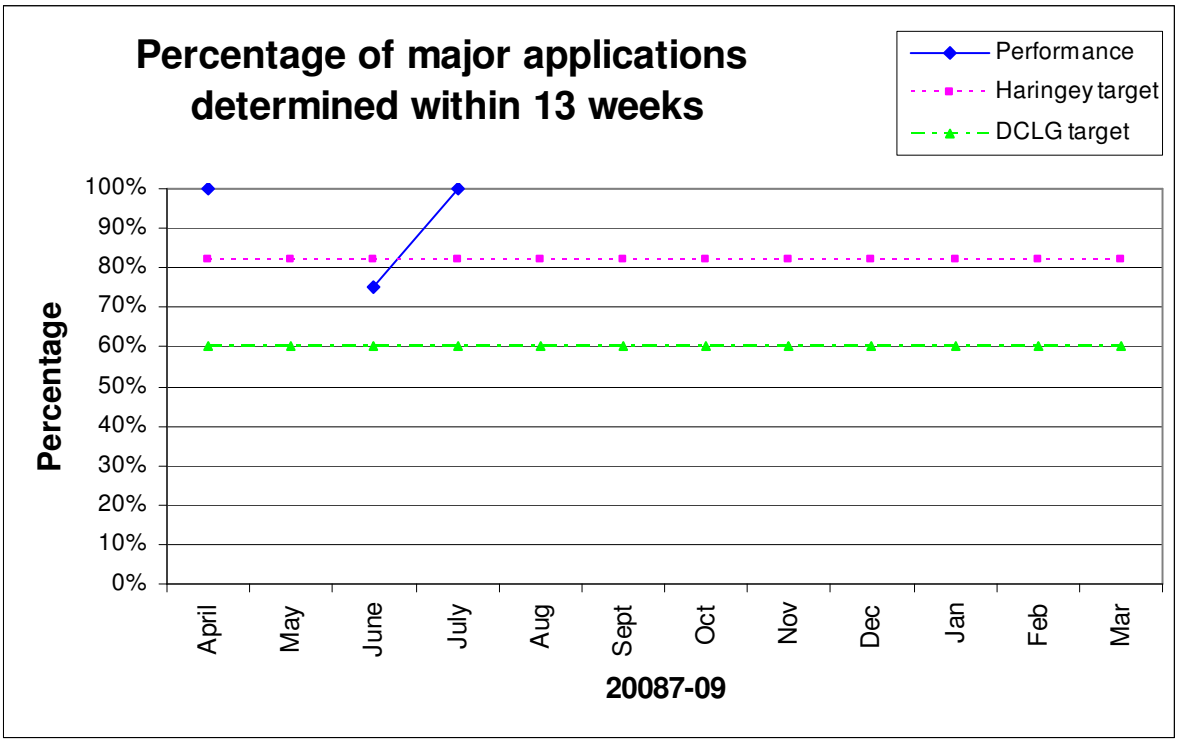
89% of major applications were determined within 13 weeks (8 out of 9 cases)

81% of minor applications were determined within 8 weeks (152 out of 187 cases)

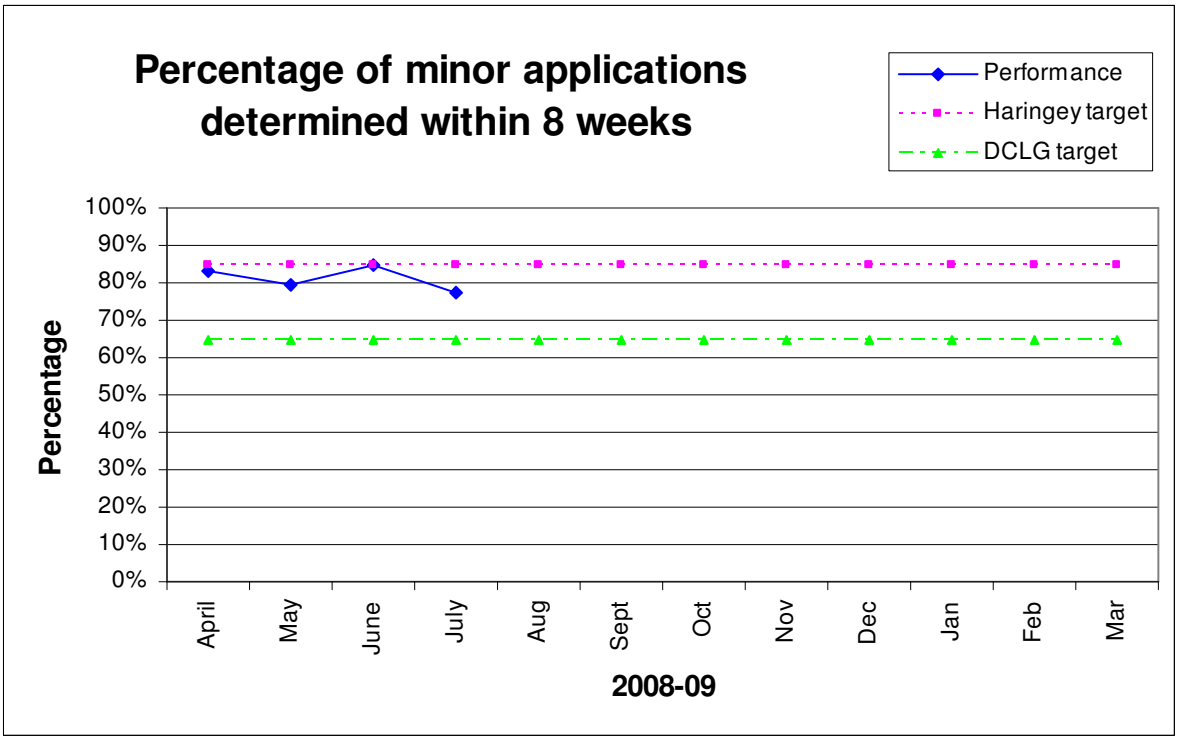
92% of other applications were determined within 8 weeks (478 out of 521 cases)

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

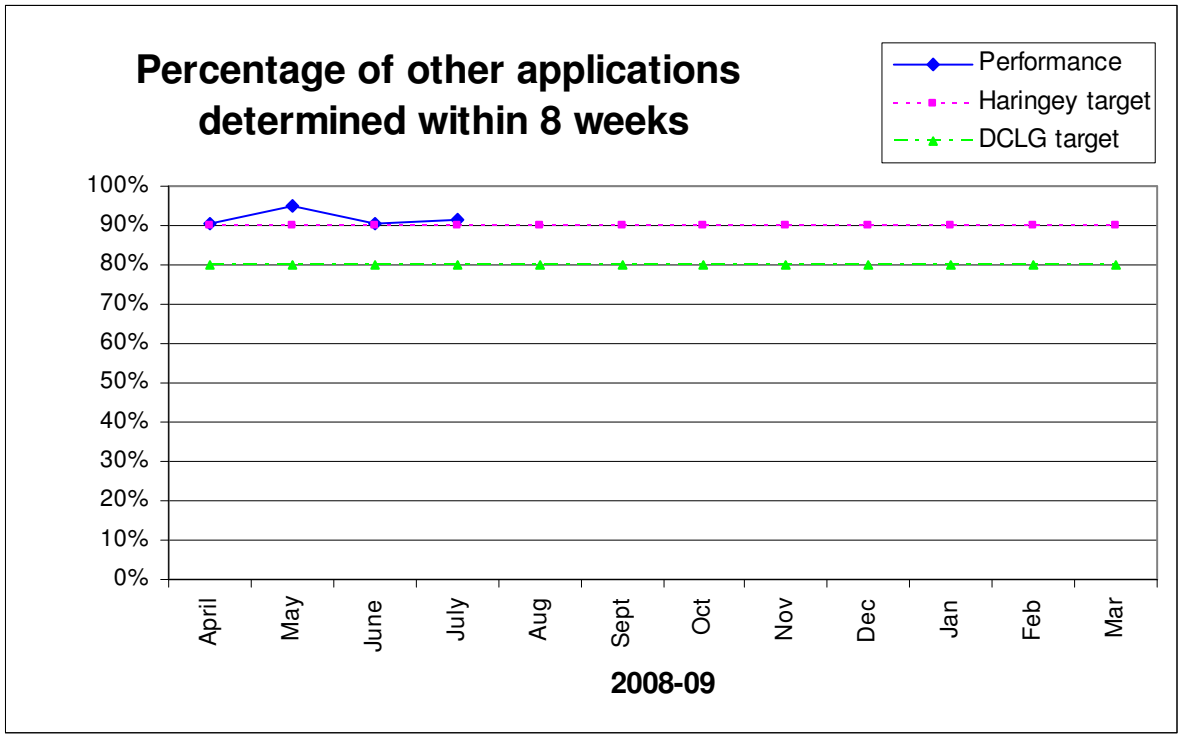
Major Applications 2008/09



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

July 2008 Performance

In July 2008, excluding Certificate of Lawfulness applications, there were 149 applications determined of which:

64% were granted (96 out of 149)

36% were refused (53 out of 149)

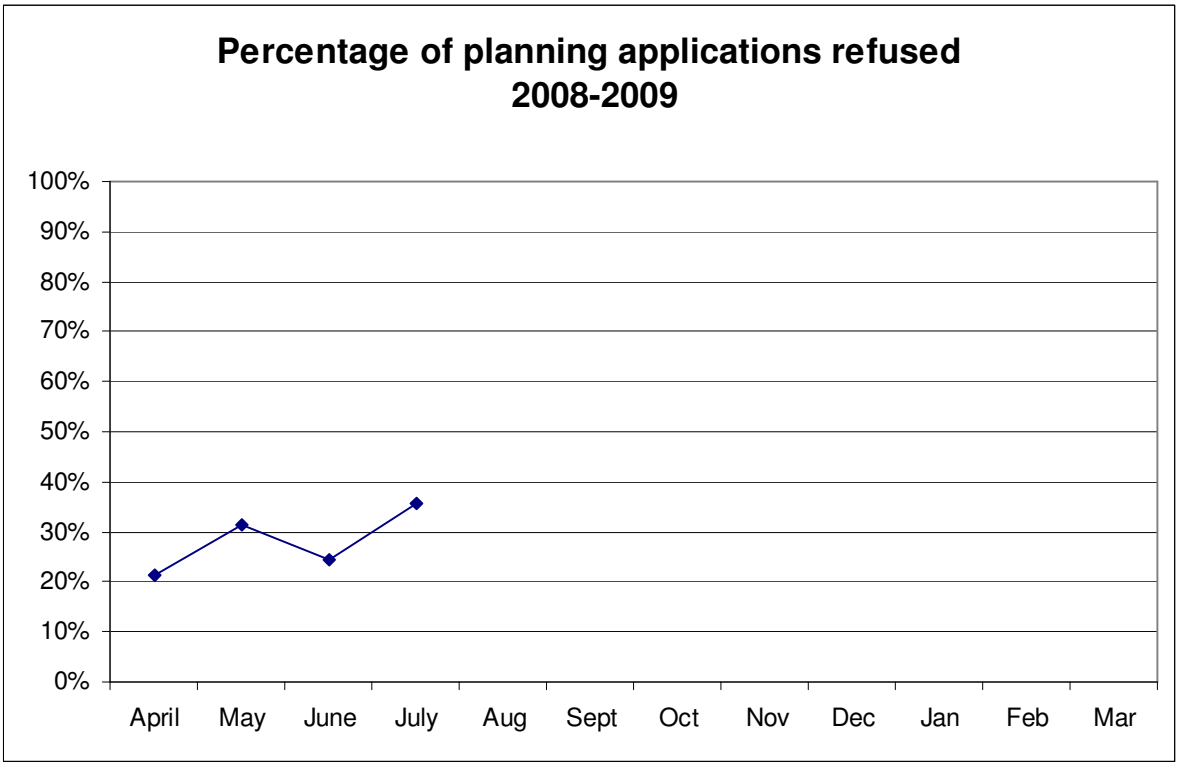
Year Performance – 2008/09

In 2008/09 up to the end of July, excluding Certificate of Lawfulness applications, there were 580 applications determined of which:

72% were granted (418 out of 580)

28% were refused (162 out of 580)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

July 2008 Performance

In July 2008 there were 4 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

25.00% of appeals allowed on refusals (1 out of 4 cases)

75.00% of appeals dismissed on refusals (3 out of 4 cases)

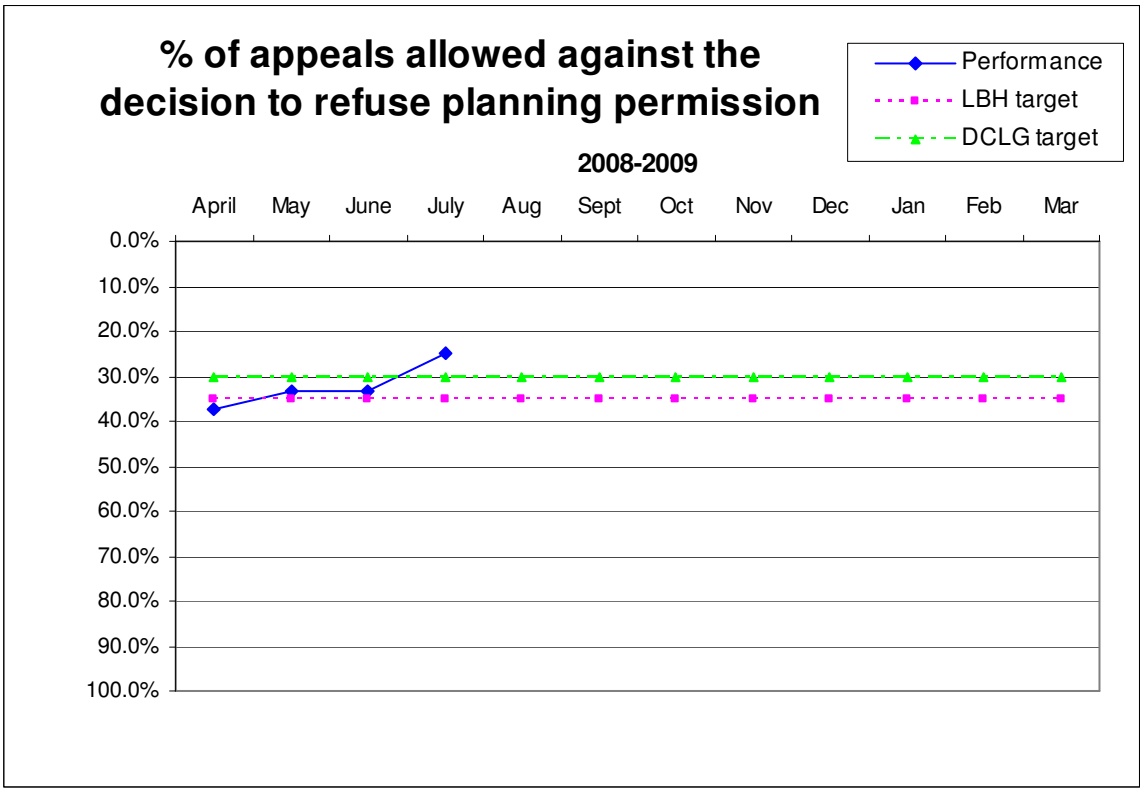
Year Performance – 2008/09

In 2008/09 up to the end of July there were 27 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

33.33% of appeals allowed on refusals (9 out of 27 cases)

66.67% of appeals dismissed on refusals (18 out of 27 cases)

The monthly performance is shown in the following graph:



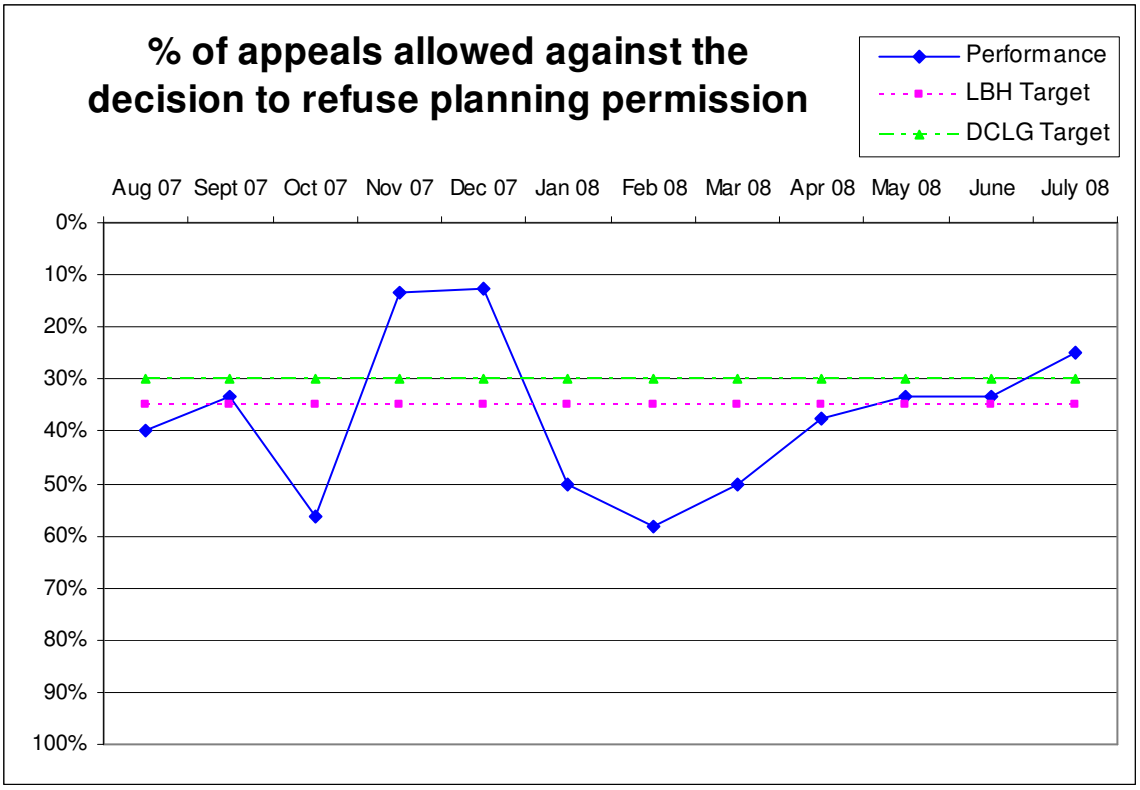
Last 12 months performance –August 2007 to July 2008

In the 12 month period August 2007 to July 2008 there were 106 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

37.7% of appeals allowed on refusals (40 out of 106 cases)

62.3% of appeals dismissed on refusals (66 out of 106 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)

ENFORCEMENT REPORT FOR JUNE COMMITTEE MEETING

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS COMPLETED	2 North Hill, N6 – External Illuminated Sign Fitted Internally Instead	12/05/08
	87 Morley Avenue, N22 – Contravention Of Article 4 Area Policy	21/05/08
	16 Russell Avenue, N22 - Unauthorised Erection of Structure	29/05/08
S.330 - REQUESTS FOR INFORMATION SERVED	744a High Road, N17 – Unauthorised Erection of Hoarding	08/05/08
	646 Green Lanes, N8 - Unauthorised Erection of Structure	15/05/08
ENFORCEMENT NOTICES SERVED	156 Archway Road, N6 – Unauthorised Erection Of Satellite Dish on Front	02/05/08
	604 Seven Sisters Road – Unauthorised Erection of Structure	02/05/08
	101 Lealand Road, N15 – Unauthorised Change of Use	06/05/08
	201 Devonshire Hill Lane, N17 - Unauthorised Residential Conversion	06/05/08
	North Middx Cricket Club, 185a Park Road, N8 – Unauthorised Change of Use	06/05/08
	11 Burgoyne Road, N4 – Unauthorised Residential Conversion	06/05/08
	95 Sydney Road, N8 – Unauthorised Change of Use	06/05/08
	37 Broad Lane, N15 – Unauthorised Erection of Structure	07/05/08
	184 -188 Fortis Green Road, N10 – Unauthorised Extension At Rear	07/05/08
	58 Fortis Green Road, N10 –Unauthorised Alteration To Shop Front	07/05/08
	45 Sutherland Road, N17 – Unauthorised Residential Conversion	07/05/08
	2a Talbot Road, N15 – Unauthorised Change of Use	07/05/08
	67c Weston Park, N8 – Unauthorised Erection of Structure	07/05/08
	23 Hewitt Road, N8 – Unauthorised Residential Conversion	07/05/08
	12 Fairfield Road, N8 - Unauthorised Erection Of Satellite Dish on Front	07/05/08
	372 High Road, N17 – Unauthorised Extension At Rear	07/05/08
	7 Wembury Mews, N6 – Unauthorised Change of Use	12/05/08
	555 White Hart Lane, N17 – Works Started Whilst Permission Is Pending	27/05/08
	1 Bruce Castle Road, N17 – Unauthorised Residential Conversion	06/06/08
	61 Grand Parade, N4 – Unauthorised Change of Use	09/06/08
	56 Beechwood Road, N8 – Unauthorised Extension	16/06/08
	2 Park Avenue Road, N17 – Unauthorised Extension	25/06/08
	66 Wightman Road, N4 – Unauthorised Residential Conversion	25/06/08
TEMPORARY STOP NOTICES SERVED	555 White Hart Lane, N17 – Works Started Whilst Permission Is Pending	27/05/08
	Former Garden Centre, Cranley Gardens, N10 – Hoarding Stands In Wrong Place	25/06/08
PLANNING CONTRAVENTION NOTICES SERVED	Gaunson House, Markfield Road, N17 - Unauthorised Change of Use	13/05/08
	98 Hewitt Road, N8 – Unauthorised Change of Use	03/06/08
	806 High Road, N17 – Unauthorised Car Repairs/Car Wash	18/06/08
BREACH OF CONDITIONS NOTICES SERVED	None	
PROSECUTIONS SENT TO LEGAL	325 West Green Road, N15 – Unauthorised Social Club	02/05/08
	108 Warham Road, N8 - Unauthorised Residential Conversion	02/05/08
	675 High Road, N17 - Unauthorised Change of Use	02/05/08
	169 Broad Lane, N15 – Unauthorised Extension	06/05/08
	20 Braemar Avenue, N22 - Unauthorised Erection of Structure	08/05/08
	230 Boundary Road, N22 - Unauthorised Residential Conversion	09/05/08
	5 Cedar Road, N17 - Unauthorised Extension	09/05/08
	19 Dukes Avenue, N10 – Unauthorised Window Replacement	13/05/08
	2 Roslyn Road, N15 – Unauthorised Extension	13/05/08
	64 Crouch End Hill, N8 - Unauthorised Residential Conversion	19/05/08

	39 Ladysmith Road, N17 - Unauthorised Residential Conversion 37 Gloucester Road, N17 - Unauthorised Residential Conversion 61a St. Johns Road, N15 - Unauthorised Erection of Structure 31 Wargrave Avenue, N15 - Unauthorised Extension 213 Langham Road, N15 - Unauthorised Erection of Structure 94 Lausanne Road, N15 - Unauthorised Residential Conversion 26 Kimberley Gardens, N4 - Unauthorised Residential Conversion 103 Belmont Road, N17 - Unauthorised Residential Conversion	21/05/08 28/05/08 02/06/08 02/06/08 05/06/08 05/06/08 10/06/08 13/06/08
APPEALS/ATTENDANCE	Unit 4, Gaunson House, Markfield Road, N17 – Change of Use To Church	20/05/08
SUCCESSFUL PROSECUTIONS	106, 108, 110 & 112 Effingham Road, N8 - Unauthorised Residential Conversion – Defendant fined £16,000.00 and ordered to pay £2,800.00 in Costs.	09/06/08
COMPLIANCES	None.	
ENFORCEMENT NOTICES WITHDRAWN	None.	

Agenda Item 10

Haringey Council

Planning Committee **On 8th September 2008**

Report Title: **Planning Enforcement Update**	
Forward PLAN reference number **Not Applicable**	
Report of: Director of Urban Environment	
Wards(s) affected: **All**	Report for: **Information**

1. Purpose

1.1 To inform Members of the Planning Committee of progress on reducing open planning enforcement cases and on service improvements.

2. Recommendations

2.1 That Members note the planning enforcement progress on reducing open cases.

2.2 That Members note the progress made to date in improving service performance and the arrangements in place for the delivery and monitoring of these service improvements

Report Authorised by: **Beverley Taylor, Assistant Director for Frontline Services**

Contact Officer: **Eubert Malcolm, Enforcement, telephone 020 8489 5520**

3. Chief Financial Officer Comments

3.1 The planning enforcement improvement action plan contains proposals to improve service performance and reduce the number of open enforcement cases. The costs of these proposals must be contained within the existing approved Enforcement Service budgets. This assumes that the contribution from the Planning Service of £70k per annum can continue in the medium term. However, there may be some risk associated with this as the amount of housing and Planning Delivery Grant received by the Planning service is reducing. The efficiency savings in respect of legal costs will need to be delivered, albeit it may impact on service delivery. The implications of these risk areas may need to be

highlighted as part of the Council's future financial Planning process.

4. Head of Legal Services Comments

4.1 Performance Indicators should be meaningful and measurable. These measures need to be reviewed and considered further to ensure that they provide useful information.

4.2 In order to prove a useful tool in the enforcement process, consideration should be given to more extensive prosecution for non-compliance with a planning contravention notice.

4.3 The Head of Legal Services comments that it is not generally appropriate to use cautions in planning enforcement cases and discussions will take place at the Service Improvement Group to consider future use.

4.4 The Government advises Local Planning Authorities to have a Planning Enforcement Policy. Action in any particular case is discretionary based on the policy, sound planning judgement and expediency. The Council's Planning Enforcement Policy will need to be updated in due course.

5. Local Government (Access to Information) Act 1985

5.1 Planning Enforcement Review Full Report (2008)

6. Strategic Implications

6.1 Planning Enforcement has been undertaking a range of improvements to improve standards of service. Improvements have been based upon a reduction of open cases and improvements resulting from a stable workforce and improving customer perception.

7. Financial Implications

7.1 Temporary funding remains in place to support additional staff to tackle the historical high caseload. This is being achieved through vacancy savings achieved elsewhere within the Enforcement service. The service expects to continue supporting planning enforcement through under spend but this position will be reviewed in December 2008.

7.2 The Enforcement service has planned efficiency savings of £13k for 2008/9 and a further £37k for 2009/10. Expenditure on planning enforcement cases alone has been on average about £80k per year. However, enforcement activity now being undertaken is projected to be above £120k for 2008/9 and will exceed the legal

budget available. The use of simple cautions as an alternative to prosecution is being used to help achieve these efficiency savings.

7.3 One of the recommendations of the review was to begin the use of direct action to reverse unauthorised development. This requires use of a contractor to complete works and then recover costs. There is no budget provision for this and any debt would be held against the Enforcement service budget.

7.4 The Enforcement service budget has received £70k of funding from Planning this year, to replace Planning Delivery Grant which ended in 2007/8. This pays for one Planning Enforcement Officer post and a contribution to legal costs.

8. Equalities Implications

8.1 There are no equalities issues raised by this issue.

9. Consultation

9.1 No consultation apart from the Head of Finance and Legal Services. The service meets routinely with colleagues from Development Control and Legal Services to review performance and improvements; information reported here is discussed at these meetings.

10. Planning Enforcement Performance

10.1 Open Cases - In January 2007, the Planning Enforcement service initiated a project approved by the Planning Application Sub-Committee (PASC) to reduce the number of open planning enforcement from 1531 cases by two thirds. This target has been achieved and we are now working to a new target of reducing the number of open cases to 120 per case officer. Based on a permanent establishment of 4 case officers, this is 480 overall.

10.2 The table below demonstrates the number of open cases by the year received. The table shows the high number of cases that have been closed after investigation resulted in only 599 open cases to date.

Year	No. cases opened for investigation	No. of cases remaining open
2001/2002	401	0
2002/2003	782	12
2003/2004	881	9
sub total 2001/2 - 2003/4	2064	21*

Year	No. cases opened for investigation	No. of cases remaining open
2004/2005	898	15
2005/2006	939	50
2006/2007	686	61
sub total 2004/5- 2006/7	**2523**	**126**
2007/2008	914	193
2008/2009 to August 22nd	458	248
sub total 2007/8 - to 22.7.2008	**1372**	**441**
Total for all years		**599**

* This figure represents the number of open cases received pre 2004. Of the 21 open cases, 7 have been prosecuted but remain non compliant; 9 have a scheduled court date; and 5 are awaiting service of a summons.

10.3 At the time of review only our initial response to planning complaints was being formally reported as an indicator, although monitoring of formal actions and project performance was undertaken locally. From the review a new set of performance indicators were proposed for the planning enforcement service, these are listed in Appendix 1.

10.4 At present a number of these new indicators are presenting technical reporting problems for our database, however we are able to report the following: -

10.5 ENF PLAN (1) – Percentage of cases decided after 8 weeks – This indicator monitors closed cases and shows our speed of investigating cases over the first 8 weeks. We have estimated that as from 1st January 2008, 50% of all cases opened and investigated should be either resolved and closed or have an actionable breach identified within the first 8 weeks from receipt.

10.6 Between April to July 2008 a total of 235 of cases closed achieved this target representing 48% of all cases investigated. The remaining 52% of cases are requiring a longer period to investigate the allegations made. This demonstrates good performance against the target and that around half of cases that should proceed to an early decision have done so.

10.7 ENF PLAN (2) – Breaches stopped by Temporary Stop Notice/Stop Notice - Between April to July 2008 there have been 5 Notices served.

10.8 ENF PLAN (3) - Customer satisfaction with the service received – Standard processes for Enforcement are now being extended to planning enforcement cases.

We have begun seeking customer feedback for 10% of all closed actions as from July.

10.9 ENF PLAN (4) – Percentage of cases closed within 6 months – This indicator monitors closed cases and shows how quickly we complete our investigations. We have estimated that 90% of cases opened and investigated since 1st January 2008 should be resolved within 6 months, and that only complex cases that have ongoing enforcement activity or appeal should be open for longer.

10.10 As 6 months from April has not jet been reached our performance for cases opened is effectively all cases. As we move towards October it is envisaged that this indicator will become more representative.

10.11 ENF PLAN (5) (6) Planning Contravention Notices compliance – This notice is one method used for collecting information about relevant interest in a property. Non compliance is not routinely prosecuted in the absence of other offending. However, it is a valuable tool and is routinely used to gather evidence within an investigation. There have been no prosecutions warranted for non compliance between April and July 2008.

10.12 ENF PLAN (7) – Number of Planning Enforcement Notices served - Between April to July 2008, 35 notices have been served. This is approximately 9% of all cases opened in that period.

10.13 ENF PLAN (8) (9) (11) Planning Enforcement Notices appealed - Between April to July 2008, 16 appeals have been lodged representing 45% of all notices issued over that same period. Four appeals have been withdrawn and none have been lost.

10.14 ENF PLAN (10) Number of prosecutions for non-compliance with Enforcement Notice – Between April and July 2008 we have prosecuted 5 offenders for failure to comply with an Enforcement Notice.

10.15 Initial response to complaint – This is an existing performance measure. All planning enforcement cases that are opened and require an initial site inspection are prioritised against a 3, 10 or 15 working day performance indicator.

10.16 Between April and July 2008 we have received 402 requests for investigation. This is a very high level of referral and reflects a 30% increase over the average for 2004/5 to 2007/8.

10.17 For this period initial site inspections are at 96% against a target of 95%. This reflects continued strong performance for initial response.

11. Action Plan Update

11.1 To ensure that the recommendations of the review are progressed an officer Service Improvement Group has been established. This is chaired by the Assistant Director of Frontline Services and meets monthly to review progress on all the recommendations and to review progress on the key performance measures identified by the review by way of an action plan.

11.2 Provided as Appendix 2 is an updated action plan showing actions completed and planned. Key improvements completed and issues arising are as follows: –

11.3 A permanent team leader has been recruited; however, two rounds of recruitment have filled only one enforcement officer post, leaving two vacant. Further recruitment is due to take place with a £2k recruitment package attached. One post is currently funded by £70k of resources and no replacement funding has been identified long term. Although we have extended the range of Enforcement Officers that capture evidence for planning enforcement, the ability to recruit and retain a dedicated stable workforce remains a key issue.

11.4 The service is introducing a range of improvements to ensure complainants are better informed. Activity to improve Member awareness of service standards and limitations are also planned. New standard letters at key stage of investigation and closure are being used and a service standard has been submitted for Crystal Marking, this will ensure that it is written in plain English. Once approved this will form part of a pack to be sent to all service users when they submit a request for service. This pack will include a standard letter and service standard leaflet, an optional questionnaire on permitted development where relevant, a flow chart on key stages for investigation and update, and a leaflet identifying the powers we have and when we will use them. A draft pack will be tabled at the meeting for Members to examine.

11.5 Performance measures for the service are proving difficult to introduce as there are limitations in both the software used and resources to collate all the proposed performance measures.

11.6 Service priorities for planning enforcement is an area for further development and which will need to be captured in a review of the Enforcement Strategy and Policy. A new House in Multiple Occupation Strategy with pilots for Myddleton Road and Green Lanes will be a specific service priority for the service that will be developed over the next few months.

12. Conclusion

12.1 Good progress has been made in reducing the number of open cases, however, older cases now open reflect some of our most complex cases and those requiring formal action.

12.2 There is good evidence that high levels of enforcement activity are being maintained, however, a small number of cases that have been prosecuted have not

resulted in compliance. There will be a need to consider whether such cases should continue to repeat prosecutions or action including direct action to reverse unauthorised development.

12.3 The Planning enforcement action plan will continue to be used to improve the performance of the service particularly aimed at establishing a stable work force and improving perception.

12.4 Planning Enforcement has continued to make excellent progress on reducing open cases. The service will continue to make good progress in this and to enable the service to meet the challenges of the future.

13. Use of Appendices

13.1 Appendix 1 – Proposed New Performance indicators
13.2 Appendix 2 – Planning Enforcement Review Action Plan (to be tabled)

Appendix 1 Proposed performance indicators for Planning Enforcement

Performance Indicator N0.	Performance Indicator description	Performance Indicator
ENF PLAN 1	Successful decision of a case after 8 weeks	50%
ENF PLAN 2	No Breaches `stopped` through TSN or Stop Notices only	To be determined
ENF PLAN 3	Customer satisfaction with the service received	To be determined
ENF PLAN 4	% of cases closed within target time of 6 months	80%
ENF PLAN 5	% of Planning Contravention Notices complied with	95%
ENF PLAN 6	% of non compliant Planning Contravention Notices prosecuted	95%
ENF PLAN 7	% of Enforcement Notices complied with	To be determined
ENF PLAN 8	% of enforcement notices appealed	To be determined
ENF PLAN 9	% of enforcement notices withdrawn by Council	To be determined
ENF PLAN 10	No of prosecutions for non-compliance with enforcement notice	To be determined
ENF PLAN 11	Outcome of appeals	To be determined

Agenda Item 11

Haringey Council

Agenda item: [ ]

Planning Committee On 08th September 2008

Report Title: **Planning applications reports for determination**

Report of: **Niall Bolger Director of Urban Environment**

Wards(s) affected: **All** | Report for: **Planning Committee**

1. Purpose

Planning applications submitted to the above Committee for determination by Members.

2. Summary

All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.

3. Recommendations

See following reports.

Report Authorised by: .....

Ransford Stewart
Interim Assistant Director Planning Policy & Development

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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Committee Report 08 September 2008 Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB - COMMITTEE

Reference No: HGY/2008/0703 **Ward:** Highgate

Date received: 26/03/2008 **Last amended date:** 12.08.08

Drawing number of plans: 743/001, 010 Rev B, 011 Rev B, 012 Rev A, 013 Rev A, 014 Rev A, 020, 021 Rev A, 022 Rev A, 023, 030, 031, 032 Rev A, 033 Rev A, 040 Rev A, 041 Rev A..

Address: 235- 237 Archway Road N6 5BS

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

Existing Use: Vacant **Proposed Use:** Residential

Applicant: Compstar Ltd

Ownership: Private

PLANNING DESIGNATIONS

Conservation AreaRoad Network: C Road

Officer contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions and/or subject to sec. 106 Legal Agreement

SITE AND SURROUNDINGS

The application site is a piece of open land, some 360m2 in size, formerly occupied by two houses at the end of a terrace on the corner of Archway Road and Southwood Avenue. War time bombing destroyed one of these properties while the other was demolished in the 1970s. The cement rendered gable wall of what is now the end house in the terrace (239 Archway Road) forms the northern boundary of the site. That property has been converted into flats, one of which has a terrace on the flat roof of a single storey extension adjoining the site. The western boundary of the site is formed by a fence and detached garage adjoining the end house on Southwood Avenue. The site contained a number of trees in the past but which were removed without consent.

The site is in part of the extensive Highgate Conservation Area that is largely residential in character, with terraces of houses on streets to the west of Archway Road. These terrace houses are substantial Victorian terraces with good proportions and strongly consistent detailing with vertical emphasis to front elevations.

Archway Road itself is a very busy arterial road that has been designated as a Priority (Red) Route. It is generally densely developed, with a mixture of residential and commercial properties along each side of the road, although there are small areas of incidental open space on the east side of the road. One of these, Coleridge Gardens, is a short distance to the north of the site and there is another, Peace Park, a few hundred metres further to the north, on the corner of Archway Road and Muswell Hill Road.

PLANNING HISTORY

HGY/2006/1549 - Retention of 1.8m high fence bordering Archway Road, N6 and Southwood Avenue, N6 – Approved 21/09/2006

HGY/2005/2124 - Erection of a two storey building comprising 1 x 3 bed house and 2 x 1 bed flats. – Refused 12/01/2006 – Dismissed on appeal June 2007

HGY/2004/2418 - Erection of two storey building comprising 4 x 1 bed self contained flats – Refused 13/01/2005

HGY/2003/0060 - Erection of two storey dwellinghouse with dormers in the roof at 237 Archway Road, and use of land at 235 Archway Road as public open space – Not determined – Allowed on Appeal October 2003.

HGY/2001/1523 - The erection of a two storey (with rooms in the roof) 5 bedroom house at 237 Archway Road and use of the land at 235 Archway road as public open space (a communal garden). – Refused 18/12/2001

HGY/2000/0598 - Crown reduce by 30% to 1 Sycamore tree (TPO). – Approved 3/06/2000

HGY/1995/0907 – Erection of two storey building comprising 4 x 1 bed self contained flats. – Refused 13/01/2005

DETAILS OF PROPOSAL

The proposal is for the erection of a part two, part three storey end of terrace building to provide 3 x two bed, 1 x three bed and 1 x one bed flat. The proposed building form will reinstate the original terrace properties on site.

CONSULTATION

Transportation – Highways
Ward Councillors
Conservation & Design
Legal
Highgate CAAC
Highgate Society
227-233 (o) 239-255 (o), 272-310 (e), 257-269 (o). 269a, 257a, 259a, 261a, 23a, 265a 267a, 269a
Achway Road
1-7(o) Highgate Avenue
1-7 (o), 2-8 (e) Southwood Avenue

RESPONSES

Highgate Society - We have seen the above application for two houses on this site in the Highgate Conservation Area, and are

(1) Surprised that the planning history of the site does not appear to be shown on the on-line case history website, and
(2) Dismayed that it was not immediately rejected as vexatious.

Among the many planning applications submitted on this site in recent years, all of them refused by Haringey, was one, like this, for two houses (HGY/2003/0060) covering the entire site. This was refused by Haringey, and the refusal was upheld on appeal (APPY/5420/A/03/1111589) , the inspector concluding that the openness of the site, long used informally by the public as an open space, of sorts, was a critical factor in the visual amenity of this part of the Archway Road. The retention of the site as open space has long been a major point of contention locally, and the Inspector, in making his decision, directed that only one house was appropriate, to be built on half of the site at the end of the existing terrace, and that the other half of the site should be laid out as a public amenity open space. There can be no clearer indication than this of how the site should be treated.

Since then, a further application, for a single building comprising a house and two one-bedroom flats (HGY/2005/2124) was refused by Haringey and the refusal again upheld on appeal.

The current application is therefore the same size as that which was refused on appeal in 2003, and twice as large as that which was refused again in 2005. It is therefore clearly vexatious, should not even have been accepted, and will undoubtedly be rejected should it come to yet another appeal.

We would also point out that the site owner cut down a number of trees on the site several years ago, without planning consent; dismayingly, no enforcement action was ever taken by Haringey, despite being urged by the Society and local residents.

To grant permission for this application would therefore, in our view, fatally weaken Haringey's ability to refuse any application, however inappropriate, even when supported by appeal decisions; would endanger the status of the Conservation Area; and would send a clear signal to developers – such as, for example those trying to exert sustained pressure to develop the Beer Garden of the Listed Bull Public House in North Hill, despite a clear appeal decision against any development on that site; and that sustained pressure will be sufficient to make the planning authority give in.

This will therefore be a landmark decision for all future applications in the Conservation Area, and we urge in the strongest possible terms that the application be refused.

Highgate CAAC – The land has been designated as open space on appeal. The loss of open space would be damaging to the appearance of the Conservation Area.

Transportation - This development adjoins Southwood Avenue which together with Archway Road, fall within the Council's Archway Road Restricted Conversion Area, an area identified with on-street parking pressure. The Council's UDP 2006 Policy HSG11 lists Archway Road as one of the areas where the "majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity" and that, "any additional increase in on-street parking would be detrimental to the effective operation of bus services. Therefore no more conversions will be allowed in these areas as they have reached their capacity for conversions". However, having considered the Inspector's comment on an appeal on previous application (HGY/2005/2124), where 4 car parking spaces would have been required compared to 5 car parking spaces requirement for this development, we have concluded that due to the site's characteristics, this development can be dedicated as 'car-free', in line with UDFP Policy M9.

The application has also been referred to TfL road network as TfL is the highway authority for Archway Road who say that: "whilst the disabled car parking spaces is accessed via a borough road, as the layout will force vehicles to reverse out onto the public highway, it will be more appropriate from a safety point of view to provide an on-street disabled space."

Building Control – The proposal has been checked for compliance with B5 'Access for Fire Services' and would conform.

Cllr Alison - Strongly believe that the application for 2 houses on this site should be rejected and that you should repeat all the arguments raised by the

inspector at the most recent of the planning appeals. The aim would be to achieve one house with garden, plus public open space fronting Archway Road and Southwood Avenue equivalent to half the site.

Letters of objection have been received from the occupiers of the following properties 3, 3a, 14, 20, Southwood Avenue and 202 Archway Road, and are summarised as follows:

- Increased pressure on parking;
- Loss of green plot;
- Object to the filling of the site;
- Loss of much needed green visual relief form urban character of Archway Road;
- Need for replacement trees on site;
- Application should be turned down as it is vexatious as several applications were previously refused and the applicants felled several mature trees on site;
- Impact on adjacent properties on Archway Road;
- High density of development will have a detrimental impact on overall neighbourhood.

A signed petition with 31 names (from occupiers of Southwood Avenue) has also been received.

The occupiers of No 38 Southwood Avenue, 231 and 349 Archway Road support the application on the grounds that

- The area does not need more open space as it is already very fortunate with superb parks and woods nearby;
- In urban design terms the 're-linking' of the existing two terraces, either side of Southwood Lawn Road, would dramatically improve the streetscape and the application seems to include sufficient detail to provide assurances that the appearance of the development is in keeping with conservation area requirements;
- On regeneration grounds.

Thames Water – 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.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 15: Planning and the Historic Environment

London Plan

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Efficient use of stock
Policy 3A.4 Housing choice
Policy 4B.3 Maximising the potential of sites
Policy 4B.6 Sustainable design and construction
Policy 4C.21 Design statements
Policy 6A.5 Planning obligations
Policy 4B.10 London's built heritage
Policy 4B.11 Heritage Conservation

Adopted Unitary Development Plan, 2006

G1 Environment
G2 Development and Urban Design
G10 Conservation
UDI Planning Statements
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
UD9 Planning Obligations
ENV3 Water Conservation
HSG1 New Housing Development
HSG9 Density Standards
HSG10 Dwelling Mix
HSG11 Restricted Conversion Area
M3 New Development Location and Accessibility
M10 Parking for Development
CSV1 Development in Conservation Areas

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
SPG8a Waste and Recycling
SPG8b Materials
SPG9a Sustainability Statement
SPG10 The Negotiation, Management and Monitoring of Planning Obligations
SPG 12 Educational Needs Generated by New Housing Development
SPG 4.1 Revised Archway Road Neighbourhood Plan (2002)

ANALYSIS/ASSESSMENT OF THE APPLICATION

The application site has a long history and included a number of applications for the reintroduction of residential use on site. The recent applications and appeal decisions are discussed within this report. The analysis of the current application begins with an exploitation of the historical background of the site followed by an examination of the issues associated with the current proposal, namely: (1) principle of flatted development; (2) design, form and layout; (3) impact on the Conservation Area; (4) privacy and amenity; (5) transportation/ car parking and (6) planning obligations.

Background

As outlined above the application site has been vacant for many years as a result of the original end terrace property being destroyed during the war and the other being removed in the early 1970s. In addition the site was blighted by plans to widen the Archway Road. Consent for the display of advertisement hoardings were refused in 1981, 1982 and 1984. In July 1986 planning permission was granted for the temporary use of the site as an amenity area with seating which came into effect in 1987. Conditions attached to that permission required this use to cease by 31st December 1990. A further condition of the 1986 consent required the erection of a sign on site indicating that the area was not to be considered open space. Photographic evidence shows that this space was well maintained with trees, grass and flowerbed. The subject site was sold by the Department of Transport in 1990s after plans for the widening of the A1 were finally abandoned.

As pointed out by a Planning Inspector in respect of the 2003 application (referred hereafter as '2003 appeal decision') the use of the land as an amenity area ceased in 1990". This appeal decision stated that "the site ….ceased to be an amenity space and reverted to its lawful use as vacant residential land". In this same appeal decision the Inspector recognised the aspirations of the Neighbour Plan (first published in 1995 and reviewed in 2002) as a material planning consideration while at the same time he was critical of the Council's approach to the designation of the site in this Neighbourhood Plan. The revised 2002 Neighbourhood Plan included a proposal to retain the site as public open space for community use. The Inspector is critical of this as it implies that the site is currently in such a use. Secondly he is also critical of this designation as there is no allocation in the UDP reserving it for that purpose. The Inspector states that:

> "The test is whether the site is suitable for open space – nearly all the land in the Borough could be used be used for that purpose. The UDP makes no such designation in respect of the appeal site. A proposal in the Draft UDP that the site be designated as Public Open Space was dropped as soon as the Appellants sought to enter an objection.

The Inspector also points out hat there is a significant difference in planning terms between a vacant site and open space. The former is simply a cleared site which the latter is a space specifically set aside for amenity or recreational purposes. The 2003 appeal decision granted permission for a four bedroom dwelling on land at 237 Archway Road and the use of 235 as public open space. The 2005 application (dismissed on appeal as part of the 2007 appeal decision)

In the most recent appeal decision (2007 appeal decision relating to planning application ref: HGY/2005/2124) another Inspector makes a similar point: "from the evidence, any use of the site as open space was temporary and ceased lawfully in 1990, though may have in practice have continued until around 1995". This Inspector disagrees with the Council "that the length of time it has remained vacant has in way allowed it to take on the character of informal open space". He states that it "does not have the character of open space, notwithstanding its physical presence as a gap; allowing views across it" and goes on to say that the site has "little amenity value and detracts from the appearance of the conservation area".

This application was for a two-storey three bedroom house and adjoining two-storey development on the corner incorporating two flats, at ground and first floor level. This application provided a re-configured area of public open space mainly at the rear of the building. The Inspector has no principle objection to the proposal, however he considered "the design of the proposed dwellings, taken together as a single building would detract from the proportions and vertical emphasis of the neighbouring terraced dwelling on Archway Road and have a substantial roof mass, accentuated by the full hip to the side elevations, giving it a horizontal emphasis".

The Inspector considered that the proposal would be harmful to the appearance of the Conservation Area as "consistency of form and detailing male an important contribution to both its character and appearance". In additional the Inspector considered that this proposed scheme to be inadequate on the grounds of the "inadequate provision of private amenity space".

Wile the aspirations of the local residents to retain this land as a small area of informal open land (a pocket park) are recognised this issue has been comprehensively covered in these previous appeal resulting a situation where

the Local Planning Authority (LPA) has no policy position to view this site other than a vacant residential site. These previous appeal decisions have established the principle of residential use on this site.

Given the above Officers would therefore point out that the Council would not be in a poison to refuse this application on the loss or the potential use this site as open space. The only avenue through which the use of the site as public open space could be secured is through acquiring ownership of the site.

Principle of Flatted Development

A lot of the residential properties along Archway Road have been converted into smaller units. The Council has specific policies in regards to the conversion of properties into smaller units; namely policy HSG11 'Restricted Conversion Areas' This policy seeks to restrict further conversion in certain area (which included the Archway Road area) as further conversions can result significant increases in on street parking and the further loss of family housing.

However policy HSG11 is concerned with the conversion of existing dwellings into flats, In the 2007 appeal decision the Inspector considered that "this policy can only be given limited relevance to the proposal as it does not involve the conversion of an existing dwelling" and goes onto say that he is "not convinced that the proposal would cause any unacceptable harm to highway safety or neighbouring occupiers' living conditions". Bearing in mind this comment and the nature of residential accommodation along Archway Road the LPA have no in principle objection to flatted development on this site.

Design, Form & Layout

The proposed building form on site is for two terrace properties of the same dimension of the adjoining terrace and the original properties on site. The proposed front elevation will be an exact replica of the original terrace with the exception of the dormer windows and rooflights. The front and rear dormer windows will be of the same size and scale as the adjoining terrace property. These properties will be brick built with slate tiles to mach the existing terrace. The building will have white painted timber framed windows with decorative surround and will display the same features as the adjoining and neighbouring terrace properties; namely brick built, bay windows, a recessed doorway with a pediment features above the entrance, a Dutch gable roof.

The building form as now proposed now successfully overcomes the Inspector concerns in respect of the 2005 application. This scheme respects the "consistency of form and detailing" of the adjoining and neighbouring terraces. The choice of materials is also sensitive to the adjoining buildings and the distinctiveness and character of the surrounding area. The proposed side elevation has been amended and now incorporates two side dormer windows.

All of the room and unit sizes are consistent with the floorspace minima identified in SPG 3a 'Density,Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'. The building form will accommodate 5 self contained flats, one in the ground and first floors of the individual terrace with one unit within the shared roofspace.

Flat 1 will be a three bed family unit with rear garden measuring 93 sq.m; Flat 2 a one bed unit measuring 50.8sq.m in size with its own individual garden space, Flat 3 will be a two bed unit with balcony and will measure 69.6 sq.m; Flat 4 (a two bed unit with balcony) measuring 67.9 sq.m while Flat 5 (a two bed unit) will be 75.6 sq.m in size.

All entrances will have level access. The front door will have a clear opening width of 800mm. The doors, lobbies and corridors are wide enough to allow wheelchair users to access al rooms.

Impact on Conservation Area

The application site in its present form is heavily overgrown and is surrounded by a 1.8m high picket fence. In the most recent appeal decision the Inspector stated that the site has "little amenity value and detracts from the appearance of the conservation area". The development of this site will bring several benefits. The reinstatement of these terrace properties will address the unsightly nature of the site and problems associated with fly tipping. The proposal will complete the terrace on Archway Road and will provide associated landscaping. In addition it will remove views of the cement rendered wall of No 239 which detracts from the appearance of the area. 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. As such the proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

Impact on the amenities/ privacy of adjoining occupiers.

The proposed buildings have been designed in such a way so not to have an adverse impact on neighbouring properties. The main impact this proposal will have is on the level of daylight, sunlight and outlook from the first floor side window to No 239 Archway Road. The distance between the side elevation of this projecting wing and proposed projecting wing to No 237 will be 4.2m. While it is considered that there will be some detriment to the amenities of the occupiers of this neighbouring flat given that this neighbouring flat/ house initially sat in between two properties it would be difficult for the L:PA to refuse this application on such grounds. The relationship between No 237 and 239 in an urban environment especially within the context of the rest of Archway Road is not an unusual relationship between buildings.

The proposal will also introduce some additional overlooking to 2 Southwood Avenue, however again bearing in mind the urban context of this surrounding area and existing levels of overlooking the proposal will not adversely diminish the residential amenities to the occupier(s) of this property. The proposal is considered to be in accordance with policy UD3 and SPG3b.

Transportation/ Car Parking

The application site falls within a PTAL 3 area and is within walking distance of Highgate Tube Station and a number of different bus services. The proposal initially provided one off street car parking space with 5 secure cycle space. In light of the comments from TFL above this off street car parking space has been removed. The creation of this off street car parking space would have resulted in the loss of one on-street car parking space. The removal of this off-street car parking space will also allow for more landscaping on site.

In respect of the demand for on street car parking associated with this proposal and the impact this will have on the amenities of neighbouring occupiers, Officers are mindful of the Inspectors comments in the 2003 and 2007 appeal decisions. The 2003 appeal decision states that:

> "Although some officers had previously expressed concern about parking, parking issues had formed no part of the analysis presented to Council members and there was no reference to parking in the Committee's eventual resolution. There is no call for parking on this site. It is two minutes walk from a tube station and faces a busy road carrying myriad of buses"
>
> "Not only is the appeal site close to an underground station but there are frequently bus services on Archway Road, providing access to central London and there are many shops and other local services available nearby on Archway Road".

In the 2003 appeal decision the Inspector considered that the creation of two parking spaces would seriously detract from the amenity value of the area. In the 2005 application there was no off street car parking provided with the scheme. The Inspector did not considered this proposal to be contrary to policy M10. It is considered that the additional on-street car parking in association with the proposal can be accommodated within the parking bay along the southern boundary of this site fronting onto Southwood Avenue.

Planning Obligations/ Section 106

Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will

seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £20,000.00.

SUMMARY AND CONCLUSION

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 loss or privacy to neighbouring occupiers.

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’. For the reasons given above and having regards to all other matters raised, this application is recommended for APPROVAL.

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2008/0703, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A contribution of £20,000.00 towards educational facilities within the Borough (£10,000.00 for primary and £10,000.00 for secondary) according to the formula set out in Policy UD10 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006.

(1.2) Plus 5% of this amount as recovery costs / administration / monitoring which equates to £1,000.00. This gives a total amount for the contribution of £21,000.00.

RECOMMENDATION 2

That in the absence of the Agreement referred to in resolution (1) above being completed by 30th October 2008, planning application reference number HGY/2008/0703 be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education provision the proposal is contrary to Policy UD10 Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

RECOMMENDATION 3

In the event that the Planning Application is refused for the reasons set out in resolution (4) above, the Assistant Director (PEPP) (in consultation with the Chair of Planning Committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

(i) there has not been any material change in circumstances in the relevant planning considerations, and
(ii) the further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of not more than 12 months from the date of the said refusal, and
(iii) the relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

RECOMMENDATION 4

That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2008/0703 and Applicant's drawing No.(s) 743/001, 010 Rev B, 011 Rev B, 012 Rev A, 013 Rev A, 014 Rev A, 020, 021 Rev A, 022 Rev A, 023, 030, 031, 032 Rev A, 033 Rev A, 040 Rev A, 041 Rev A incl: 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, including details of boundary treatement, 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.

6. 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.

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.

REASON FOR APPROVAL:

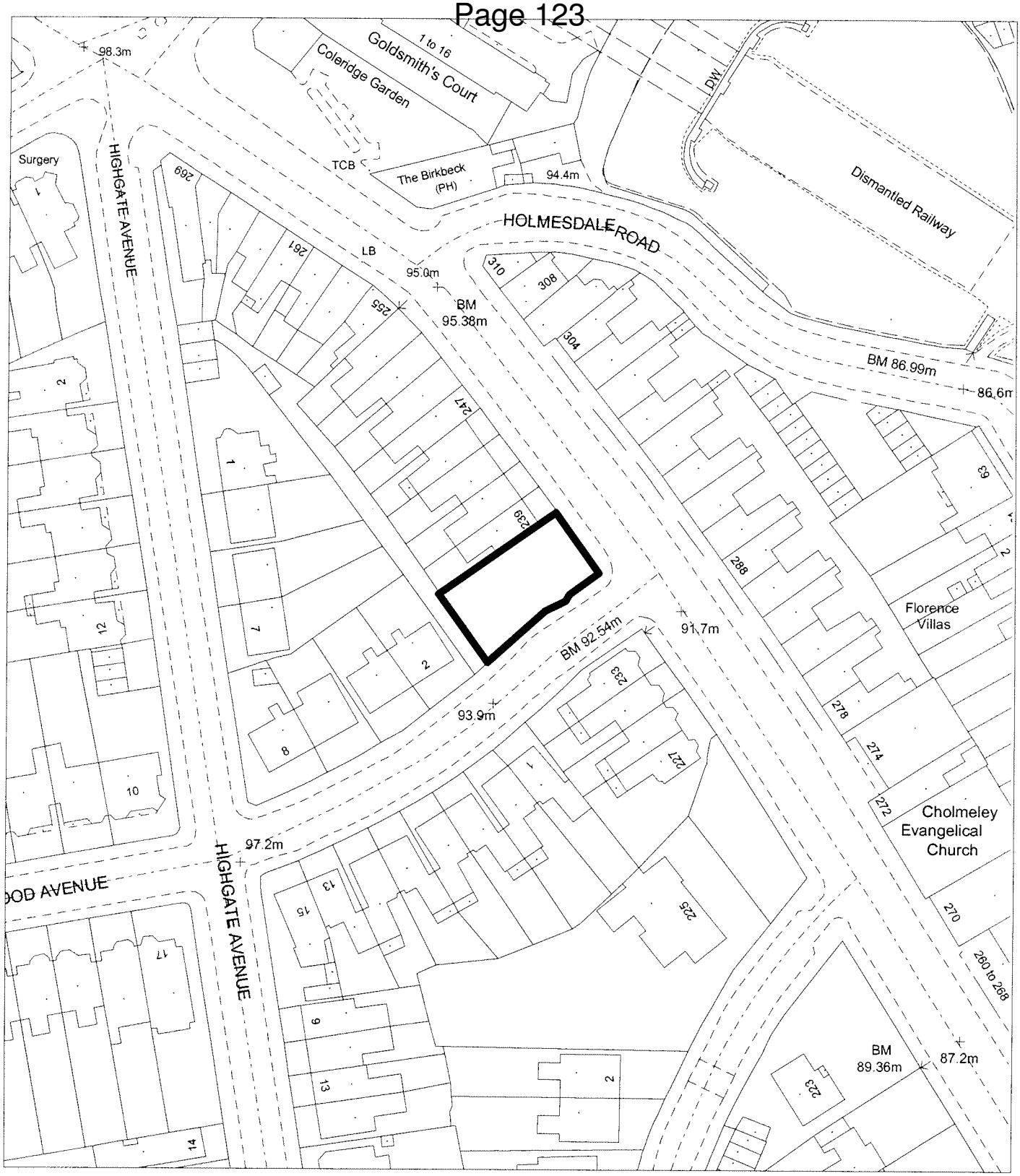
The current scheme for this site has been considered having regards to the previous appeal decisions which have established a number of underlying principles in respect of the development of this site. The proposed building form will reinstate the two original terrace properties and will be an exact 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.

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’.

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 Network Development (North Area), TFL's Road Network Management, Transport for London 4th Floor. 84 Eccleston Square London SW1V 1PX



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Site plan

235-237 Archway Road, N6 5BS

HARINGEY COUNCIL

Directorate of Urban Environment

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	Scale	1:1000
	Date	18/08/2008

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Planning Committee 08 September 2008 Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/0214 **Ward:** Seven Sisters

Date received: 25/01/2008 **Last amended date: 27/05/2008**

Drawing number of plans P030 C, P031 B, P033 E, P034 A.

Address: 82 Beechfield Road N4 1PF

Proposal: Demolition of existing workshops and erection of 1 x 3 storey block comprising of 6 x 1 bed, 1 x 2 bed and 2 x 3 bed self-contained flats.

Existing Use: Printers **Proposed Use:** Residential

Applicant: Tate Developments Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road Network: B Road

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions and a Section 106 agreement.

SITE AND SURROUNDINGS

A single storey light industrial unit now empty formerly used for calendar manufacturing.

The structures consist of brick facades, asphalt roofs and metal windows - The site is bordered by existing dwellings to Beechfield Road / Oakdale Road on the southern elevation.
There is existing established access on the site from the road frontage to the buildings on the western elevation. On the northern boundary is the Public House (Oakdale Arms).

The site is not within a designated conservation area or within any designated defined employment area.

PLANNING HISTORY

Planning permission was refused on appeal for a very similar scheme in terms of the number of units and the type of development.

The adjoining pub site was granted permission on appeal for the demolition of the existing printing building and the erection of a three storey residential development.

DETAILS OF PROPOSAL

The proposal is for the demolition of existing workshop and erection of 1 x 3 storey block comprising 6 x one bed, 1 x two bed and 2 x three bed self contained flats with parking and cycle storage.

The main issues are the effect on adjoining neighbors living conditions with particular reference to overlooking, daylight/sunlight and outlook.

The scheme is to be assessd as a car free development – the site is within a CPZ and resident of the development will be unable to secure parking permits.

CONSULTATION

Transportation Group
Design Team
Waste Management
Ward Councillors

Local Residents

259-285 (o) Hermitage Road
55 - 85 (o) Oakdale Road
43-55(o), 62-80 (e) Beechfield Road

RESPONSES

Transportation Group comments as follows - The proposed development is situated in an area with low public transport accessibility level and within Green Lanes Controlled Parking Zone operating from Monday to Saturday, between 0800hrs and 1830hrs. In addition, our interrogation with TRAVL trip prediction database has revealed that, based on similar London sites (Yeats Close-NW10, Chad Cres. Kariba Cl. Congo Dr-N9, Osier Crescent-N10 and Tysoe Avenue- EN3), a development of this magnitude would only generate a combined traffic inflow/outflow of 2 vehicles in the critical am peak hour (0800-0900hrs). Furthermore, this site has not been identified by the Council's adopted UDP 2006/SPG HSG11 as that with car parking pressure. We have subsequently considered that this level of vehicular trips, ensuing from this development, would not have any significant adverse effect on the existing traffic or indeed car parking demand at this location.

The applicant has submitted a detailed plan for cycle parking - there are only proposed cycle routes in the immediate area north, east and west of this proposed development. Hence, there is the need to improve the conditions for cyclists in around the adjoining roads.
Consequently, the highway and transportation authority would not object to this application on the condition that:
1. The applicant contributes a sum of £5,000 (Five thousand pounds) towards enhancing the conditions for cyclists around the immediate highway network.
Reason: To improve the conditions for cyclists at this location.
2. The applicant submits a basement drawing plan showing 9 cycle racks with a secure shelter, to the highway and transportation authority for approval.
Reason: To improve the conditions for cyclists at this location.

Waste Management

No objection to the location and proposed bins.

Local Residents

There have been several objections, I summarise the main reasons for the objections as follows:
- The effect on local amenities
- Environmental impact
- Effect on character and appearance of the area
- Effect on provision of local facilities - open space

RELEVANT PLANNING POLICY

NATIONAL POLICY BACKGROUND

Planning Policy Statement 3 Housing

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

PPS3 states that Local planning authorities should:

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

Planning Policy Statement 13 Transport

Planning Policy Statement 13 Transport aims to:

- promote more sustainable transport choices for people and for moving freight

- promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling

- reduce the need to travel especially by car

THE LONDON PLAN

The London Plan 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.

LOCAL POLICY BACKGROUND

Haringey Unitary Development Plan

G 3: Housing Supply

Sets out the Councils strategic housing targets based on central government advice.

HSG 10: Dwelling Mix

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

HSG 9: Density Standards

In considering applications for residential development (including redevelopment, conversions and mixed-used schemes) the density of the development should normally be in the density range of 200-700hrh.

UD3 General Principles (Good Design and how Design Will Be Assessed - Privacy and Amenity of Neighbours)**.**

The Council will require development to be of good design. The overall quality of the design of a proposal will be assessed and poorly designed schemes will be refused.
Seeks to protect the reasonable amenity of neighbour's planning permission for development

UD 4 Quality Design (1): Fitting New Buildings into the Surrounding Area.

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

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

EMP4 Non Employment generating Uses

Assesses the suitability of alternative use of land that is considered unsuitable for continued industrial use and that appropriate evidence of marketing be provided for at least 18months.

HSG 4: Affordable Housing

Require all new housing developments above a certain threshold (10 units) to make contribution towards meeting the Borough's need for affordable housing.

M9: Car Free Development.

The suitability of the scheme being car free based on its location and PTAL rating.

M10: Parking for Development

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

It is considered that the main issues in determining this proposal are as follows

1. The principle of residential use
2. Design, Layout and effect upon the character and appearance of the local area.
3. Amenity
4. Density.
5. Affordable Housing
6. Dwelling Mix
7. Car Parking and Cycle Parking.
8. Sustainability
9. Waste Management
10. Section 106 contributions

1. Principle of residential use

The surrounding area is predominantly residential. The proposed building would be three storeys with the dwelling mix above. The redevelopment of the site for residential purposes complies with UDP Policy HSG 1.and EMP4 in that the site is not within a Defined Employment Area.

The Council has acknowledged that the site can make a contribution to housing supply and provides an acceptable environment for residential use. Furthermore, the principle of making full re-use of previously developed and accessible urban land for housing purposes is in PPS3.

2. Design, layout and effect upon character and appearance of local area.

The proposal intends to provide a building which reinforces the predominant street frontage to Oakdale Road.
Additionally the current proposal has been amended in order to address neighboring and adjoining residents concerns in that all rear open able and visual windows are to be removed from first and second floors and reinstated with obscured translucent structural glass fire rated blocks.

The bathroom windows have been replaced with obscured glass with an opening light commencing at 1.80metres and obscured for ventilation purposes to a height of 2.10metres.

The entrance rear fenestration to the common areas of vertical circulation has been replaced at first and second floor with translucent obscured glazing. This removes any privacy issues to the rear adjacent property that were associated with the previous planning application and was commented upon in the Inspectors statement.

The glazing for ventilation purposes to the habitable rooms on the rear have been replaced by clear glass with open able lights at 90 degree to the rear boundaries of the adjacent properties. This also removes any privacy issues to the rear adjacent property that were associated with the previous refusal.

The roof level at second floor will not be used as a terrace for private use - There are no door access points to the terrace. The set back which forms a flat roof is to reduce any potential for overshadowing to the neighbors' on the southern elevation at the second floor.

The upper storey is set back to minimise the overall bulk with height relating to the surrounding area. The formal elevations are prominent and provide a modern design interpretation that creates a building of interest.
The upper floor railings have been removed from the scheme.

It is considered that the design solution meets the aims of policy UD3 in that the proposal contributes positively to the character of the street, amenity of neighbours and the immediate locality.

The applicant intends to have partial facing brick facades with painted textured render, a dry powder painted aluminium fenestration and dry painted aluminium handrails. The second floor would have aluminium-panelled facades with an inverted aluminium panelled roof.

The Inspector has confirmed that the setback on the second floor would not appear dominant or overbearing. In order to reinforce this point it has been decided to remove the railing to the flat roofs at the second floor. This will enhance the two storey aspect at this juncture and avoid the issues raised in the report of the second floor roof becoming a terrace.

3. Amenity

The aims of policy UD3 and the principles set out in Supplementary Design Guidance 3b have been applied to the proposed development. The windows on the rear of the building have been design to ensure that there is no adverse overlooking of the neighbouring properties in that the development meets the minimum distance standard between principle facing windows. Additionally the building steps back at upper floor level.

In terms of daylight and sunlight it should be noted that the rear facade is south facing and the shadowing of the proposed building allows for clear and uninterrupted sunlight to the rear properties that the Inspector commented on. The proposed building orientation will not affect the quality of the daylight nor sunlight throughout the spring, autumn or summer periods of the rear existing properties where the sunlight arc is low in the sky at the described seasonal periods above. All shadowing will be on the Beechfield Road frontage. This is confirmed in paragraph 10 of the Inspectors statement.

In terms of overlooking the building is orientated with a northern front façade. The internal layout has been reversed which allows for the lounge, dining areas to be at the front of the building which eliminates overlooking to the existing rear properties.
The dwellings have the benefit of the introduction of the fire rated translucent glass block to the rear bedrooms in place of clear glazed fenestration, these are set back in the framed openings creating a shadow gap in the window recess. The blocks are sealed and allow significant light to the repositioned rear bedrooms. The side opening 90 degrees to the rear wall allow for natural ventilation to the bedroom spaces and as such no overlooking to the rear existing neighboring properties is possible.
This alteration allows for a vertical element on the rear facade which enhances the scheme.

The revised scheme also allows for the bathrooms to have translucent glazing and open able ventilation to conform to Building Regulation requirements at a height of 1.80metres.
The eastern facade is set back 45 degrees from the existing adjacent dwelling and conforms to the 45 degree right of light requirements.

It is therefore concluded that the quality of light and ventilation has not been adversely affected.

External amenity has been provided at the rear of the building in the form of communal garden area –This amenity space to the rear of this development maintains privacy from the neighbouring rear properties. There is a two metre brick boundary wall that remains along the site and an established fence 1.80 metres high with substantial planting which will also remain.

4. Density

- PPS3 recommends that more efficient use be made of land by maximising use of previously developed land. It recommends that Local Authorities "avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes". Para. 58 states: Local planning authorities should… encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net)

- The London Plan also sets higher densities for development in urban areas and recommends a density range of 450-700 habitable rooms per hectare for flatted developments in urban areas.

- Policy HSG 9 'States that densities which are above the normal range of 200-700 habitable rooms per hectare may be acceptable on sites with good design and where a community benefit can appropriately be gained. This site is considered to urban in terms of the London Plan having a PTAL rating 5 – The plan states that in such locations up to 700 habitable rooms per hectare may be acceptable. The site has a density of approximately 344 habitable rooms per hectare.

5. Affordable Housing

Policy HSG 4 requires all new housing developments above a certain threshold to make contribution towards meeting the Borough's need for affordable housing. This proposal falls below the threshold as it is for 9 units.

6. Dwelling Mix

The proposal provides for a range of mix. The proposed development comprises 6 x one bed, 1 x two bed and 2 x three bed self contained flats.
The current mix of the scheme was arrived through agreement with the applicant and the Planning Service as it made the best use of the proposed floor area in terms of layout and enabled the provision of the larger flat – namely the three bedroom units to be located on the ground floor.

It is considered that although the mix does not comply with the Council's policy in that there is a shortfall of a 2 bed unit – it is considered that this mix

causes no harm and provided a satisfactory standard of accommodation - As such there is no planning objection.

7. Car Parking and Cycle Parking

The Council's Transportation Group is satisfied that the proposed development is in a location that is suitable to car free – adequate cycle storage has been provided within the site. The site is within a designated CPZ and has good transport accessibility.

8. Sustainability

The sustainability checklist has been completed and includes good ventilation – The applicant has indicated the willingness to introduce solar voltaic and grey-water reclamation – This is the subject of an appropriate condition.

9. Waste Management.

The bin storage and waste and recycling collection facility has been re-located to the side of the building in a purpose made facility in line with the aims of SPG8a.

10. Section 106 Agreement

Transportation

The applicant is willing to contribute £5,000 toward cycle lane provision, pedestrian footway and roadway improvements adjoining the site.

Administrative/Recovery cost

The applicant is willing to pay £1,000 toward administrative/recovery cost.

Comment on the objections raised as a result of notification

As highlighted above, reasons for the objections raised are as follows – The first concern raised is the effect of the proposed development on the local amenities. The main concern to nearby residents here is that the proposed development would create more harm in terms of parking and traffic to the detriment of the quality of life. It is considered however that the proposal meets the requirements of policy M9 Car Free Development'. Furthermore Transportation Group has raised no objection in principle to the proposed development.

The second concern raised is the environmental impact the proposed development would have on the nearby properties. The points raised here are loss of light and domestic refuse. The proposed development with the upper level set back will not unduly affect adjoining properties by reasons of loss of daylight, overlooking and loss of privacy and refuse bin provided for would not detract from the amenity currently being enjoyed.

The third concern raised is the effect on the character and appearance of the area. As previously stated - The upper storey is set back so that the overall bulk of the building would be minimised in the street scene.

The fourth concern raised is the effect of the development on provision of local facilities. The Council considers that the site can make a contribution to housing supply and provides an acceptable environment for residential use. Furthermore, the principle of making full re-use of previously developed and accessible urban land for housing purposes is provided for in Planning Policy Guidance 3.

SUMMARY AND CONCLUSION

The proposed development has been amended from that originally refused and is now considered appropriate for the site in that the issues and concerns raised and highlighted in the Inspectors comments especially in respect to overlooking, daylight/sunlight and outlook have been addressed.

It is considered that the proposed development will contribute beneficially to housing provision and sustainability in the borough. It has produced a development scheme that relates well to its surroundings in respect of scale, massing, height, design and external materials and finishes.

The proposed development as amended has produced a high quality design solution that is both practical in terms of the use and accessibility whilst also having regard to the UDP design objectives and policies especially UD3 and UD4.

It is also considered that the proposal would have no adverse impact on the local environment and traffic conditions and is deemed suitable for designation as a car free scheme.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application no. HGY2008/214 Drg No. P030b, 031b, 032b, 033b, 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 £5,000 toward Transportation works associated with cycle lane provision, pedestrian footway and roadway improvement within the locality and £1,000 toward administrtive/recovery charges.

RECOMMENDATION 2

(i) That planning permission be granted in accordance with planning application reference number HGY/2008/214 – Drg No. P030b, 031b, 032b, 033b 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: Transportation works associated with cycle lane provision, pedestrian footway and roadway improvement within the locality and £1,000 toward administrtive/recovery charges.

ii). That the Agreements referred to in Resolution (1) above is to be completed no later than 20/08/2008 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, 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 HGY2008/214 & applicant's drawing Nos. P030b, 031b, 032b, 033b 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 resiential 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, also Policy HSG 8 'Density Standards' and Policy M9 'Car Free Development' of Haringey Unitary Development Plan and is considered consistent with PPS 3 'Housing' and PPS13 '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, 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 addtress.

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 uundertakes any works or inccurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

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.

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Site plan

82 Beechfield Road, N4 1PF

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NORTH

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Planning Committee 08 September 2008 Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB - COMMITTEE

Reference No: HGY/2008/0954 **Ward:** Crouch End

Date received: 28/04/2008 **Last amended date:**

Drawing number of plans:

Address: 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 (revised scheme)

Existing Use: Vacant **Proposed Use:** Live/work

Applicant: Mr Alan Crawford

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 12/05/2008
Conservation Area
Road Network: C Road
Conservation Area

Officer contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The property is located at 150 Crouch Hill – situated within Crouch End Town Centre at the rear of commercial properties on The Broadway – Residential properties abut the site.

The existing building is a late 19th Century building of 1 ½ storeys constructed of red brick with a slate roof and decorative ridge tiles.

There is a dormer on either flank of the building - Whilst the building is contemporary with the surrounding properties and has some attractive qualities, the building has been added to the subsequent erection of two single storey garages on either flank.

The property is not listed but is located within the Crouch End Conservation Area.

PLANNING HISTORY

No relevant planning history.

DETAILS OF PROPOSAL

The current proposal seeks 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 (revised scheme)

The intention is to maintain the existing shell profile in a renovation scheme (the roof, walls and interior areas need major repairs) and the formation of a new basement over part of the floor area.

The building requires underpinning to enable its safe use as a result a basement area is formed from the excavation works.

The proposal will retain the existing outer walls; a secondary replacement skin will be built.

The roof will be replaced and will reuse much of the existing materials including the ride tiles.

On the rear of the roof 2 new velux windows are proposed, giving 3 in total.

The existing rear dormer is to be renovated and the existing clear glass will be replaced with opaque glass.

CONSULTATION

23/05/2008
Local residents
Transportation Group
Conservation Team
Ward Councillors

RESPONSES

Local residents: A number of objections have been received, comments as follows:-

1) We are pleased to see that the amended plans now show the use of the existing structure and not total demolition.
2) No provision for the protection of the tree in the garden of 3 Haringey Park.
3) Disturbance of this tree and its root structure may have a detrimental effect on the stability of the surrounding houses.

4) Digging out such a vast basement will potentially undermine surrounding gardens and houses and affect their stability, possibly causing subsidence.
5) Vehicles removing huge quantities of soil from the site will cause disturbance to traffic at the Crouch Hill junction and a real danger to pedestrians using the narrow pavement on Crouch Hill.
6) The change of use to 2 x 1 bed live/work units will significantly increase noise and light pollution, especially in the evening/night, where working restricted to 18.30, would clearly be impossible to implement.

A number of letters were also received that supported the proposal.

Transportation Group: Comments as follows: There is the concern that this site falls within Crouch End Restricted Conversion Area (Adopted 2006 UDP Policy HSG 11), in view of the existing on-street parking pressure at this location. Hence, the creation of additional residential units without off-street car parking provision would exacerbate this parking pressure. The Council's adopted UDP 2006 Policy HSG11 lists this section of Crouch Hill as one of the areas where "majority of properties have been converted into flats and are now experiencing problems of extreme parking pressure and a significant adverse effect on residential amenity" and that "any additional increase in on-street parking in this area would be detrimental to the effective operation of bus services." We will subsequently apply Policy I.3 of Appendix 1 UDP 2006 which requires that the applicant provides 2 car parking spaces (1.2 spaces per unit) for a development of this magnitude.
Consequently, in view of the lack of car parking provision by the applicant, in an area with severe parking pressure, compounded by the unavailability of adequate parking control mechanisms in this area, the highway and transportation authority object to this application.

Conservation Officer - PPG15 4.27 states that “consent for demolition within a conservation area should not be granted unless there are acceptable and detailed plans for any redevelopment”. Therefore the merits of the proposal will be weighed against the merits of the existing property, to ensure that the development preserves or enhances the character of the conservation area.

The proposed building replicates the existing building in bulk, height and massing with a matching building envelope; there is however, the addition of a basement. The materials of the building, similarly match the existing with the use of red brick and slate for the roof, however, the design details have been executed with glazing, timber to give the building a modern feel.

On balance, it is considered that the demolition of the existing building is acceptable as the proposal would preserve the character of the conservation area through the replication of the original building envelope and the use of a local palate of materials.

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design

CSV1 Development in Conservation Areas,
CSV7 Demolition in Conservation Areas
OS17 Tree Protection

SPG 1 Design Guidance
SPG 3a Extensions et al

ASSESSMENT OF THE APPLICATION

The main issues are as follows

1) Proposed alterations to the building,
2) Impact on the amenity of adjoining properties
3) Trees
4) Change of use to live/work.
5) Crime prevention
6) Sustainability
7) Transportation and waste management

1. Proposed Alterations

The proposed alterations and excavations will enable the creation of better internal layout and enable the building to be brought back into use.

The property is a detached building, there is no terrace element created – there is separation with the neighbouring property that exists and is retained.

The proposed development retains the existing building in bulk, height and massing; there is however, the addition of a basement.

The proposed re-roofing and underpinning works that enables the creation of the basement area are essential and necessary.

There is no planning or conservation objection to the creation of a basement area in that it is not considered to cause harm or to result in any loss of integrity of the building.

It is considered that the alterations would not alter the form and scale of the building. Additionally the proposal does not adversely affect the setting or the character of the locality or the conservation area.

The proposal is considered to conform to policies CSV1, UD3 and UD4 also SPG1a.

2. Impact of development on the amenity of adjoining properties.

The proposal incorporates some external lighting that would be located along the main access 'mews' and would incorporate discreet fittings that do not issue a great deal of 'glare'. There are no windows facing the proposal site along this elevation.

Regarding the possibility of interior lighting flooding out of the building – there are issues of energy conservation and sustainability and as such any fittings

would have to be in compliance with Building Control legislation on energy conservation.

The lighting proposal reflects the interior lighting scheme for the renovated building will incorporate a design that relies more on subtle but functional background lighting using LED and low voltage fittings in a specifically designed lighting scheme that minimises the upward spread of light near to, or above the horizontal, rather than lots of bright fluorescent fittings shining upwards out into the night sky.

Section drawings through the proposed Live/ Work area give more detail and illustrate this and how the design of the glazed roof lights can have blinds set into the recesses, primarily, to provide solar shading, but also preventing light escaping at night.

It should be noted that the proposal have reduced the amount of external flat roof glazing by 60%, from 65sqm down to 24sqm. This will minimise the impact of light emanating from the new building.

Objectors have raised an issue of light pollution and potential overlooking. It should be noted that many of the windows already have blinds attached.

Other windows have fixed 'non see through' film or obscured glazing. A number of these windows are to non-habitable rooms.

The configuration of the building along the flank has not been greatly altered and the windows that are shown (other than some new Velux windows angled upwards) have always existed in this location. However, as the building has been unoccupied for a long time, clearly, adjacent occupants have not experienced the building illuminated at night.

The applicant has stated that the 'Work' areas of the proposals will be occupied primarily during normal working hours and it is not conceivable that these main working lights will be left on throughout the night.

The 'Live' area lights are designed to provide low level illumination, highlighting internal design features.

3. Trees

There are a number of trees on the adjoining site that are the subject of TPO’s, however they are not adversely affected by the proposal – The Council’s Tree Officer has been consulted and considers that the basement area would cause no harm to neighbouring trees.

It is considered that the proposed development would not have an adverse impact upon important trees on the neighbouring site, as such is not contrary to policies OS17.

4. Live/work

Live/work has become more common place within London with many vacant and difficult properties being brought back into use.

The proposed units provide an acceptable standard of accommodation for live/work units and the proposed use will continue to provide an employment generating use whilst providing a residential element in an appropriate location.

The proposed use as a Live/work unit brings back into use premises that have been underused for a number of years and it would therefore be appropriate to recommend that planning permission be granted.

5. Crime Prevention

The Crime Prevention Officer has suggested that the proposal should provide a measured degree of illumination externally, with some discreet security lighting. Internal lighting when the main work spaces are unoccupied at night was considered to be a sensible proposal. As well as giving access to the backs of all the shops along the main street, there is also access to the flats above and in the past this has been linked to loitering, graffiti and other anti social behaviour. He suggests that a 'transparent' gate designed so that it can restrict unwanted access but can still allow authorised access should have been installed a long time ago.

6. Sustainability.

The re-use of the existing building is regarded as an important sustainable feature of the development in itself, which comply with the thrust of both National and London wide guidance.

In addition, the configuration of the proposed buildings, provide for good natural ventilation and day lighting.
The units are designed to benefits from passive ventilation eliminating the need for air conditioning.

Additionally it is proposed that building materials will be sourced from sustainable suppliers.

7. Transportation and Waste Management

Vehicular access is at the front of the property from Crouch Hill utilising the existing crossover to the site.
Transportation objects to the proposed development on the lack of off-street car parking.
The existing B1 use does not provide for any off-street car parking and had the potential create additional traffic.

It is considered that the proposed use as live/work would not cause any greater harm in terms of additional traffic and car parking than the lawful use.

Waste storage is located at the front of the building and will allow for appropriate re-cycling and refuse collection.

CONCLUSION

The proposed use will continue to provide an employment generating use whilst providing a residential element in an appropriate location.

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 Extensions et al of the Haringey Unitary Development Plan.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/0954

Applicant's drawing No. (s)

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. 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

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.

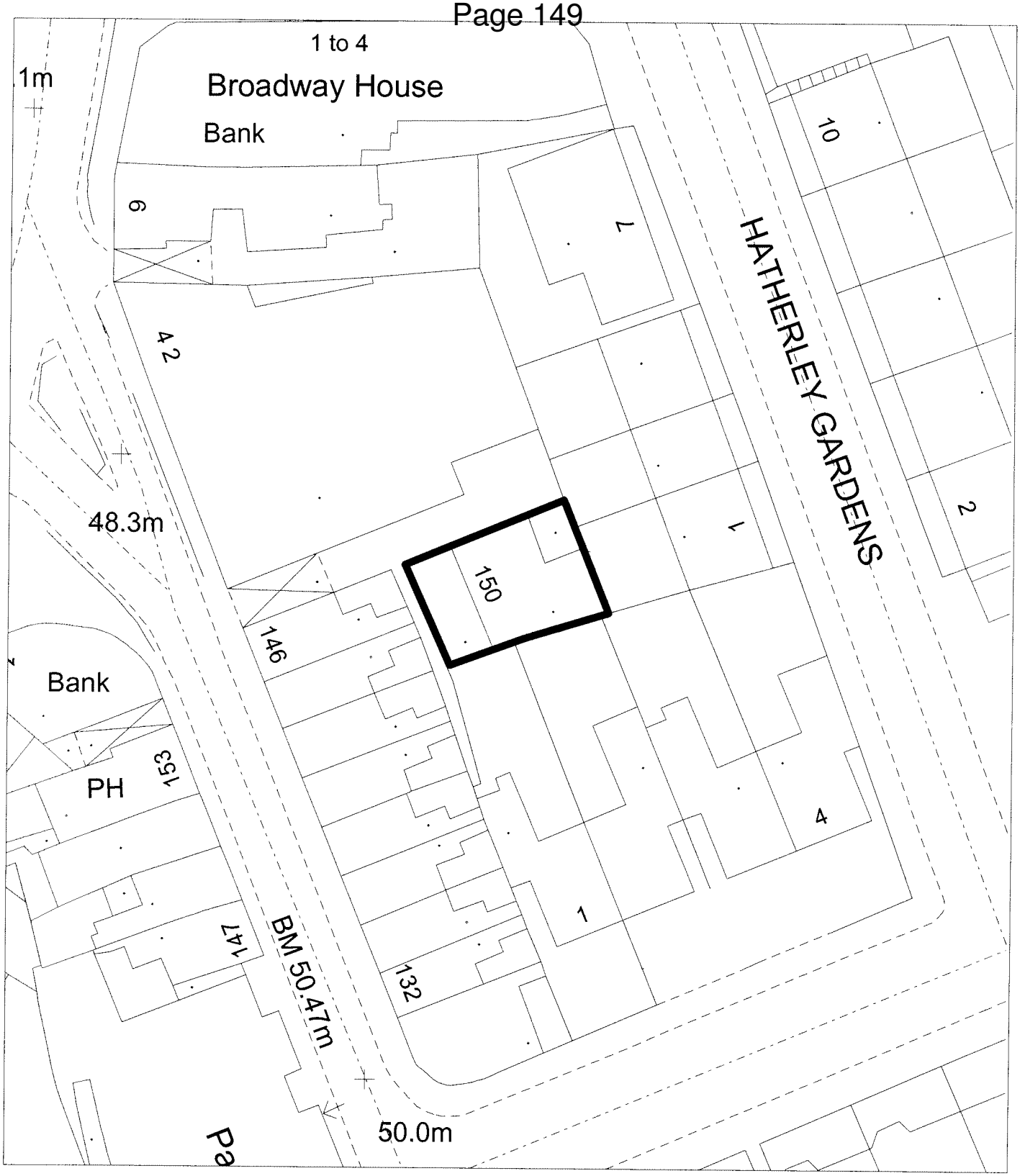
6. The live/work units hereby approved shall at no time be be used solely as residential without prior approval in writing by the Local Planning Authority.
Reason: In order to protect emploment generation on the site.

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 Extensions et al of the Haringey Unitary Development Plan.

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.



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Site plan

150 Crouch Hill, N8 9DZ

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 08 September 2008 Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/1432 **Ward:** Highgate

Date received: 02/07/2008 **Last amended date:**

Drawing number of plans: 646-1.001 - 646-1.003, 646-2.001 – 646-2.015,

646-3.001 - 646—3.002, 646—3.010, 646-4.001 – 646-4.005, 646-4.010,

Address: Furnival House, 50 Cholmeley Park N6 5EW

Proposal: Change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats that will include erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally, 15 cycle spaces. Refuse/re-cycling facilities and associated landscaping. (Revised Description)

Existing Use: C2 **Proposed Use:** C3

Applicant: Rozbelle Limited

Ownership: Private

PLANNING DESIGNATIONS

Road Network: B Road Contaminated Land

Officer Contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions and a Section 106 Agreement.

SITE AND SURROUNDINGS

The site is open on its north-west elevation where there is open land that we believe is associated with the adjacent Harrington Scheme horticultural building. To the north of the site are a number of large residential properties on the road named Parklands and to the east a terrace of houses / flats. To the south on the opposite side of the road are open land and tennis courts and to the south-west is the single residence of Kempton House and beyond that the large block of flats that is Cholmeley Lodge.

Cholmeley Park is a single carriageway road approximately 7.5m in width that has pavements of varying widths. A mix of building styles set back behind trees and hedges bound the road

Furnival House the application site is an existing large four storey building with a symmetrical Edwardian Baroque façade with a part semi-basement level. The building is institutional in character and visually prominent in its garden setting when viewed from Cholmeley Park. The building is currently used by the University of Westminster as halls of residence and was originally built by the Prudential Insurance Company as female staff accommodation. It stands alone amongst well-stocked landscaped grounds. The building has a 'U' platform above ground floor level, with the open end of the U facing to the rear.

The building is predominantly of red brick construction with faience detailing to strings, quoins, copings and entrance details. Two later addition utilitarian metal staircases are located on the rear of the building that detracts greatly from the general quality of the structure. The entrance hall has good flooring and embellishment to the entrance areas where building dates are noted. A very poor later addition lift has been inserted in the entrance hall approach. Internally the only other features of note are four circular roof lights, the detailing of which will be retained.

The site is within the designated Highgate Conservation Area and also forms part of the Highgate Bowl. The building itself is not listed. The wall that fronts the site has a local listing. There are no TPO trees on the site.

PLANNING HISTORY

HGY/1992/1035**-**GTD-22-12-92-Furnival House [007] Cholmeley Park London -Dismantling and reconstruction of existing gateway arrangement to facilitate widened access road.

HGY/1992/1039**-**GTD-20-10-92-Furnival House [007] Cholmeley Park London -Alteration to external elevation including amendment to windows and doors.

HGY/1992/1040-GTD-20-10-92-Furnival House [007] Cholmeley Park London -Construction of brick clad water tank enclosures on existing flat roof.

HGY/1992/1076**-**GTD-20-10-92-Furnival House [007] Cholmeley Park London -Replacement of two open, non - enclosed steel fire escape staircase with two new open, non-enclosed steel fire escape staircase.

HGY/1992/1364**-**GTD-10-05-93-Furnival House [007] Cholmeley Park London -Formation of a grasscrete road.

HGY/1993/0035**-**GTD-09-02-93-Furnival House [007] Cholmeley Park London -Details of materials pursuant to conditions 3 & 4 attached to planning permission HGY/45585.

HGY/1994/0789-WDN-25-04-96-Adjacent to Furnival House Cholmeley Park London -Erection of four storey block comprising 6 No. two bedroom flats with basement parking for seven cars and two additional car parking spaces with ancillary amenity space. (AMENDED DRAWINGS SUBMITTED ON 30TH DECEMBER 1994)~

HGY/1994/0976-WDN-12-11-96-Adjacent to Furnival House Cholmeley Park London -Erection of four storey block comprising 8 no. two bedroom flats with present parking for seven cars and two additional car parking spaces with ancillary amenity space. (Duplicate Application).

HGY/1995/0763-WDN-03-01-96-Furnival House [007] Cholmeley Park London -Listed Building Consent for stabilisation works to two walls of enclosed garden.

HGY/1995/1343-GTD-21-05-96-Tennis court site Furnival House Cholmeley Park London -Display of one advertisement at entrance to site.

OLD/1988/0226-GTD-08-12-88-Furnival House [007] Cholmeley Park London -11/8/88 Erection of extension to existing glass house new changing rooms, workspace and offices.

HGY/2008/1185-GTD-28-07-08-The Harrington Scheme Rear of Furnival House, 50 Cholmeley Park Hornsey London -Erection of temporary single storey portacabin building to provide a classroom and an office.

DETAILS OF PROPOSAL

The proposal involves the change of use from halls of residence belonging to the University of Westminster to residential (C3) and conversion of the property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats over lower ground, ground, first, second, third and fourth floors.

The whole sits over a basement carpark accessed via a car lift. All floors other than the fourth are contained within the existing building. The new fourth floor replaces existing brick plant enclosures and a roof access stair housing. The part semi basement will be extended to the full width of the building to provide leisure facilities and two residential units. A new full parking basement will be constructed below this providing 11 car parking spaces with access via a car lift and 15 cycle spaces with access via the car lift, the passenger lift or by stairs and four car parking spaces will be provided externally on surface level. Refuse/re-cycling facilities will be provided at the rear of the site and associated landscaping is also included.

In terms of facing material at the rear elevation the replacement roof structure is to be constructed from the same material as the stepped infill but is also to have a grille to the top of the glazed areas and an overhanging eaves detail to provide shading. The roof will be finished with a single ply membrane.

CONSULTATION

Ward Councillors
Highgate CAAC
The Highgate Society
Conservation Team
46 Cholmeley Park
1-21 © Parklands, Cholmeley Park
12a Parklands, Cholmeley Parklands
Flat 1-6 © Kempton House, Cholmeley Park
55a Cholmeley Park
Flat 1-9 © 55 Cholmeley Park
Flat 1-8 © Elm Court, Cholmeley Park
53 Cholmeley Park
51 Cholmeley Park
8-14 (e) Winchester Place
1-6 © Dukes Head Yard

RESPONSES

Transportation Group

This site is located in an area with medium public transport accessibility level and within a walking distance of the bus route Highgate High Street which offers some 40buses (two-way), to connect with the nearby Archway tube station. We have subsequently considered that the majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from this site. In addition, even without discounting the traffic resulting from the existing hostel use, our interrogation with TRAVL database has indicated that this development, some 4046sqm GFA, would generate some 15 and 8 vehicle movements (in/out of this development combined) during the morning and evening peak hours respectively, using comparable sites (Albion Wharf-SW11, Frazer Close - RM1, Parliament Square-SE1, Watergadens-SM1) as the basis for assessment. These forecasted vehicle movements are more than twice those predicted by the applicant's consultants Ardent Consulting Engineers who used TRICS database instead of the recommended TRAVL data.

Moreover, notwithstanding that this development is within the Archway Road Restricted Conversion Area (Policy HSG11), an area which suffers from heavy on-street parking pressure, the applicant has proposed 15 car parking spaces, including 2 disabled bays and, 15 bicycle racks which shall be enclosed under a secure shelter, as indicated on the Basement Floor Plan No.646-2.00 and in line with the parking standard stated in Appendix 1 of the UDP. There is also the presence of Highgate Hill controlled parking zone which controls on-street car parking at this location and operates from Monday to Friday between 1000hrs and 1200 noon. It is therefore deemed that this development proposal would not have any significant adverse impact on the existing traffic or indeed car parking demand on the adjoining roads.

The applicant is also retaining the existing access arrangement which enables vehicles including refuse and emergency vehicles to enter and leave the site in forward gear. However, there is the concern with the lack of footway on the western side of the stretch of Cholmeley Park fronting this development. Hence we will ask the applicant to make a financial contribution towards the construction of a footway on this side.
The highways and transportation authority does not object to this application.

Highgate CAAC

Object, while the proposed change of use would on balance be acceptable, the proposed roof level extension would be damaging to the character and appearance of the conservation area

Highgate Society

The society do not oppose subject to the following conditions;

- The footprint of the existing building will not be increased
- There will be no encroachment upon the existing unbuilt areas on the Furnival House site, or the existing tennis courts
- There will be no loss of privacy at present enjoyed by adjoining properties
- There will be no adverse effect resulting from the construction works upon the Highgate Bowl or upon surrounding land and other properties within the conservation areas
- There will be no loss of damage of the existing trees on the site

Conservation Team

A site visit was carried out on the 25th of June 2008 with the conservation officer, planning officer and architects. The conservation team have no objection to the proposed fourth floor, two storeys stepped infill extension and proposed basement excavation because its overall design and scale would not be detrimental to the Highgate Conservation Area. They are satisfied that the existing building will be retained and therefore the appearance unaltered and the two metal staircases together with a large number of svp's removed and internally the entrance hall restored.

Council's Arboriculturalist

It is proposed to remove only one tree to facilitate the proposed new development (T38: Sycamore). T38 is located at the rear of the existing building. I have no objection to its removal as a programme of new tree planting will provide adequate replacement trees.

The applicant must provide an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for approval. This is a requirement of BS 5837: 2005 Trees in relation to construction.

The AMS must cover all works that impact on trees, including the proposed new footpath to be installed east of the building. The TPP must include a specification for protective fencing and ground protection where necessary. It must also identify the location of site buildings, storage areas, and areas where building materials will be mixed.

A number of letters of objection received from residents, their comments are as follows;

- Lack of parking will lead to more parking pressures on the road
- They are concerned about the change of use to flats as the previous use did not pose any problems
- The works will involve major excavation works that is too excessive and may lead to drainage problems, landslide and possible subsidence of nearby properties
- The developers have not provided a geological, engineering or any form of report to demonstrate whether or not such a large scale excavation is likely to have an effect on other properties in the vicinity
- Surrounding trees and roots will be affected
- Construction works will affect their amenity
- An additional floor will affect their overall outlook and impinge on their privacy
- An additional floor will be out of keeping with the neighbourhood and surrounding houses and lead to overdevelopment of the site
- They are concerned about the size, depth and footprint of the proposed extensions
- The proposed scheme will have long term environmental impacts
- The additional top floor will lead to a loss of privacy and light to homes
- The proposed leisure facilities may be available for use by the public

- **The neighbour from 1 Kempton House, 52 Cholmeley Park** – Will the property fit in aesthetically with the existing buildings in the street, when will the works begin, how long will the building works last, will work be carried out at weekends,

- **The Harrington Scheme** – do no object subject to the following conditions;

1. There is no loss of vehicular or pedestrian access to the Harrington Scheme site at the rear of Furnival House throughout the construction period

2. The current access road from Cholmeley Park to Harrington's site (rear of Furnival House) is maintained.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 15: Planning and the historic environment

The London Plan - 2004

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Efficient use of stock
Policy 3A.4 Housing choice
Policy 3A.8 Negotiating affordable housing in individual private residential and mixed-use schemes
Policy 4B.3 Maximising the potential of sites
Policy 4B.6 Sustainable design and construction
Policy 4C.21 Design statements
Policy 6A.5 Planning obligations

Adopted Unitary Development Plan, 2006

G2 Development and Urban Design
UDI Planning Statements
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
M10 Parking for Development
CSV1 Development in Conservation Areas
CSV5 Alterations and Extensions in Conservation Areas
CSV7 Demolition in Conservation Areas
HSG1 New Housing Development
HSG2 Change of Use to Residential
HSG4 Affordable Housing
HSG9 Density Standards
HSG10 Dwelling Mix
M10 Parking for Development

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPG3a Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes
SPG2 Conservation and Archaeology

SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight
SPG7a Parking Standards
SPG8b Materials
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG 10b Affordable Housing
SPG 10c Educational Needs Generated by New Housing Development

SPG 3.5 - Highgate Bowl – in Highgate Conservation Area (1999) -

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed scheme does raise a number of issues and these can be considered under the following headings;

1. Principle of a residential use
2. Design and bulk of the proposed extensions and alterations
3. Landscaping
4. The layout/ standard/ mix of accommodation of the proposed residential units,
5. Impact on residential amenity
6. Transport Assessment
7. Waste Disposal
8. Sustainability & Environmental Issues
9. Affordable Housing
10. Planning Obligations/ Section 106

1. Principle of a residential use

Guidance from the Central Government and the London Plan set housing targets for Local Authorities. The London Plan sets housing targets for individual Boroughs for the period up to 2016. These targets are generally reflected in Unitary Development Plan policy HSG 1 New Housing Developments. This development will contribute towards the Council meeting its target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing development.

The change of use of the site to residential will mean the loss of the halls of residence as the University of Westminster are providing replacement purpose built student accommodation elsewhere within London.

The proposal accords with the aim of Policy HSG 2 in that the building has not been in B1, B2 or B8 use, a change of use is therefore allowed. Additionally the site does not lie within a Defined Employment Area and there will be no

adverse impact on the local environment. It is located within an established residential area and close to a number of public transport facilities. Residential development is considered appropriate for this site and to be in accordance with the sequential approach advocated in policy HG1 'New Housing Development'.

It is considered that internal alterations would be required for the conversion/modernisation of the building but care will be taken to preserve the main reception rooms

2. Design & Bulk of the Proposed Extensions and alterations

The proposed fourth floor will be approximately the same height as the existing structures. It will be set back from the main facade at the front by 3.5m, 2.4m at the side elevation and 7.7m from the rear elevation. The footprint of the fourth floor unit will have a recessed area on the front elevation to provide additional amenity space. The additional floor will be well set back and not visible from the ground.

The proposed second floor and third floor infill extension will both be stepped back at 5.5m from the rear boundary line, and provide terraces with balustrades for the second and third floor flats. Again it will not be visible from the ground.

The proposed infill and replacement roof structure although modern in style it will compliment the existing building and not detract from it as the main building will be left dominant in its setting.

The existing lower ground will be extended to the full width of the building to accommodate a swimming pool, two units and additional leisure facilities and further excavation will be carried out below to provide a car park. The proposed basement excavation will not raise any specific planning issues.

Overall the existing footprint of the building will remain the same, the extensions including the basement in relation to its scale and style will not be detrimental to the Highgate Conservation Area or intrude on the character of the Highgate Bowl. The removal of the unsightly staircase will further enhance the building and the preservation of the walls, arches and gate and restoration of the entrance hall will preserve the character of the conservation area.

3. Landscaping

The site is well covered with existing trees and landscaping. A tree report has been submitted with the scheme that discusses the impact of the scheme on existing trees and how protection off retained trees during the development stage will be implemented. It is proposed that only one existing tree is removed, but that other semi mature trees are planted to replace it. The tree is located to the immediate rear of the building. Alex Fraser the arboriculturalist comments are as follows;

It is proposed to remove only one tree to facilitate the proposed new development (T38: Sycamore). T38 is located at the rear of the existing building. I have no objection to its removal as a programme of new tree planting will provide adequate replacement trees.

4. Layout / standard & mix of Residential Accommodation

As discussed above the residential accommodation will consist of 15 self contained units on lower ground, ground, first, second, third and fourth floors. The lower ground floor will consist of 2 units comprising of 1 x one bed (121.2sqm) and 1 x 2 beds (153.1sqm). The ground floor will consist of four units comprising of 4 x 2 beds ranging from 116.9sqm to 153.3sqm. The first floor will consist of four units comprising of 4 x 2 beds ranging from 137.5sqm to 136.2sqm. The second floor will consist of two units comprising of one 2/3 bed (260.9sqm) and one 3/4 bed (295.6sqm). The third floor will consist of two units comprising of one 2/3 bed (245.5sqm) and one 3/4 bed (278.5sqm) and the fourth floor will comprise of 1 x 4 bed (272.1sqm). All of the unit sizes and room sizes are consistent with the floor space minima identified in SPG 3a. The rear facing units on first, second, third and fourth floor will have generous size terraces.

In terms of the dwelling mix policy HSG10 seeks to ensure a mix of housing types and sizes within developments to meet the range of housing needs in the borough. The recommended mix for private market housing is set out in SPG3a and requires a dwelling mix of 37% -1 bedroom units, 30% -2 bedroom units, 22% - 3 bedroom units and 11% 4 bedroom units.

The proposed development will consist of 1 x one bed (13.4%), 9 x two bed (46.6%) and 3 x three/four beds (40%) units. On balance the proposed mix is considered acceptable.

5. Impact on Residential Amenity

The proposed fourth floor and the stepped infill extension is set well back and not visible from ground level. it will be visible from the rear windows on the upper floors of the residents living in Parklands, Cholmeley Park, as Furnival House is on a much higher level.It is considered however due to the overall set back of the proposed extensions the proposal will not have a detrimental affect on their amenities. **N.B** The distance between the habitable room windows of the houses in Parklands that face the proposed windows at the rear elevation of the application site meets the standards set out in SPG 3b.

Overall the scheme has been designed with sensitivity to minimise overlooking/ undue loss of privacy of neighbouring occupiers.

The scheme will also provide new tree planting at the rear to provide more screening to residents living in Parklands.

6. Transport Assessment

Parking for the proposal is in the proposed basement car park which will accommodate 11 cars and there will also be cycling racks. The cars will access the parking court by means of a car lift. The scheme will also include 4 car parking spaces on surface level. Transportation comment;

This development is within the Archway Road Restricted Conversion Area (Policy HSG11), an area which suffers from heavy on-street parking pressure, the applicant has proposed 15 car parking spaces, including 2 disabled bays and, 15 bicycle racks which shall be enclosed under a secure shelter, as indicated on the Basement Floor Plan No.646-2.00 and in line with the parking standard stated in Appendix 1 of the UDP. There is also the presence of Highgate Hill controlled parking zone which controls on-street car parking at this location and operates from Monday to Friday between 1000hrs and 1200 noon. It is therefore deemed that this development proposal would not have any significant adverse impact on the existing traffic or indeed car parking demand on the adjoining roads and also no residents will be entitled to apply for a residents parking permit under the terms of relevant TMO controlling on – street parking in the vicinity of the development.

The applicant is also retaining the existing access arrangement which enables vehicles including refuse and emergency vehicles to enter and leave the site in forward gear. However, there is the concern with the lack of footway on the western side of the stretch of Cholmeley Park fronting this development. Hence we will ask the applicant to make a financial contribution towards the construction of a footway on this side.

The highways and transportation authority does not object to this application.

7. Waste Disposal

The design for refuse and recycling storage and collection is based on using a new storage point to the rear of the site in approximately the same location as existing facilities. Collection from this area will be as existing.

8. Sustainability & Environmental Issues

Within the adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability and green elements to be incorporated into schemes of this nature. A sustainability checklist has been submitted with this application which refers to a number of sustainability measures;

The existing building will be reused and redeveloped. Higher levels of insulation and building efficiency anticipated.

The proposal will provide cycle storage, charging points for electric cars, and a centralised boiler plant will be in place in the basement.

There will be no disturbance from pollutants, all lighting will be low level and no glare is anticipated. The land is unlikely to be polluted given its current and historic use.

Water conservation cylinders will be used as rainwater harvesting is not possible due to limited external space and tree root protection area.

New tree screening is proposed as one tree will be removed. A landscape scheme and tree report is submitted.

Provision will be made for natural wildlife.

Provision of recycling storage.

The proposal will enhance the character and appearance of the conservation area.

Some sustainability measures have been made however a site wide energy assessment alongside an energy statement was not submitted with the scheme.

9. Affordable Housing

Policy HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%.

SPG 10b allows for a commuted sum to be paid in lieu of the non provision of affordable units on site. Following discussions with the Councils 'Housing Enabling' Team it was considered that in this case it is more appropriate for the Council to seek a commuted sum towards the provision of affordable units within the borough.

10. Planning Obligations/ Section 106

Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

Education Contribution

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £120,000.

Affordable Housing
The applicant has agreed to make a financial contribution of £1.320, 000 towards the provision of affordable housing in the borough.

Transportation contribution

The applicant has agreed to contribute a sum of £50,000, towards the construction of a footway on the western side of this stretch of Cholmeley Park and/or providing alternative walking improvement measures. To improve the conditions for pedestrians at this location.

The applicant has also agreed to enter into a S.106 agreement that no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development' to contribute a sum of £1000 (One thousand pounds) towards the amendment of the TMO for this purpose.

Recovery Costs

As part of the S106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recovery/administration costs.
The applicant has agreed to a contribution of £14,000 toward recovery costs/administration.

SUMMARY AND CONCLUSION

The proposed change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats including erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally is considered acceptable for the following reasons;

The existing building will be retained and therefore the appearance unaltered, albeit that existing svp's will be removed and the face of the building cleaned repaired and restored; this will include the entrance hall. The proposed fourth

floor and second/third floor stepped infill extensions are well set back and therefore not detrimental to the building within the conservation area, the proposed basement excavation will not raise any specific planning issues, the proposed landscaping scheme will enhance the conservation area, the proposed layout/standard and mix of residential accommodation will accord with SPG 3a. The proposal would not be detrimental to the amenity of the nearby residents. The scheme will not have a significant adverse impact on existing traffic or indeed car parking demand on the adjoining roads. The proposed waste disposal that will include refuse and recycling storage will be in the same location as existing facilities. A number of sustainability measures have been submitted with the scheme.

The proposed development is therefore considered to be in accordance with policies UD2 Sustainable Design and Construction, UD3 General Principles, UD4 Quality Design, UD7 Waste Storage, M10 Parking for Development, CSV1 Development in Conservation Areas, CSV5 Alterations and Extensions in Conservation Areas, HSG2 Change of Use to Residential, HSG4 Affordable Housing, HSG 10 Dwelling Mix, HSG1 New Housing Developments and the Councils SPG1a Design Guidance and Design Statements, SPG3a Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes, SPG2 Conservation and Archaeology, SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG7a Parking Standards, SPG10a The Negotiation, Management and Monitoring of Planning Obligations, SPG 10b Affordable Housing SPG 10c Educational Needs Generated by New Housing Development.

It is therefore appropriate to recommend that planning permission be granted subject to the following conditions and agreement.

RECOMMENDATION 1

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

1. That planning permission be granted in accordance with Planning application no. HGY/2008/1432, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure a financial contribution of £1,320 000 toward the provision of Affordable Housing within the Borough; £120,000 toward educational facilities within the Borough; a contribution of £50,000 towards Transportation/highway infrastructure within the Borough; a contribution of £1,000 towards the amendment of the Traffic Management Order for designation of a car-free development and a contribution of £14,000 for recovery/administration costs.

2. That the Agreement referred to in resolution (1) above is to be completed no later than 23 September 2008 or within such extended time as the Council's Assistant Director (Planning Policy and

Development) shall in his discretion allow; 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/2008/1432 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 10c Educational Needs Generated by New Housing Development' attached to the Haringey Unitary Development Plan.

That following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2008/1412 and drawing No. (s) 646-1.001 - 646-1.003, 646-2.001 – 646-2.015, 646-3.001 - 646—3.002, 646—3.010, 646-4.001 – 646-4.005, 646-4.010,

for the following reason:

The proposed development for complies with Policies, UD3 ‘General Principles’, UD4 ‘Quality Design’, UD7 ‘Waste Storage’, UD8 ‘Planning Obligations’, HSG1 ‘New Housing Developments’, HSG2 ‘Change of Use to Residential’, HSG9 ‘Density Standards’, HSG10 ‘Dwelling Mix’ and M10 ‘Parking for Development’ of the Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a ‘Design Guidance’, SPG3a ‘Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes’, SPG3b ‘Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight’, SPG7a ‘Parking Standards’, SPG8a ‘Waste and Recycling’, SPG10a ‘The Negotiation, Management and Monitoring of Planning Obligations’, SPG10c ‘Educational Needs Generated by New Housing Development’ and SPG10e ‘Improvements to Public Transport Infrastructure and Services’.

Subject to the following conditions:

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

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. 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. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.
Reason: In order to ensure the development has satisfactory landscaped areas in the interests of the visual amenity of the area.

6. 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 provisions: New replacement specimens of a similar type to those trees to be removed. Reason: In order for the works to be supervised by the Council's Arboriculturalist to ensure satisfactory tree practice in the interest of the visual amenity of the area.

7. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

8. The applicants contributes a sum of £50,000 (sixty thousand pounds), by way of S.106/S278 agreement, towards the construction of a footway on the western side of this stretch of Cholmeley Park and/or providing alternative walking improvement measures. Reason: To improve the conditions for pedestrians at this location.

9. The applicants submits details of the routeing/management of the construction traffic to the transportation planning team, for approval.
Reason: To minimise the impact of the movements of the associated

construction vehicles, on the adjoining roads.

10. Details of provision for recycling and refuse storage on the site should be submitted and approved by the Local Planning Authority.
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearnce of the locaility.

11. 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.

12. 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.

13. 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.

14. 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.

15. The applicant must provide an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for approval. This is a requirement of BS 5837: 2005 Trees in relation to construction.

The AMS must cover all works that impact on trees, including the proposed new footpath to be installed east of the building. The TPP must include a specification for protective fencing and ground protection where necessary. It must also identify the location of site buildings, storage areas, and areas where building materials will be mixed.
Reason: In order to ensure the development is carried out in accordance with the approved details and the interests of the amenity

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.

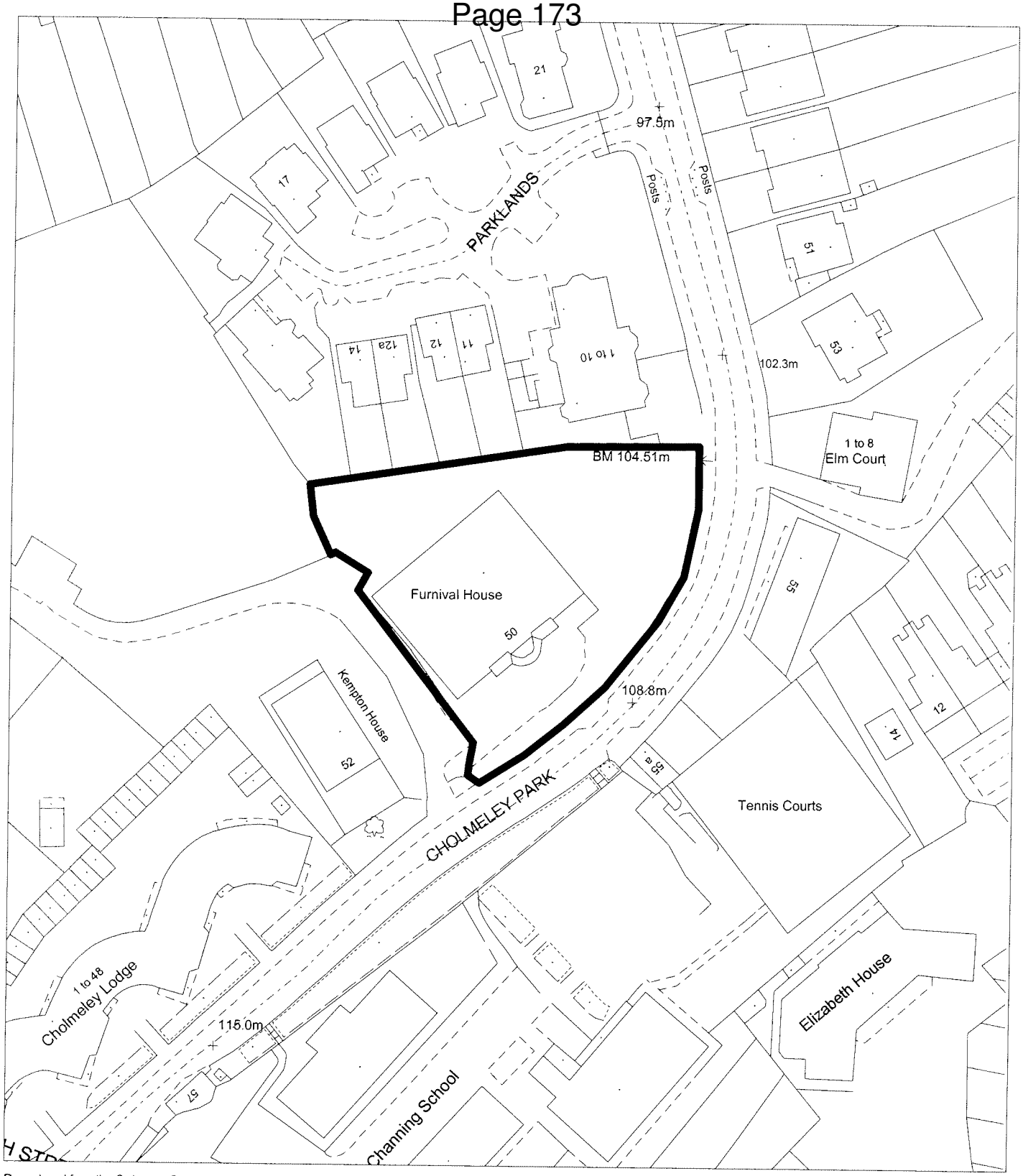
REASONS FOR APPROVAL:

The proposed change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats including erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking

spaces in basement area and four parking spaces externally is considered acceptable for the following reasons;

The existing building will be retained and therefore the appearance unaltered, albeit that existing svp's will be removed and the face of the building cleaned repaired and restored; this will include the entrance hall. The proposed fourth floor and second/third floor stepped infill extensions are well set back and therefore not detrimental to the building within the conservation area, the proposed basement excavation will not raise any specific planning issues, the proposed landscaping scheme will enhance the conservation area, the proposed layout/standard and mix of residential accommodation will accord with SPG 3a. The proposal would not be detrimental to the amenity of the nearby residents. The scheme will not have a significant adverse impact on existing traffic or indeed car parking demand on the adjoining roads. The proposed waste disposal that will include refuse and recycling storage will be in the same location as existing facilities. A number of sustainability measures have been submitted with the scheme.

The proposed development is therefore considered to be in accordance with policies UD2 Sustainable Design and Construction, UD3 General Principles, UD4 Quality Design, UD7 Waste Storage, M10 Parking for Development, CSV1 Development in Conservation Areas, CSV5 Alterations and Extensions in Conservation Areas, HSG2 Change of Use to Residential, HSG4 Affordable Housing, HSG 10 Dwelling Mix, HSG1 New Housing Developments and the Councils SPG1a Design Guidance and Design Statements, SPG3a Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes, SPG2 Conservation and Archaeology, SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG7a Parking Standards, SPG10a The Negotiation, Management and Monitoring of Planning Obligations, SPG 10b Affordable Housing SPG 10c Educational Needs Generated by New Housing Development.



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Site plan

Furnival House, 50 Cholmeley Park N6 5EW

HARINGEY COUNCIL

Directorate of Urban Environment

Ransford Stewart
Assistant Director
Planning Policy & Development
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London N17 8BD

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NORTH	Drawn by	MS
	Scale	1:1000
	Date	18/08/2008

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Planning Committee 08/09/2008 Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/1392 **Ward:** Crouch End

Date received: 26/06/2008 **Last amended date:**

Drawing number of plans: P030, PO20, P021, A001, A002, A003, A004, K007, P002D, P010, P004, P005, P006, P007, P008, P001, P051, P052 & P053.

Address: Highgate Wood School, Montenotte Road N8 8RN

Proposal: Extensions to school building to include alterations, new learning resources centre, four new classrooms, additional dining/social space and relocation to existing open air stage

Existing Use: School **Proposed Use:** School

Applicant: Haringey Council

Ownership: private

PLANNING DESIGNATIONS

Road Network: C Road
Conservation Area

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site comprises the Highgate Wood School Campus accessed from Montenotte Road.

The school site is largely surrounded by the open areas of the Shepherds Cot trust occupied by various cricket and tennis clubs. The south western corner abuts the properties at the end of Montenotte Road and Nos. 53-71 Glasslyn Road. The existing school buildings date from the 1960's to the 1990's and include a mix of styles and storey heights.

The open ground adjoining is metropolitan open land identified in the Unitary Development Plan 2006. The school site and buildings are not included in the MOL designation although the all weather games area is.

PLANNING HISTORY

Various applications for new school buildings have been approved for this site over the years.

DETAILS OF PROPOSAL

The scheme proposes a new building next to the existing hall in the centre of the site to provide four new classrooms and a replacement library. The existing library will be converted to form three new classrooms. A second element of the scheme is a double height infill building adjacent to the dining room with a mezzanine bridge.

The existing open air stage will be relocated to face the all weather games area.

The school requires the additional accommodation to accommodate its widening curriculum, to cater for an increase in numbers, particularly in the sixth form and to bring dining and social space closer to the required area required for a school of this size.

CONSULTATION

Ward Councillors

Hornsey Conservation Area Advisory Committee

The Hornsey Club, Tivoli Road

51-71 Glasslyn Road

3-13, 8-16 Montenotte Road

In addition to the notification carried out by this Service, Childrens Services have undertaken their own consultation exercise. Three drop-in sessions have been held at the school for local people to attend, in February, May and July of this year. Two newsletters have been produced in February and June this year for circulation to local residents. The BSF team met with local Ward Councillors in March 2008 to discuss the scheme and included a tour of the school. The design has also been discussed with staff and students whose ideas have been incorporated in to the proposals.

RESPONSES

Hornsey Conservation Area Advisory Committee – no objection

8 Altior Court, Shepherds Hill – object on grounds of increased activity with extra schoolchildren making excessive noise harassing passing adults.

23 Highgate Heights, Shepherds Hill – object to the proposed outdoor stage and noise potential from amplified music.

63 Glasslyn Road – no objection. Concerned over disturbance from building works.

RELEVANT PLANNING POLICY

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

Consultation on the Core Strategy of the Local Development Framework (LDF) (Issues and Options) was completed in March 2008. The Core Strategy is therefore considered to be at an early stage and of limited weight. The Unitary Development Plan 2006 therefore remains the main policy document for assessing planning proposals, the policies of which are saved until 2009.

CW1 COMMUNITY WELLBEING

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

POLICY UD3: GENERAL PRINCIPLES

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

Paragraph (e) of this policy requires details of tree planting and works and soft landscaping to be submitted and considered as part of development proposals.

POLICY UD4: QUALITY DESIGN

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

The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues to be considered with this application are:

- Need for the new facilities
- Design/appearance
- Impact on adjoining properties

The Need for the New Facilities

Policy CW1 recognises the need for high quality community facilities in the borough as essential to the fabric of a successful, healthy and inclusive society. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. Highgate Wood is a successful and expanding school and the proposed new and improved facilities will contribute toward the continuing improvement of the school. As such, the proposal meets the objectives of policy CW1.

Design/Appearance

Policies UD3 and UD4 seek to ensure that new buildings are of high quality design and appropriate to their location. In this case, the new buildings are positioned on the side of the existing school buildings facing into the site and will not be visible from outside the site. The new building attached to the Wren building is approximately two thirds lower than the existing building and the eaves are lower than the cill heights of the clerestorey windows of the gymnasium. In terms of their appearance, the new buildings utilise similar proportions and finishes to the existing buildings and will therefore blend in with the existing buildings.

Similarly, the proposed bridge link is finished in materials to match the existing school buildings and will not be visible fro outside the site. In this light, it is considered that the proposed buildings are satisfactory and meet the requirements of policies UD3 and UD4 in terms of design and appearance.

Impact on adjoining properties

Policy UD3 seeks to protect the existing residential amenity of neighbouring occupiers. As stated in the preceding paragraphs, the proposed extensions are located towards the inside of the school campus and will not be visible from the neighbouring residential properties. It is therefore considered that the proposal will not adversely affect the amenity of the adjacent properties and therefore meets the objectives of policy UD3.

SUMMARY AND CONCLUSION

The application site comprises the Highgate Wood School Campus accessed from Montenotte Road. The scheme proposes a new building next to the existing hall in the centre of the site to provide four new classrooms and a replacement library. The existing library will be converted to form three new classrooms. A second element of the scheme is a double height infill building adjacent to the dining room with a mezzanine bridge. The existing open air stage will be relocated to face the all weather games area.

Highgate Wood is a successful and expanding school and the proposed new and improved facilities will contribute toward the continuing improvement of the school. The proposal therefore meets the objectives of policy CW1. The design and appearance of the proposed buildings is satisfactory and meets the requirements of policies UD3 and UD4. It is also considered that the proposal will not adversely affect the amenity of the adjacent properties and therefore meets the objectives of policy UD3.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/1392

Applicant's drawing Nos: P030, PO20, P021, A001, A002, A003, A004, K007, P002D, P010, P004, P005, P006, P007, P008, P001, P051, P052 & P053.

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.

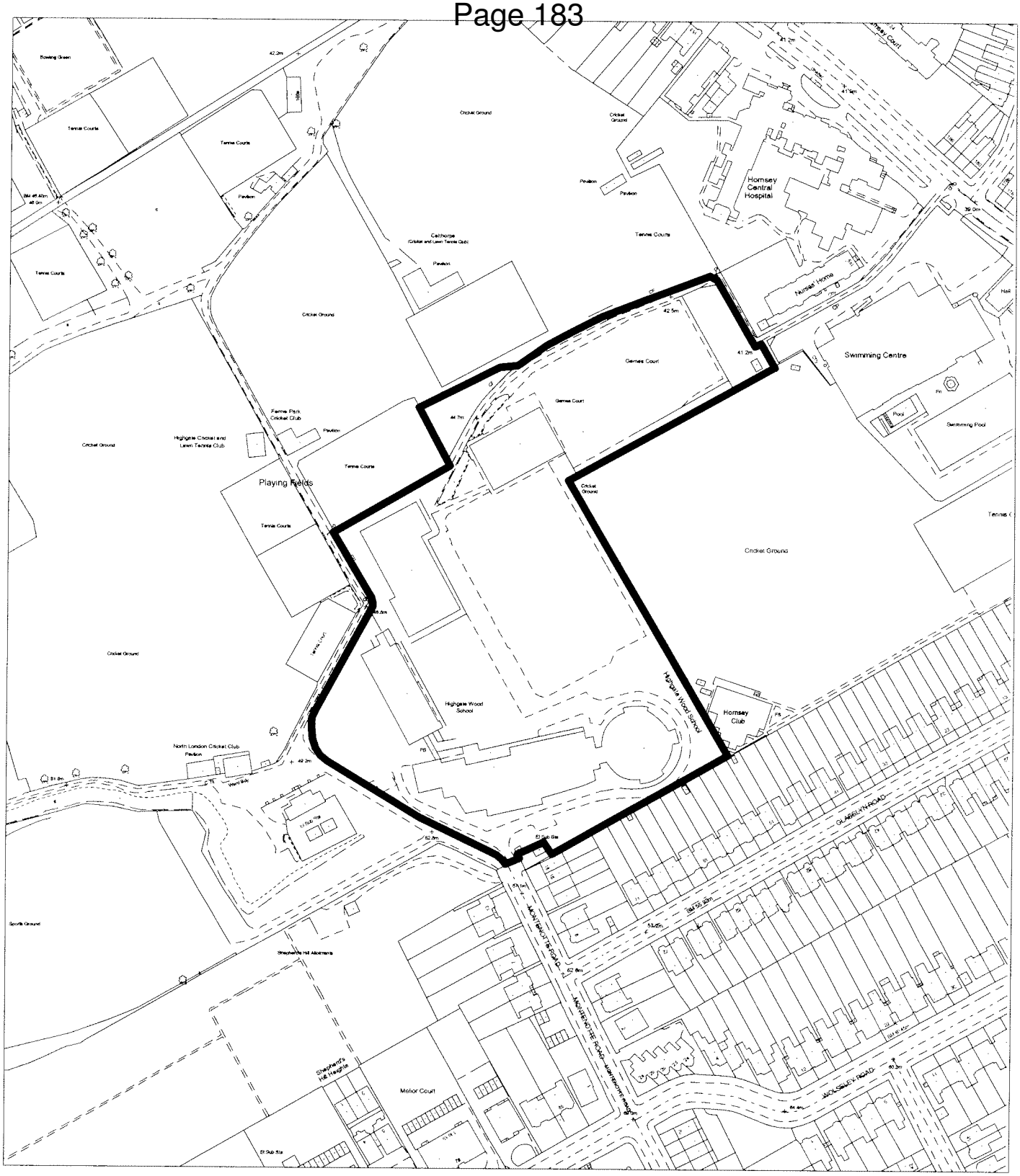
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests 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. 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.

REASONS FOR APPROVAL

Highgate Wood is a successful and expanding school and the proposed new and improved facilities will contribute toward the continuing improvement of the school. The proposal therefore meets the objectives of policy CW1. The design and appearance of the proposed buildings is satisfactory and meets the requirements of Policies UD3 and UD4. It is also considered that the proposal will not adversely affect the amenity of the adjacent properties and therefore meets the objectives of policy UD3.



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Site plan

Highgate Wood School, Montenotte Road N8 8RN

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Planning Committee Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/1433 **Ward:** Seven Sisters

Date received: 02/07/2008 **Last amended date:**

Drawing number of plans S5219/D/0/002; S5219/D/3/001, 010, 011, 012, 013, 200, 201, 202, 203; S5219/F/2/013; S5219/F/3/001, 010, 011, 012, 200201, 202, 203,

Address: Gladesmore Community School, Crowland RoadN15 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.

Existing Use: School **Proposed Use:** School

Applicant: Haringey Council - Children And Young People's Services

Ownership: Council

PLANNING DESIGNATIONS

Archeological Imp
Road Network: B Road

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site comprises the Gladesmore Community School campus in Crowland Road N15. The site is 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 schools are located to the north side.

The existing school buildings date originally from the 1950's and are arranged in an "L"-shaped block fronting the recreation ground and to the rear of the properties in Gladesmore Road. These buildings vary from 2- to 4-storeys in height. There are various additional buildings within the site, including a free standing science block to the west of the main courtyard, a 3-storey teaching block at the north end of the site and a 2-storey City Learning Centre fronting Crowland Road.

The site also has an all weather games pitch, which has been occupied by temporary buildings for the neighbouring Crowland School which was damaged by fire in 2006.

The total site area is 1.86 hectares. The site is within an area of archaeological importance.

PLANNING HISTORY

Various planning permissions have been granted for extensions/additions to the main school buildings.

DETAILS OF PROPOSAL

The scheme proposes the demolition of the existing gymnasium and two teaching blocks and the erection of two new buildings to accommodate a new auditorium and mathematics teaching block. The new buildings will allow the school to be divided into faculties, increasing the sense of "ownership" of each of the schools spaces. Internal and external alterations to access stairs and classroom layouts would improve the internal quality of the existing teaching spaces and circulation areas. The exiting paved access ways will be improved and connected by a covered cloister. A new entrance is also provided improving access.

The new buildings will replace the exiting buildings to be demolished. Another 2-storey building will be demolished to create an outdoor landscaped teaching area. The schools gymnasium will be relocated to the Gladesmore Sports Centre adjacent to the school site.

The scheme will involve the removal of two mature trees in the south east corner of the site, a Willow and a Cherry, which are proposed to be replaced with new planting.

The scheme is part of the Children and Young Peoples Service Building Schools for the Future programme, designed to improve existing facilities for all schools in the borough.

CONSULTATION

Ward Councillors

Transportation

66-100, 79-95 Elm Park Avenue
118-170, 125-189 Gladesmore Road

In addition to the Planning Service consultation, Childrens Service has carried out its own programme of consultation during the design development stage. An exhibition was held of the proposed design during a parent's day on 5 November 2007. Local residents have been invited by letter to attend a series of drop-in sessions at which they could review the designs and ask questions. These sessions were held on 14, 21 and 23 January 2008. The plans have also been displayed at the Marcus Garvey library. The project architects also met with Ward Councillors on 28 February 2008 to explain the proposals.

RESPONSES

Transportation – no objections but recommends condition requiring cycle storage and travel plan.

RELEVANT PLANNING POLICY

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

CW1 COMMUNITY WELLBEING

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

POLICY UD3: GENERAL PRINCIPLES

New development in the borough should complement the existing pattern of development in that part of Haringey. The policy aims to ensure that future

development in the borough will not worsen the quality of life for those living and working in Haringey.

Paragraph (e) of this policy requires details of tree planting and works and soft landscaping to be submitted and considered as part of development proposals.

POLICY UD4: QUALITY DESIGN

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

The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues to be considered are:

- The need for the new facilities
- Appearance/design
- Impact on adjacent properties
- Loss of trees
- Sustainability

<u>The need for the new facilities</u>

Policy CW1 recognises the need for high quality community facilities to be provided throughout the borough for the benefit of local people. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. The BSF programme is a central government funded initiative to improve education facilities generally throughout the country.
This proposal will 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. As such, the proposals are considered to meet the requirements of policy CW1 and help create a successful, healthy and inclusive facility.

<u>Appearance/design</u>

Policies UD3 and UD4 generally seek to achieve a high standard of design. The new buildings will replace the older, worn out buildings currently on the site. The general design approach is to create new buildings which will reflect and tie together the mix of different ages and styles of buildings currently on the site. The 1950's blocks have robust red/brown bricks/concrete/glass architecture while the more recent buildings are predominantly white render. All the new buildings will use a mixture of brick to match the existing and off-white render with fenestration to reflect the varying existing sizes of window.

The two principal new build elements are the maths block and the gym. The new maths block is a 2-storey structure with a second floor plant room and is designed to so that the elevational appearance and fenestration is consistent with the existing school buildings. The new auditorium building is a double height structure to replace the existing gym. It would be slightly higher than the existing structure.

In terms of appearance and design, the new buildings and structures proposed for the site have been carefully designed to blend in with the existing buildings both in terms of size and appearance. The new buildings will 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 scheme is considered to meet the requirements of policies UD3 and UD4.

Impact on surrounding properties

Policy UD3 seeks to avoid any loss of amenity to adjacent occupiers as a result of development.

Generally the scheme will improve the appearance of the school site from the surrounding area and the demolitions will help to open up the site and create more views through the site consistent with the aims of policy UD3. The proposed auditorium building is located away from any residential properties and, although it is higher than the existing gymnasium, it will not cause any loss of light or amenity to the surrounding properties.

The proposed mathematics block is located in the south east corner of the site, close to the rear boundaries of properties in Gladesmore Road. The new building is 2-storeys replacing the existing single storey structure. The properties in Gladesmore Road have 11 metre deep rear gardens. The proposed maths block is a further 15 metres away, giving a total of 26 metres between the rear of the houses in Gladesmore Road and the proposed buildings. The height of the new maths block is 6.8 metres to the parapet level and it is located to the north of the houses. Given the distance between the houses and the proposed building, the orientation of the building to the north and the height, it is considered that little additional sunlight of daylight will be lost to the rear of the houses. The distance between the rear of the houses and the proposed building, and its height, mean that the outlook and aspect from the rear windows will also be little affected. There are no

windows proposed in the south elevation of the maths block, so no overlooking will occur.

In the light of the above, the relationship between the existing houses and proposed buildings is considered to be satisfactory and meet the requirements of policy UD3.

Loss of trees

The proposal involves the loss of two trees in the south east corner of the site, one Cherry and one Willow. Both are mature trees with amenity value, but are not subject of TPO's. Both are required to be removed to accommodate the proposed auditorium and maths buildings. To mitigate the loss of these trees, the scheme includes the planning of two replacement trees of a size and type to be agreed, to both 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 the surrounding properties.

A condition is attached requiring such details prior to the commencement of the development.

Sustainability

The applicant has submitted an Energy Options report in support of the application. The report sets out measures to increase the energy efficiency of the existing buildings and proposals for renewable energy targets. The report concludes that energy efficiency measures such as brie soliel and solar glazing are introduced. Also wind turbines or Solar PV with option 8 (comfort cooling) would enable the maths block and auditorium to achieve 2006 Building Regulations and GLA 20% CO2 reduction targets. Ground source heat pumps are also recommended. A condition is attached to require the appropriate energy efficiency and renewables measures to be provided.

Other Issues

The site is located in an Area of Archaeological Importance. There a condition is attached for a desk based study to be carried out prior to the development commencing.

SUMMARY AND CONCLUSION

The application site comprises the Gladesmore Community School campus in Crowland Road N15. The scheme proposes the demolition of the existing gymnasium and two teaching blocks and the erection of two new buildings to accommodate a new auditorium and mathematics teaching block.

The new buildings will 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 scheme is considered to meet the requirements of policies CW1, UD3 and UD4.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/1433

Applicant's drawing Nos. S5219/D/0/002; S5219/D/3/001, 010, 011, 012, 013, 200, 201, 202, 203; S5219/F/2/013; S5219/F/3/001, 010, 011, 012, 200201, 202, 203,

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. 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.

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 commencement of development.

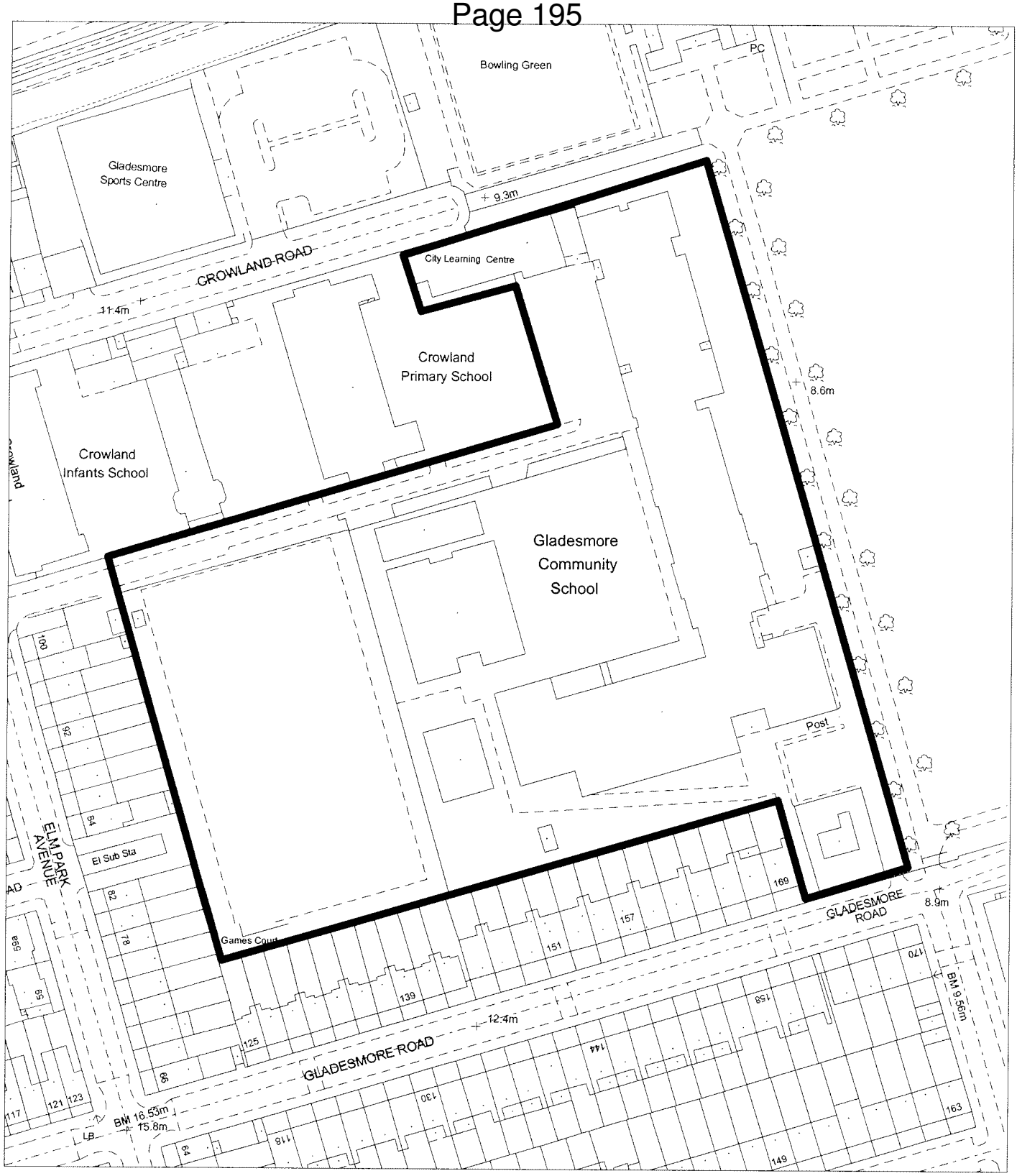
Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

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 folllowing 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 ameniity of the area.

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



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Site plan

Gladesmore Community School, Crowland Road N15 6EB

HARINGEY COUNCIL

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Planning Committee 08 September 2008 Item No:

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/1377 **Ward:** West Green

Date received: 25/06/2008 **Last amended date:** N/A

Drawing number of plans (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

Address: Park View Academy, Langham Road N15 3RB

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

Existing Use: Secondary School **Proposed Use:** Secondary School

Applicant: Haringey Council

PLANNING DESIGNATIONS

Road Network: B Road

Officer Contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The Park View Academy is located on Langham Road, N15. The site is 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. On the same site is the West Green Learning Centre, a community facility to which the school has access.

PLANNING HISTORY

A range of planning applications, for alterations and additions to the school, date back to 1967. Two planning applications are currently under assessment for this site. One being this application HGY/2008/1377 and the other being HGY/2008/1533 for the erection of two single storey temporary classroom

blocks linked by two x link corridors

DETAILS OF PROPOSAL

The proposal is part of a Haringey-wide Building Schools for the Future (BSF) program, a government initiative to rebuild or renew nearly every secondary school in England. Haringey's BSF programme will see more than £200m invested in improving schools in the borough. The redevelopment of Park View Academy involves remodeling and refurbishment (with some demolition and new build) of the existing secondary school. Key works to include new forum space, remodeling of hall, dining and Learning Resource Centre (LRC), new landscape proposals and upgrading of building fabric.

CONSULTATION

Internal and External Consultation

Ward Councilors
Transportation Group
Legal Services
Building Control
Council Arboriculturalist
Council Cleansing

Local Residents

14 - 54 (even) Langham Road N15
250 - 304 (even) West Green Road N15
42 - 46 (even) Belmont Road N15

RESPONSES

Internal and External

Transportation Group - no objection

Local Residents

Nil

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan 2006

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

ASSESSMENT OF THE APPLICATION

Key Issues for Consideration

1. Principle of Development
2. Design and Materials
3. Landscaping
4. Sustainability
5. Access
6. Impact of Buildings on nearby development
7. Traffic Generation and Parking

1) Principle of Development

Policy G9: Community Well Being states that development should meet the boroughs needs for enhanced community facilities from population and household growth, with the objective of increasing the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities. 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 by walking or public transport and where it can be used for more than one community purpose. The proposed development is to remodel and refurbish an existing secondary school. Since the site is already being used for education purposes, the principle of the use has been established. The location of the facilities including improved performing arts spaces and sporting facilities will enable the school to offer these for community use outside of school hours. In addition, the site is serviced by bus routes along West Green Road and Downhill's Park Road to and from Wood Green, Tottenham, Tottenham Hale, Crouch End and Walthamstow. Therefore, the principle of the proposal is considered to be acceptable and in line with Council policy.

2) Design and Materials

Policy G2: Development and Urban Design states that development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment. The objectives of the policy are to promote high quality design which is sustainable in terms of form, function and impact, meeting the principles of inclusive design and supporting sustainable development. Policy UD4 – Quality Design of the Haringey UDP 2006 states that any proposal for developments and alterations or extensions, which require planning permission, will be expected to be of high design quality.

The majority of buildings on the Park View Academy site do not provide adequate accommodation to facilitate learning. Many of the buildings have poor ventilation and insulation making them excessively hot in summer and cold in winter. Roof lights cause excessive glare and heat in the classrooms. The music and drama spaces suffer from poor acoustics and there is little sound insulation between spaces. In the four storey teaching building (Block A) environmental standards are similarly poor. Classes are disturbed by noises from elsewhere and speech-intelligibility is often poor thus forming a barrier to learning. Classrooms are small or badly shaped and storage is inadequate particularly in the art classrooms.

Educational models both in the United Kingdom and abroad were examined to create a quality design outcome. A summary of the works are outlined below:

Block A and B

Block A and B are existing 4 storey blocks located on the south-eastern section of the site, closest to Langham Road.

- Administration area remodeled to accommodate staff in one central location
- Additional meeting rooms and flexible office space
- Staff changing area
- Level difference between block B and C will be removed for greater accessibility
- First Floor remodeled to include Learning Resources Centre (LRC) and Block B will consist of English classrooms, located adjacent to the LRC
- Second Floor refurbished consisting of science and language classrooms
- Walls refurbished to enhance acoustic insulation and vandal resistance
- Third Floor refurbished to include mathematics and humanitarian classrooms. The existing art rooms relocated to Block M
- Creation of faculty staff rooms

- The stairs will be widened and internal layout reconfigured to allow stairs to be accessible from central corridor, improving circulation and fire egress.
- Two additional disabled WC's on second and third floors
- South façade of block A and B will have solar shading installed to alleviate heat gain
- Roof upgraded with additional insulation

Block C

Block C is currently a 390m² single storey "street" between two sections of Block A. This area will be demolished and a new forum space created in its place. The new forum area will be the heart of the school and provide a link between the buildings. The multi-use space will be wider than the existing street. It will be a double height space and have direct links to the LRC. This addition will improve circulation and connectivity and create an even ground floor level, eliminating existing steps between blocks.

Block D

The existing music and drama departments are housed in Block D and will be refurbished and remodeled, improving acoustics and spatial layout. Two entrances will be provided. The roof will be thermally upgraded.

Block E

Block E will consist of a part remodeling and part new build infill. The new area will provide for direct internal circulation between Blocks C, G H and F and also provide space for offices, store and toilet facilities adjacent to the theatre.

Block G

The change rooms will be remodeled, including the provision of a wheelchair accessible change room. The spaces will be designed to be for multiple use i.e. for external sports hire as well as performance change areas.

Block H

The existing theatre block will be remodeled to provide level floor linking to the forum space of Block C. The design of the seating will be a retractable and mobile seating system to allow for a variety of configurations.

Block M

Block M is currently a 2 storey block. It will be mostly refurbished to accommodate two art classrooms (relocated from Block B), Food Technology,

and Graphic/ICT classrooms. The new build extension to Block M will provide a link to the new forum space at ground floor and to Block A and B by a bridge at first floor level. A corridor will provide a link to the courtyard on the north side of the block. The staff room is located at first floor level providing both privacy for staff and passive surveillance of the courtyard area. Block M will be treated externally to improve thermal performance and visual appearance.

Block N

This block is predominantly used for P.E. The works will include refurbishment of the sports hall and remodeling of the changing rooms. The existing squash courts will be converted into PE classrooms. Windows will be created on the east elevation to allow for natural light into the classrooms. A P.E office will also be created on the first floor viewing gallery.

Block P

The West Green Learning Centre will be partially used by the school with ICT classrooms and offices on the ground floor as well as some office space on the first floor. There will be no works to this block under the BSF program.

The materials used in the redevelopment will include a insulated render system on metal framing, insulated render system on existing brickwork, windows replaced with a mixture of translucent insulated panels (Kalwall or similar) and double glazing and aluminum projecting sun louvers. A further condition of consent will require full details of materials and colours to be submitted to and approved in writing by the local planning authority.

3) Landscaping / Trees and Open Space

The application includes a detailed Landscape Plan, Landscape Statement and Tree Survey. The new landscaping design will 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.

The Tree Survey Plan, produced by Barnes Associates, identifies 8 trees as being in poor condition and therefore ideally removed. The plan further shows 5 trees of high quality. The majority of trees on the site are shown as either ‘moderate condition’ or ‘low quality’. The landscaping plan shows semi-mature trees to be planted around the main entrance, basketball court and new piazza area.

A variety of materials are to be used in the landscaping of the site. It is recommended that a condition of consent require the proposed paving be constructed of a material or designed in a way to allow permeability.

The landscaping plan, drawing no. (90) LOP001) shows several spaces including the garden, outdoor music space and amphitheatre seating as being covered in synthetic turf. The use of synthetic turf is not considered to be the most suitable material in these locations. Although it may be considered to be

a lower maintenance choice the use of such a material is not considered to provide a pleasant outdoor space or contribute to the overall objects of the scheme which include providing “enjoyable external environments”. The applicant has been consulted and agreed that no synthetic turf will be used except for the sports pitches (which do not form part of this application). The areas currently designated as using synthetic turf will be finished in grass, planting or hard paving. It is recommended that a condition of consent be used to ensure no synthetic turf is used and the details of the replacement materials be submitted to and approved in writing by the local planning authority.

4) Sustainability

Policy G1 “Environment”, states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources. The objective of the policy is to facilitate developments which protect and enhance the environment and operate in a sustainable and environmentally friendly manner. Further to this Policy UD2 of the UDP contains the Council’s sustainability objectives. Council will seek to ensure development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage systems, permeable hard surfacing and green areas, biodiversity potential, energy efficient boiler systems, reuse/refurbishment versus new build, allocated composting areas and provision for alternative fuelling. A Sustainability Statement is included with the planning application. The following issues are considered to be specifically relevant to this scheme:

Energy Efficiency / Renewable Energy

Policies ENV9, ENV10 and SPG8c 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. Under guidelines in the Haringey Better Schools for the Future Design Brief 2007, the school should aim for a BREEAM rating of ‘excellent’ for new-build projects and ‘very good’ for major remodeling and as high as possible in refurbishment projects. The proposal is currently being appraised by Haringey’s BREEAM Assessor. A condition of consent may be applied to ensure compliance with the Design Brief guidelines.

The refurbishment and remodeling of the existing buildings will improve environmental performance in terms of energy efficiency, thermal comfort and ventilation. A range of measures including roof and façade treatments will help the existing buildings achieve Building Regulations Part L – 2B requirements for energy consumption and CO2 emissions. In addition, the works will enhance the aesthetic appearance of the buildings. Most of the existing roofs will be upgraded to increase the level of thermal insulation to match the performance of the new roofs. The walls of Block M are being upgraded by adding an external insulated render system. There are no proposals to upgrade the walls of any other existing structure on the site.

Shading measures are proposed along the south facing elevations of Block A and B and the eastern elevation of Block B, to mitigate solar gains and reduce the likelihood of overheating.

Overall, the development is considered to meet the intent of policy ENV9 Energy Efficiency.

A key aspect of Policy ENV10 is for developments to achieve 10% of the on-site energy requirement from renewable resources. The submitted Sustainability Statement proposes the installation of solar hot water panels to meet hot water demand (i.e. sinks and showers) within the school. It is stated that an area of 550m² would be required to meet the projected hot water demand of 61,343 kg CO2 pa. This is in excess of the 47,459 kg CO2 pa required to meet the 10% renewables target. A condition of consent will require the specified provision of 550m² of solar hot water panels. Based on the above, it is considered that the overall objective of ENV10 is satisfied by the proposal.

Water

Policy ENV3 states that all new development should incorporate water conservation methods. The application has not provided any detail of proposed water conservation initiatives within the development. There are a number of measures being put in place to ensure water use is reduced as far as possible, including:

Where sanitary fittings (taps, WC's, showers etc.) are being replaced with new fittings as part of the works, the opportunity is being taken to significantly reduce the water use by specifying low water use appliances. This will include spray taps, dual flush WC's and low flow shower heads with movement sensor control.

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

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

Conditions of consent will require the above measures be implemented.

Noise

The acoustic performance of the older buildings on the site is very poor, particularly in the music and drama spaces. The refurbishment and remodeling works will improve acoustic performance in the new build areas as well as the classrooms in the main block (A and B), stairs, corridors and

assembly hall. Overall, the learning environment will be improved as a result of the works.

Daylight

It is considered the new build blocks will achieve suitable natural daylight access. The remodeling and refurbishment of the existing blocks will improve natural light in these buildings.

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 in line with policy ENV11. Reference should also 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. Composting areas are encouraged by the Council. The existing bin storage area is to be relocated to an enclosure opposite the dining room offering easy access from the kitchen and rear school entrances. The service vehicle access is to be separate from the pupil and pedestrian access enhancing safety. The proposed bin store is larger in area than the current provision and includes storage of recyclable waste. In addition, the scheme provides an area for an enclosed student allotment and will provide space for composting bins to the rear of the sports hall.

Large developments are generally required to produce a Waste Management Plan, however since 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. Overall, the scheme is deemed to be inline with policy requirements.

5) Access

The proposed development must provide appropriate access for both mainstream and Special Educational Needs (SEN/SEBD) students. The design and accesses statement accompanying the application states that the intention is "to make the school as fully compliant with DDA requirements and Building Regulations: Part M, as possible within the budget". In order the improve accessibility the following measures would be implemented as part of the redevelopment:

- Unifying the many disparate level changes at ground floor level to provide a single continuous level, eliminating the need for ramps and platform lifts

- Replacing existing narrow doors with wider, compliant door sets where possible.

- Providing visual markers and navigation devices for the visually impaired.

- Induction loops for those with hearing difficulties

- Fully accessible disabled lift to all floors currently exists in block B. The lift in block M will be upgraded to meet Part M requirements

- New accessible toilets and showers for staff and students

An Access Statement, prepared by David Bonnett Associates, has been included in support of the planning application. The proposal will improve on the current accessibility provisions within the site. Overall, the development is deemed to be in line with policy requirements, including SPG4 'Access for All – Mobility Standards'.

6) Impact of redevelopment on surrounding area and adjacent MOL

Residential Amenity

Policy UD3 General Principles and SPG3b address issues of privacy, overlooking, aspect, outlook and daylight. The new build element of the scheme will be located within the school site, where there are currently existing buildings. The new build element will not be more than two storeys in height, for the communal forum space and single storey for the other elements. As such, there are no anticipated issues relating to impact on residential amenity. In terms of noise impact on the residential properties a densely planted hedgerow planted along the residential boundary will screen the backyards of the residential properties from the school. Alongside the new student entrance a more formal hedge of Leylandii will conceal the backs of the houses in Ashley's Alley. There have been no objections received from local residents regarding the proposed development. Overall, the development of is deemed to comply with policy requirements.

Metropolitan Open Land (MOL)

The Park View Academy Campus is located adjacent to Downhill's Recreation Ground, located along the northern (rear) boundary of the school. Beyond Downhill's is Lordship Recreation Ground. Both parks are designated as Metropolitan Open Land (MOL). The school redevelopment is located within the existing school boundaries and therefore will not impinge directly on the parkland. Works to the rear boundary include creating a stepped terrace to create an amphitheatre, and student allotments. The landscape plan indicates

that a security fence with fire exit gate shall be located along the northern boundary. A condition of consent will require full details of fencing be submitted to and approved in writing by the Local Planning Authority to ensure this does not have any significant detrimental impact on the adjacent open space, inline with policy OS5 “Development Adjacent to Open Spaces”.

7) Traffic Generation and Parking

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 Transportation Group has been consulted and raise no objection to the application. The site abuts West Green Road and Downhill’s Park Road bus corridors where 54 buses per hour make trips to and from Wood Green, Tottenham, Tottenham Hale, Crouch End and Walthamstow.

The redevelopment of the school site will result in an overall decrease in floor area of 78 square metres. Pupil numbers at June 2006 were 1227 for students aged 11-19. Since then the sixth form has been relocated to an alternative site within the borough with pupil numbers reducing to 1080 aged 11-16. Staff numbers will reduce in line with student numbers. As such, it is anticipated that there will be a reduction in the net trips generated by the site.

The school has an existing travel plan which indicates that over 86.3% of students traveling to the school use sustainable means of transport during morning peak. A new travel plan has not been submitted but the documentation provided states that the school will produce a Draft Travel Plan after the planning application has been made. A condition of consent will ensure that a Travel Plan is produced.

The site currently provides 27 on-site parking spaces for staff, 10 visitor spaces and 2 disabled spaces. It is proposed to retain these 39 spaces and improve the configuration and setting of the parking area. The number of cycle parking spaces is to be increased by 50%, from 22 spaces to 44 spaces for the use of staff, students and visitors. It is considered the proposed level of vehicular and cycle parking proposed is suitable and consistent with policy requirements.

SUMMARY AND CONCLUSION

The redevelopment of the Park View Academy, including remodeling, refurbishment and rebuild will replace the dated and substandard facilities, allowing enhanced opportunities for teaching and learning. The location and

scale of the new build will result in no detrimental impact on neighbouring residential properties or the adjacent Metropolitan Open Land (MOL) of Downhill's Park. The design and materials will enhance thermal and acoustic insulation, natural light and ventilation thus improving energy efficiency and comfort. Landscaping and grounds improvement will further enhance the school environment and facilities available to students and the community generally. Overall, the development will provide a community benefit. It is therefore recommended that the application be granted planning permission subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2008/1377

Applicant's 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

Subject to the following conditions:

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

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

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

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. 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.

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

14. 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.

15. 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).

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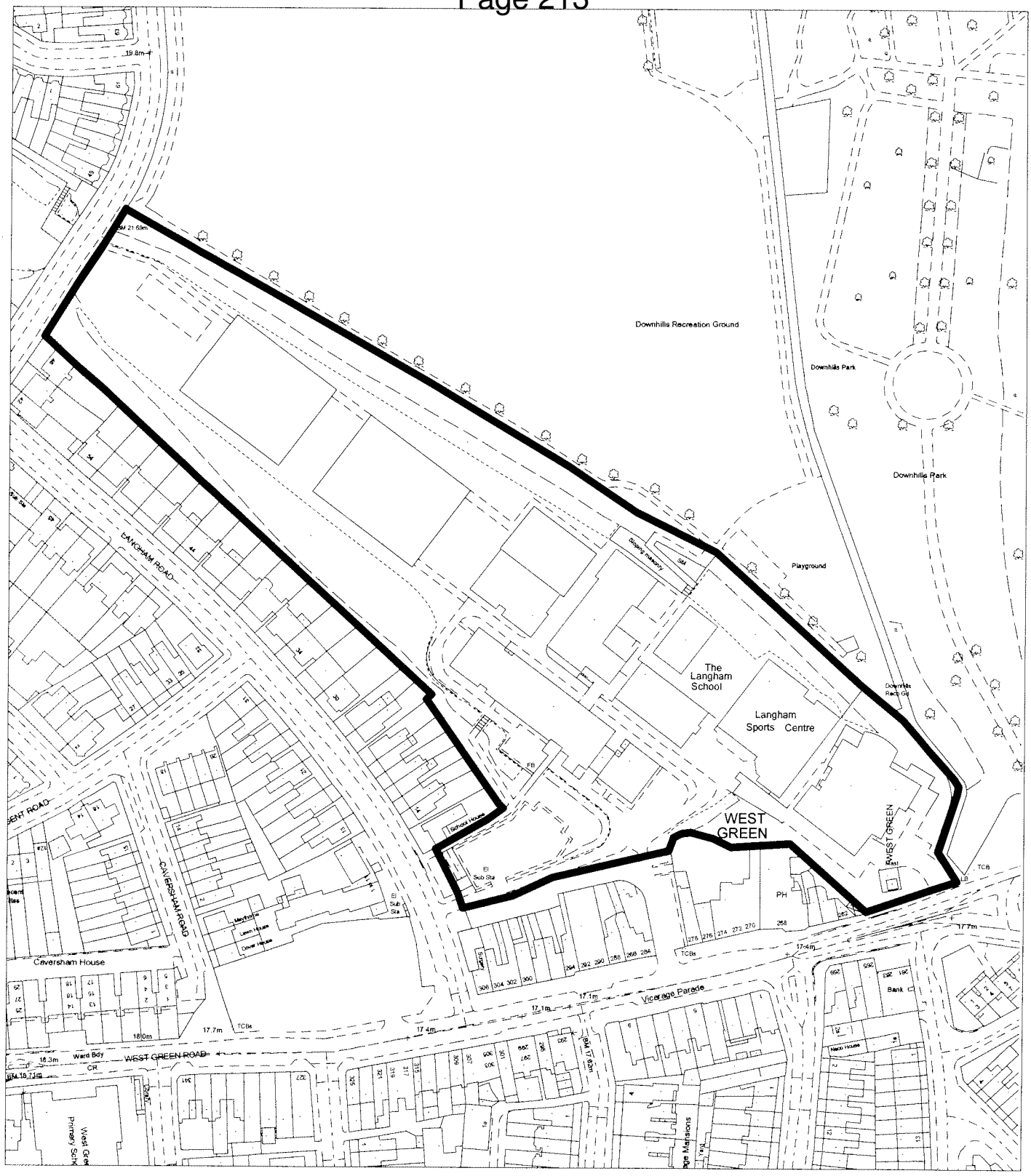

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Site plan

Park View Academy, Langham Road N15 3RB

HARINGEY COUNCIL

Directorate of Urban Environment

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Assistant Director
Planning Policy & Development
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London N17 8BD

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Planning Committee 08 September 2008 Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/1484 **Ward:** Fortis Green

Date received: 14/07/2008 **Last amended date:**

Drawing number of plans 3634_Location; 3634_01A, 02A, 03A, 04A, 05A

Address: 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.

Existing Use: Residential **Proposed Use:** Residential

Applicant: Safeland Plc

Ownership:

PLANNING DESIGNATIONS

Retrieved from GIS on 15/07/2008
Tree Preservation Order
Contaminated Land
Road Network: B Road

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. It is this part of the site that the current application relates to.

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 purposes amended plans GRANTED 06/12/04.

HGY/2008/0112 - Erection of new part 4 storey, part 3 storey and 2 storey office buildings (gross floor area 4,400sqm) with ancillary parking and circulation areas. REFUSED 31/03/08

DETAILS OF 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. The floor area of the development has been reduced from the recently refused scheme which proposed a development 4400sqm in floor area.

The proposed new buildings would be constructed as four separate blocks with two L-shaped blocks being situated along the eastern side boundary of the property and two larger three and four storey blocks being situated on the western side of the property adjacent the proposed access road. The majority of the L-shaped block closest to Coppetts Road would be two stories in height before reducing in height towards the rear playing field boundary of the site where the first floor accommodation would be contained within the roof of the building. The second L-shaped block would have all of its first floor office accommodation contained within the roof. The formation of first floor accommodation within the roof is an amendment to the recently refused scheme that has resulted in a reduction in height along the south-eastern boundary of the site. The gross floor area of the development has also been reduced as a result of this change.

An estate road would provide access to the proposed new office development as well as the Wimpey Homes residential development that was approved in a

2004 planning application. The number of vehicle parking spaces has been reduced in the amended scheme from 41 spaces to 35 spaces.

CONSULTATION

25/07/2008
Ward Councillors
Muswell Hill & Fortis Green Residents Association
Conservation Team
Transportation Team
Building Control
Legal Services
Cleansing
Design
Policy
Council Arboriculturalist
London Borough of Barnet
133, 135 – 141 Coppetts Road, N10
Crouch End Vampires Football Club, Coppetts Road, N10
1 – 10 Stawberry Terrace, Coppetts Road, N10
Greenfield School, Coppetts Road, N10
137 Coppetts Road, N10

RESPONSES

Two letters of objection from the residents of 135 – 141 Coppetts Road, N10 raising the following points:

- Concern about potential problems with noise and vibrations during construction of the development as there have been with the construction of the residential development on the same site. Concern that structural issues could arise from construction.
- Request that the construction hours are restricted if planning permission is granted.
- New buildings will be overbearing and give rise to overlooking issues.
- Issues identified in the refusal of the earlier scheme have not been overcome.
- Loss of Amenity-overlooking.
- Overlooking of neighbouring residential gardens.
- Scale and massing excessive.
- Higher blocks of the development will overlook our properties.

RELEVANT PLANNING POLICY

<u>Central Government Guidance</u>

Planning Policy Guidance 1 ‘Delivering Sustainable Development’

Planning Policy Guidance 13 'Transport'

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

The main issues that need to be considered are:

- Design, Scale, Massing & Residential Amenity Issues
- Parking and Transportation
- Energy Efficiency & Renewable Energy

Design, Scale Massing & Residential Amenity Issues

The area of the former Lynx Deopot that this application relates to was set aside for future employment use when planning permission for a Wimpey Homes development (HGY/2004/1943) was approved in 2004. One of the key issues that arose in the processing of this application was the height of the proposed buildings and the potential impact that they could have on the amenity of the residential terrace located at 135 – 141 Coppetts Road.

As a result of the concerns of neighbouring residents and following discussions with Council Planning Officers the original scheme was amended with all the buildings being set well off the south-eastern boundary of the site adjacent to the residential terrace. Some new residential buildings were still positioned near the boundary in the very south-eastern corner of the site but these were kept to 2 – 2.5 stories in height and were positioned well away from any residential properties. The retention of a large area of the site for future employment appears to have resolved the residential amenity issues in

the 2004 scheme. In March 2008 planning application No. HGY/2008/0112 was refused on the following grounds:

The current scheme proposes two L-shaped two storey buildings that would be situated along the south-eastern boundary of the site. These buildings would be located in close proximity to the terrace of residential dwellings at 135 – 141 Coppetts Road and there is concern that these two buildings due to their height, length and bulk could have an overbearing impact on these residential properties. The buildings would be approximately 6 metres in height to eaves level and 8.6 metres in height to the ridge line and would be located approximately 1 metre off the side boundary of the property. The two buildings would extend 52 metres along this side boundary with a small 3 metres gap between them. The height, length and bulk of these two buildings would result in a development that would have an overbearing impact on the rear gardens of the residential properties at 135 – 141 Coppetts Road.

There was also concern about the potential impact of the new office block in the south eastern corner of the site. This building would be constructed close to the two dwellings in block K of the Wimpey Homes development approved in 2004. Due to its height, scale and massing this building was viewed as likely to have an overbearing impact on the rear garden of these two residential properties.

The current application has been amended with the majority of the L-shaped block closest to Coppetts Road would two stories in height before part of this building steps down in height towards the rear boundary of the site. First floor accommodation would be contained within the roof of the building where it steps down. The second L-shaped block would have all of its first floor office accommodation contained within the roof. The reduction in the height, scale and massing of these two buildings overcomes the Councils concerns about the impact of the earlier refused scheme. As can be seen on plan No. 3634_05A the height of the two storied part of the front L-shaped building would be similar to the height of the residential dwellings at 135 – 141 Coppetts Road. The rear L-shaped building would be lower in height than the nearest residences. The application site also has a lower ground floor level than that of the residential properties and this also lessens its impact.

The formation of first floor accommodation within the roof of the south-eastern block has resulted in a reduction in height along the south-eastern boundary of the site. At ridge level the height has been reduced from 8.6 metres to the ridge level to 6.3 metres and at eaves level from 6 metres to 3.8 metres. Due to the reduction in the height, scale and massing of this building it would not detract from the residential amenity of the closest two dwellings of the Wimpey Homes development. This block has also been set further off the rear boundary than the previous scheme.

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.

Privacy and Overlooking

The office accommodation located in the roof of the L-shaped blocks would have four dormer windows facing out across the sports field accessway to the south-east. The three dormer windows in the rear L-shaped block would face out towards the nearby sports pavilion building and would not overlook the rear gardens of residential properties at 135 – 141 Coppetts Road. One dormer in the other L-shaped block would face out over the very rear of these neighbouring gardens and the application if approved could be conditioned to require this window to contain obscure glazing. This would overcome any potential overlooking issues.

All the windows of the ground and first floors of the L-shaped blocks that face south-west that adjoin the residential properties at 135 – 141 Coppetts Road appear to contain obscure glazing which will avoid overlooking issues. Obscure glazing can be required by way of a condition if the application is approved.

Parking and Transportation

The application proposes a large amount of office floorspace in a location isolated from a town centre and public transport. The original concept for this part of the former Lynx Depot when it was set aside for future use as employment land was that it would be developed by an estate of single storey light industrial / warehousing units. The application was not originally accompanied by any evidence of demand for small office units in this location although three letters from local real estate agents have now been supplied.

41 vehicle parking spaces were proposed in the original planning application and the Councils Transportation Team objected to it on the grounds that there was excessive car parking.

The application now proposed 35 car parking spaces and this contravenes the parking requirement set out in Appendix 1 2006 UDP, which recommends that a maximum of 7 car parking spaces plus a minimum of 4 disabled car parking spaces shall be provided for a development of this size. However given the low Public Transport Accessibility Level of this site and its relatively isolated location it is considered that 35 vehicle car parks would be an appropriate amount for a development of this size. In addition the development is consistent with Planning Policy Guidance 13 ‘Transport’. This guidance sets out maximum parking standards of 1 space per 30 sqm for developments with a gross floor area of over 2500 sqm. This development would be well within these maximum guidelines.

Energy Efficiency & Renewable Energy

Policy ENV9 'Mitigating Climate Change: Energy Efficiency' states that the Council will encourage energy efficiency and a reduction in carbon dioxide emissions. A report detailing renewable energy options for the site has been supplied as part of the application. This report recommends Air source Heat Pumps and PV solar technologies as the best options for achieving target on-site renewable energy requirements. Policy ENV10 'Mitigating Climate Change: Renewable Energy' requires all major schemes to provide an energy assessment with their planning application, showing an on site provision of 10%, where feasible, of their projected energy requirement from renewable resources. The proposed development is considered consistent with policies ENV9 and ENV 10.

A condition is recommended requiring details of on-site equipment that will ensure at least 10% of the overall power generation will be from renewable sources. This will need to be submitted to and approved by the Local Planning Authority prior to the commencement of works on site.

Section 106 contributions

Section 106 contributions were received as part of the original planning permission for redevelopment of this site (HGY/2004/1943).

SUMMARY AND CONCLUSION

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. 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'.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/1484

Applicant's drawing No.(s) 3634_Location; 3634_01A, 02A, 03A, 04A, 05A

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

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. 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'.

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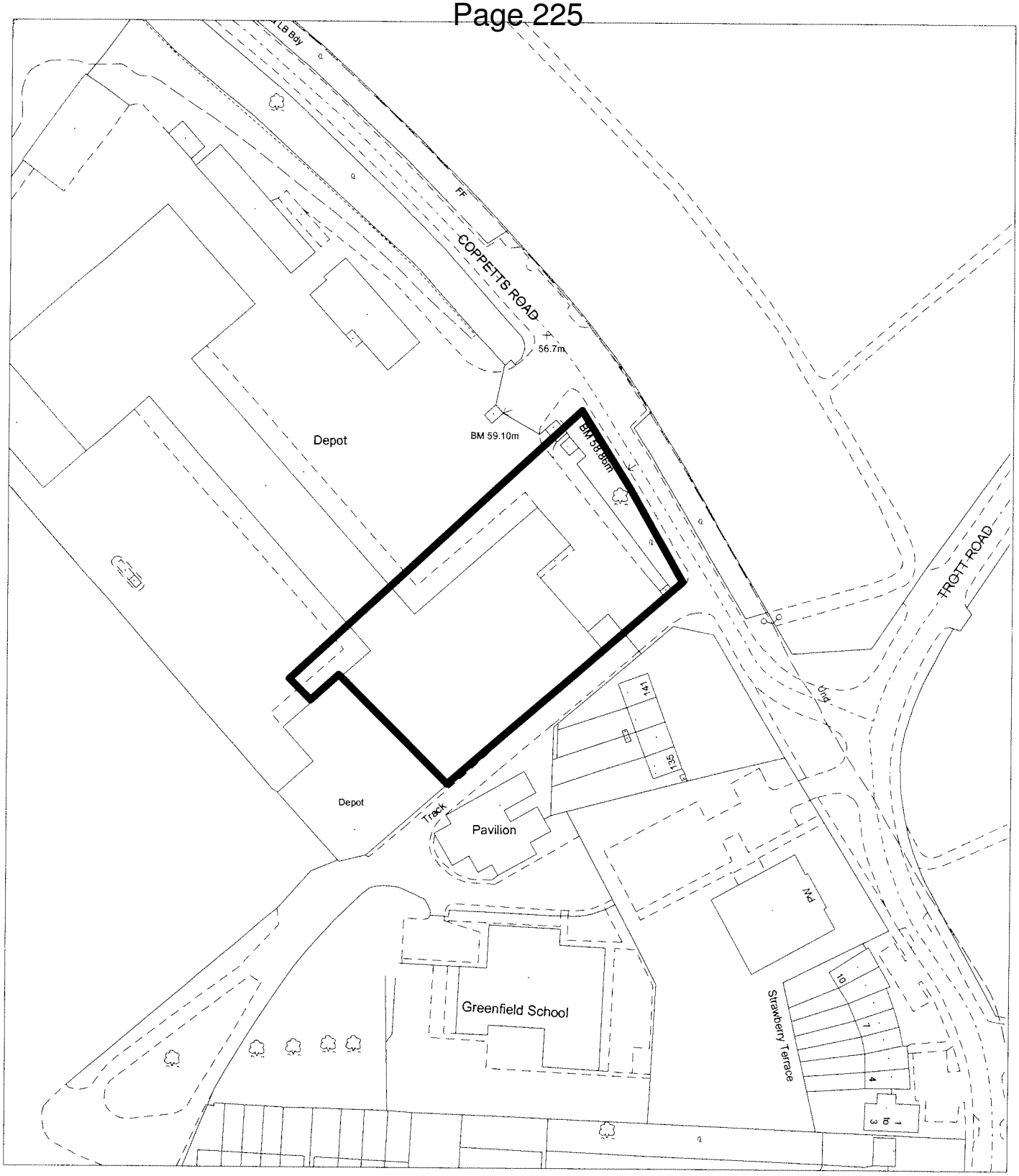

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Site plan

Former Lynx Depot, Coppetts Road, N10 1JP

HARINGEY COUNCIL

Directorate of Urban Environment

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Assistant Director
Planning Policy & Development
639 High Road
London N17 8BD

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Planning Committee 08 September 2008 Item No.

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2008/1412 **Ward:** Crouch End

Date received: 01/07/2008 **Last amended date:**

Drawing number of plans 0814-98-001, 101; 0814-00-101 - 115 incl., 120, 201

Address: 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.

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

Applicant: Crouch Properties Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road Network: C Road

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions and a Section 106 agreement.

SITE AND SURROUNDINGS

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

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

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

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

155 Tottenham Lane extends to the rear into a 2-storey building that abuts the application site. This building sits on the boundary and has windows in the flank wall overlooking the site at both ground and first floors. There are also windows in the rear elevation and a sky light to the building. There are also fire escape doors in this wall from both this building and from the ground floor at 157 Tottenham Lane, exiting directly on to the application site.

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

PLANNING HISTORY

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

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

HGY/2005/2278 GTD 27-02-06 159 Tottenham Lane London
Amendments to planning application HGY/ 2005/1129 granted on 03. 08.05 for erection of part 3/part 4 storey building with gym/leisure facilities at basement and ground floor level and 6 x two bed and 1 x three bed maisonettes and 1 x two bed and 1 x three bed flats at 1st, 2nd and 3rd floor levels, with 22 car park spaces at rear.

HGY/2005/1129 GTD 14-09-05 159 Tottenham Lane London
Erection of part 3/ part 4 storey building with gym / leisure facilities at basement and ground floor level and 7 x 2 bed maisonettes and 1 x 2 bed and 1 x 3 bed flats at 1st, 2nd and 3rd floor level, with 22 car park spaces at rear.

HGY/2007/0751 Refused 26/06/2007 159 Tottenham Lane London
Erection of 5 storey building over 2 basement levels comprising gym and storage at sub-basement, car parking in basement, retail unit at ground floor

level, offices and 2 x one bed and 1 x two bed flats at 1st floor level, and 5 x one bed, 7 x two bed, 2 x three bed and 5 x studio flats at 2nd, 3rd and 4th floor levels.
An informal Hearing took place on the 11th March 2008 – the Inspector dismissed the proposal.

DETAILS OF PROPOSAL

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

The scheme includes two basement level floors with a four-storey building above. The building would provide a mixed-use development with a gym for residents use only in the sub basement, commercial use on ground and part first floor with residential on the upper floors.
There are 27 parking spaces in the basement for office and residential parking, accessed from Tottenham Lane.
Ground floor parking for servicing and retail use is proposed at the rear of the site also accessed from Tottenham Lane.

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

There would be a substantial basement area on two floors.
The ground floor area would comprise a retail unit serviced from the rear.
The floors above would comprise the 9 residential units connected by stairs and a lift. The first floor would accommodate offices - upper floors would residential units in a mix of two and three bed flats. The flats have external amenity space in the form of balconies and amenity terraces.

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

The proposal has been substantially amended from that previously refused in that there is no rear extension on the South West side, as a result privacy and overlooking issues are reduced - 4th storey is set back reducing the bulk and visual impact - increased detailing on the rear elevation creating visual interest – 4th floor and balconies on the 2nd and 3rd floor levels – improved design features with the use of glass adding extra interest - materials on the back elevation are more within keeping with those common in the locality.
The number of flats has been reduced from 14 to 9.

CONSULTATION

160 local residents that also included: - Flat 145 – 161 (odd), Tottenham Lane

Bar Rocca, “Bubbles”, Kwik Fit, and Texaco Petrol Station and YMCA,
Flats A, B, C 195 – 205 (odd) Ferme Park Road, 20 – 32 Fairfield Road - 38 – 51 Elmfield Road
Hornsey CAAC
Metropolitan Police Crime Prevention Office
Ward Councillors
Building Control
Conservation Team
Transportation Group (Highways)
UDP Team
Site Notice
Waste Management

RESPONSES

Councils Tree Officer – comments as follows
Tree cover
There are no existing trees on the proposed development site. However, numerous trees are located in the adjacent rear gardens of 24, 26 and 28 Fairfield Road, N8.

Located in rear garden of 24, are a Plum, Hawthorn and Cypress tree. All are young specimens growing within 1m of the boundary. There is also a Mulberry growing 6m from the boundary.

Located in rear garden of 26, are a multi-stemmed Ash (less than 1m from boundary), two Cypress trees (3m from boundary) and a Eucalyptus (less than 2m from boundary)

Located in rear garden of 28, are a Eucalyptus (less than 2m from boundary) and a Yew (5m from boundary).

All the above measurements are approximate.

There is an additional brick wall in the rear gardens between the trees and the concrete boundary wall with the proposed development site.

Proposed site layout and existing conditions
It is proposed to construct underground parking provision (approx 6m in depth) immediately adjacent to the boundary with the neighbouring properties in Fairfield Road.

There are no existing built structures in this area. The ground is covered with a concrete slab.

There is a change in levels between the proposed development site and the rear gardens of Fairfield Road. The gardens are approximately 1m below the proposed development site.

Discussion
Tree root growth is opportunistic occurring only where the soil environment is favourable. Roots will proliferate where the soil is loosest and water, nutrients and oxygen are readily available. Unfavourable soil conditions and the presence of

barriers and obstacles will restrict root growth. The vast majority of roots are located in the upper 600mm of soil.

Taking into consideration the change in levels between the two sites, the presence the additional boundary wall and the existing concrete hard surface, it is unlikely that roots from the trees in the rear gardens would have established within the proposed development site as the conditions would appear unfavourable for root growth.

However, to determine if tree roots are present, I would recommend that a number of trial pits are excavated immediately adjacent to the trees. If any significant roots are found, it may be necessary to revise the layout of the underground parking provision.

Conclusions

In my opinion, it is unlikely that roots from the trees in the rear gardens would have established within the proposed development site, therefore the proposed new development would have no impact on their future health or life expectancy.

Building Control – No objection received.

Conservation Officer – No comment received.

Local residents have commented as follows:-

Thank you for your letter concerning the above application. I do want a development on this site and was reconciled to the existing approved application which expires in August 2008.

Throughout the long history of planning applications on this site, I have consistently objected to the height and mass of the proposed buildings as representing overdevelopment of this site. The existing application approved in 2005 does have four storeys, to which we objected at the time, however the fourth storey is set back a long way from properties at the rear and as such the impact of a fourth storey on the local community is minimised.

This proposal still has four storeys and therefore I do object to this on principle. However, I recognise the planning precedent and the Inspector's comments and, unlike previous applications since August 2005, application HGY/2008/1412 has been developed in consultation with the local community and the architects have taken the views of the local community into account in several ways. Whilst I still believe that four floors is too high for this site and the building is still of too great a mass, it is an improvement on the previous application, HGY/2008/0215, turned down by the Council on 1 April 2008.
Specific improvements are:
 there is no rear extension on the South West side, so that privacy and overlooking issues are lessened
 the fourth storey is set back somewhat, lessening its impact
 the rear elevation has more interest and is not a flat vertical wall, with both the fourth floor and the balconies set back on the second/third floor level and the use of glass adds extra interest
 the materials of the back elevation are in keeping with the area and are visually appealing, constituting a mixture of red brick and glass. The red

brick is in keeping with the area and glass will reflect light, giving the rear elevation a bright appearance
 as there are fewer, larger flats than the previous application, there should be less noise disturbance from the building

Having said the above, I am concerned about the raised area in the middle of the building for the? mezzanine floor? This raises the height of the building even higher (by 2 metres) than the approved plan and previous application HGY/2008/0215, although the curved roof and the fact it extends over only part of building combine to lessen the visual impact. The developers have said they? need? This mezzanine level to make the whole building work however I feel this makes this part of the building much too high, and would ask the Council to say no to this aspect of the building. In the event it is approved, the height it reaches should be seen as an anomaly and in no way a precedent to the height of any other proposal or building on this site or the immediate area.

I also still do not believe that it is appropriate to use the ground floor as a retail site, as Crouch End already has more than enough retail space and the creation of e.g. a supermarket here could put other businesses which are teetering on collapse anyway in jeopardy. Also, the height of the overall building is much greater than would be the case if the ground floor were given over to residential accommodation.

Having said all of the above, if this building is approved and built it will be a relief that the personal stresses of the succession over the last 7 years of unsuitable planning applications and our battles against them are over.

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

travel.

There is also the concern that pedestrians and cyclists are hindered by the general lack of highway safety features, to assist them while traversing along Tottenham Lane. As part of the cycling study for this area, we have identified a series of measures geared towards enhancing the conditions for pedestrians and cyclists, with the appropriate costs already documented. We will therefore be seeking some financial contribution towards executing these works, which are predominantly in the immediate vicinity of this development.
Consequently the highway and transportation authority would not object to this application subject to the applicant:

1. Making a significant contribution towards schemes aimed at assisting pedestrians and cyclists, in the vicinity of this proposed development.
Reason: To improve the conditions for pedestrians and cyclists at this location.

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

3. Submitting a plan which shall demonstrate that delivery or similar servicing vehicles shall enter and leave the site in forward gear, to the Transportation Team, for approval.
Reason: To minimise the disruption to traffic along Tottenham Lane and ensure that vehicles enter and leave this site safely.

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

Waste Management – No objection to the proposed waste storage and recycling facility.

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design
UD6 Mixed Use Developments
M10 Parking for Development
HSG1 New Housing Developments
HSG9 Density Standards
EMP5 Promoting Employment Uses
TCR 1 Development in Town Centres
G2 ‘Development and Urban Design’,
UD2 ‘Sustainable Design and Construction’,
UD7 ‘Waste Storage’,
UD8 ‘Planning Obligations’,

HSG2 ‘Change of Use to Residential’,
HSG10 ‘Dwelling Mix’,
M10 ‘Parking for Development’

Supplementary Planning Guidance

SPG1a ‘Design Guidance’,
SPG3a ‘Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes’,
SPG3b ‘Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight’,
SPG7a ‘Parking Standards’,
SPG8a ‘Waste and Recycling’,
SPG10a ‘The Negotiation, Management and Monitoring of Planning Obligations’, SPG10c ‘Educational Needs Generated by New Housing Development’,

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in this case are considered to be:
1. The principle of a mixed use scheme
2. The impact on the amenities of adjoining residents
3. The appearance of the development (design)
4. Density
5. Dwelling Mix
6. Trees in neighbouring gardens
7. Residential environment of future occupiers
8. Parking issues
9. Sustainability
10. Waste Management

The Principle of Mixed - Use Development.

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

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

In this case shopping is provided, appropriate for this type of location adjacent to the Town centre. Policy UD5 encourages mixed-use developments in town centres and within areas of high accessibility. In this case the accessibility

level is a medium level; however the site is well located to other facilities and close to a large residential population.

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

Impact on residential amenities of adjoining residents.

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

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

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

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

The building has now been set away from the boundary with 155 and 157 Tottenham Lane by 5.5metres to allow an access road.

DESIGN AND APPEARANCE.

The proposed development on 4 floors includes a substantial double basement with both basement and ground floors extending almost full width of the site.
It is considered that the proposed bulk is not excessive, the massing and overall height is marginally increased from the approved scheme and although the design includes has changed to a more modern approach.

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

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

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

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

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

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

DENSITY

The density calculation is based on the proportions of the floor space used for the various uses. In this case the floor space (including parking areas) for the residential would be 50% of the total development. Using the formula advised by SPG3a the density would be 340 habitable rooms per hectare (hrh) based on 33 habitable rooms.

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

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

For these reasons the density is considered to be appropriate.

DWELLING MIX.

Policy HSG 9 Dwelling Mix encourages a mix of dwelling types. This proposal would provide 6 x 3 bedroom units and 3 x 2 bedroom units. The mix is encouraged by SPG3a in that larger family units are proposed.

In relation to the layout and floor area of the units, the scheme complies with SPG3a.
2 bed units – 110sqm
3 bed units – 125sqm.

Trees in neighbouring gardens - effect of basement excavation.

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

The Council's arboriculturalist was consulted and concluded that it is unlikely that roots from the trees in the rear gardens would have established within the proposed development site, therefore the proposed new development would have no impact on their future health or life expectancy.

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

Residential environment for future occupiers.

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

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

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

Affordable housing

Current policies on the provision of affordable are contained in the adopted London Plan and the revised deposit draft of the Unitary Development Plan.

These policies indicate that housing developments capable of providing 10 or more units should include a proportion of affordable housing to meet an overall borough target of 50%.

The scheme is below the threshold and as such does not generate affordable units.

Parking

Policy M10 sets out current parking requirements.

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

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

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

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

Sustainability

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

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

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

Waste Disposal

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

Section 106 Legal Agreement

This scheme is subject to a legal agreement:

In line with SPG10c a £67,100 contribution towards education;

The applicant is willing to make a £44,000 contribution towards environmental/transport improvements in the immediate locality;

The proposal generates a £3,900 contribution towards administration and recovery costs.

SUMMARY AND CONCLUSION

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

The position of the buildings on the site means surrounding occupiers will not suffer detrimental loss of amenity as a result of additional overlooking or loss of daylight or sunlight. The design approach is modern which fits in with the surrounding area, adequate amenity space is provided and the scheme includes sufficient on-site parking.
The proposal has an acceptable relationship with adjoining properties consistent with requirements of the Unitary Development Plan Policies and supplementary guidance.

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

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

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

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

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

RECOMMENDATION 1

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

(1) That Planning permission be granted in accordance with Planning application no. HGY/2008/1412, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure a contribution of £67,100 toward educational facilities within the Borough, an environmental contribution of £44,000 towards environmental/highway infrastructure within the Borough and a contribution of £3,900 for administration costs.

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

That following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2008/1412 and drawing No.(s) 0814-98-001, 101; 0814-00-101 - 115 incl., 120, 201 for the following reason:

The proposed development for complies with Policies, UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPG3a 'Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes', SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight', SPG7a 'Parking Standards', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.

Subject to the following conditions:

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

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
   Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.
   Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to

and approved in writing by the local planning authority before development commences.
Reason: To prevent the increased risk of flooding.

5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

6. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building as flats. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.
Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

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

8. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey. 1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.
(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey. 3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy

developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.
Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

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

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

11. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.
Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

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

I**NFORMATIVE:** 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.

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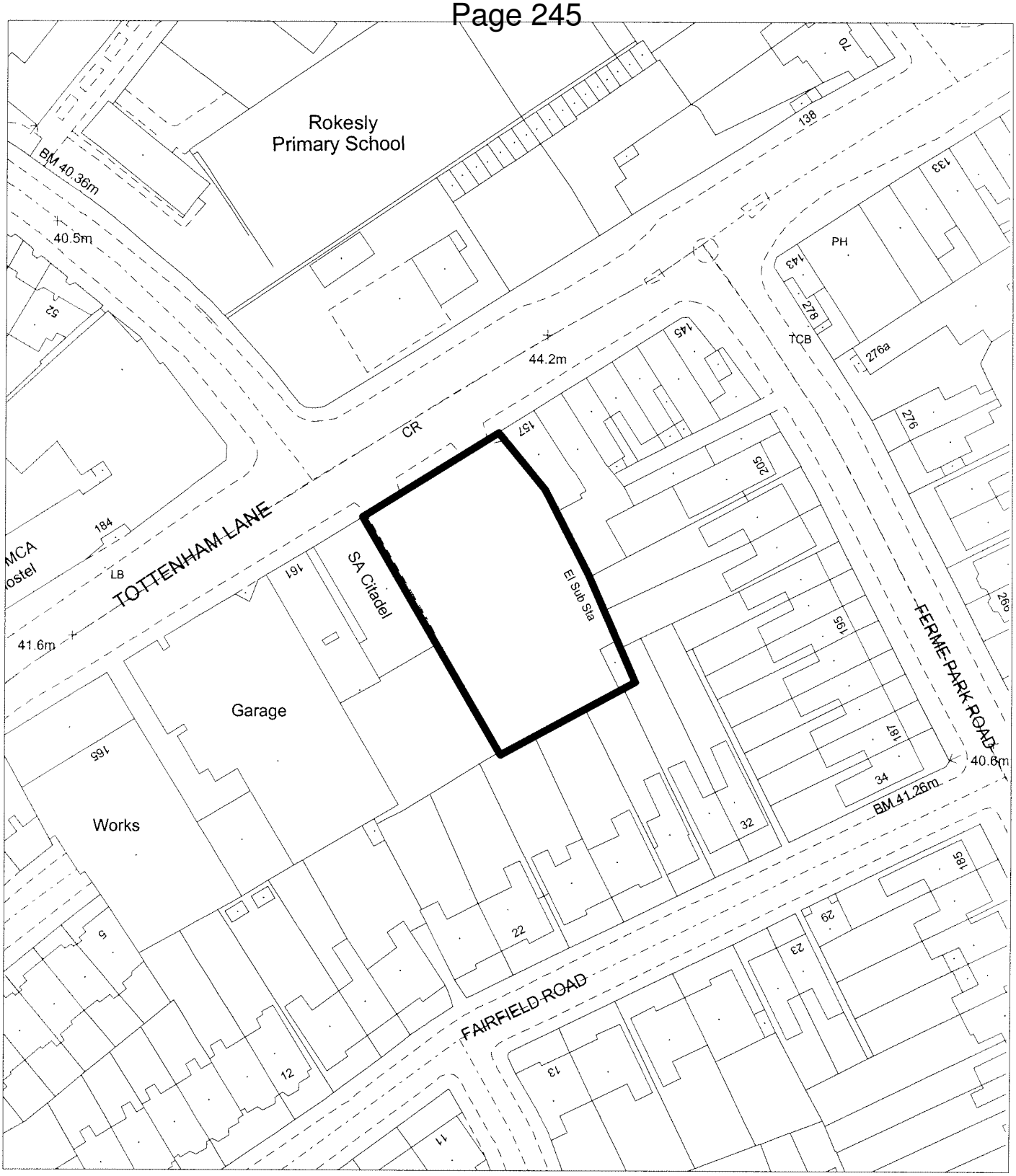

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Site plan

159 Tottenham Lane, N8 9BT

HARINGEY COUNCIL

Directorate of Urban Environment

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Agenda Item 21

Haringey Council

Agenda item:

[No.]

Planning Committee 8 September 2008

Report Title: Wood Green Supplementary Planning Document (SPD)	
Forward Plan reference number (if applicable):	
Report of: Karen Galey, Head of Economic Regeneration	
Wards affected: **All**	Report for: **key decision**

1. Purpose

1.1 Following public consultation that took place between 17 May and 25 June 2008 on the draft Wood Green Town Centre Supplementary Planning Document (SPD), and the draft document's subsequent amendment to reflect views expressed during this consultation, this report seeks any final Member's views on the SPD prior to it's adoption and inclusion in the Haringey Local Development Framework (LDF), subject to agreement by Cabinet on the 14 October.

2. Recommendations

2.1 That Members note the work, including extensive initial and statutory consultation, carried out on the Wood Green Town Centre Supplementary Planning Document, as well as the accompanying Statutory Consultation Report, Sustainability Report and Equalities Impact Assessment.

2.2 That Planning Committee recommends the Wood Green Town Centre SPD and associated documents are adopted, subject to Cabinet approval on the 14 October 2008.

Report Authorised by: Niall Bolger, Director, Urban Environment Directorate

Signed:.....Dated: 20th August 2008

Contact Officer: Mark Hopson, Physical Regeneration Manager x4529

3. Chief Financial Officer Comments

3.1 The cost of the statutory consultation with residents was met from the approved

revenue budget for Economic Regeneration business unit.

4. Head of Legal Services Comments

4.1 The Head of Legal Services has been consulted and confirms that the proposed SPD may be adopted after consideration of the draft consultation report. The Regulations provide that, prior to adoption, the planning authority is required to consider duly made representations and prepare a statement summarising the main issues raised and how these have been addressed in the SPD. There is no obligation to give reasons for accepting or not accepting each representation. The final statement is to be published as soon as reasonably practicable after adoption of the SPD.

5. Government (Access to Information) Act 1985

5.1 Background documents and policies include:

- Planning Policy Statement 1: Delivering Sustainable Development (ODPM, 2005)
- Planning Policy Statement 3: Housing (ODPM, 2006)
- Planning Policy Guidance 4: Industrial and Commercial Development and Small Firms (ODPM, 1992)
- Draft Planning Policy Statement 4: Planning for Sustainable Economic Development (DCLG, 2007)
- Planning Policy Statement 6: Planning for Town Centres (ODPM, 2005)
- Planning Policy Statement 12: Local Development Frameworks (ODPM, 2004)
- Planning Policy Guidance 13: Transport (ODPM, 2001)
- Planning Policy Guidance 15: Planning and the Historic Environment (Department of the Environment and Department of National Heritage, 1994)
- Sustainable Communities Plan (ODPM, 2003)
- The London Plan (GLA, 2008)
- The North London Sub Regional Development Framework (GLA, 2006)
- The Haringey Unitary Development Plan, 2006
- Haringey Core Strategy: Issues and Options (2007)
- Draft Housing Supplementary Planning Document (London Borough of Haringey, 2008)
- Haringey Regeneration Strategy (London Borough of Haringey, 2007)
- Haringey Greenest Borough Strategy (London Borough of Haringey, 2007)
- Haringey Sustainable Community Strategy (2007)

6. Strategic Implications

6.1 The Wood Green Town Centre Supplementary Planning Document (SPD) will form part of the Council's Local Development Framework (LDF) and will provide guidance

to supplement policies of the adopted Unitary Development Plan and a future Core Strategy.

6.2 The SPD will provide a framework of development for Wood Green Town Centre through guidance on development sites, urban design as well as social, economic and environmental sustainability.

7. Financial Implications

7.1 There are no financial implications related to the adoption of the Wood Green Town Centre SPD. The project has been delivered on budget from core departmental funds. Any S106 opportunities resulting from proposed developments in the town centre will be subject to due planning regulations and considerations.

8. Legal implications

8.1 The Wood Green SPD, once adopted, will supplement existing UDP policies and form part of the Haringey LDF. As such, the Wood Green Town Centre SPD does not introduce any new planning policies or regulations and when adopted, may be given some weight but not substantial weight in advance of the Core Strategy.

9. Equalities Implications

9.1 The formulation of the Wood Green Town Centre SPD and associated documents has sought to involve the local community and all stakeholders extensively. In accordance with the corporate consultation guidance, both an extensive initial phase of consultation, and the statutory consultation were undertaken.

9.2 In relation to the above, the Wood Green Town Centre SPD aims to be a fully inclusive document, providing guidance that will improve the Town Centre's viability and vitality and surrounding environs holistically, so as to create a sustainable place for local/wider communities and individuals who interact with it.

9.3 The Wood Green Town Centre SPD has been subject to an Equalities Impact Assessment (Appendix 5) which has been checked and endorsed by the Council's Equalities Team.

10. Consultation

Initial Consultation

10.1 The preparation of the Wood Green Town Centre SPD has involved extensive consultation prompted by evidence from previous research both from the Economic Regeneration team and the Wood Green Audit - a comprehensive assessment of the town centre produced by local residents groups.

The initial consultation phase for the SPD has included:

- A High Street Consultation exercise;
- Town Centre Walking Audit (major hands-on planning public consultation event);
- 17 stakeholder meetings;
- Workshop and meeting with the Wood Green Town Centre SPD Steering Group;
- Workshop and meeting with the Wood Green Action Group; and
- A dedicated project website.

A full report containing an overview of the evidence base and feedback from the initial consultation is attached as Appendix 3.

Statutory consultation

10.2 The draft SPD was approved for consultation in May 2008. The consultation period ran from the 17th May to 25th June 2008, and included:

- A staffed consultation exhibition in Shopping City on Saturday 17th May and Sunday 18th May followed by an exhibition in Wood Green Central Library from Monday 19th May until Wednesday 25th June;
- A consultation leaflet which included a questionnaire feedback form. Respondents were given the option of posting their completed feedback forms at the exhibition, returning them by post, or completing them online;
- A webpage on the Council's website which included a summary of the consultation process, details of the exhibition, and enabled copies of the SPD and supporting documents to be downloaded;
- The use of the online consultation tool Limehouse through the webpage. This enabled people to comment on any aspect or section of the SPD online;

In addition to the above, a Stakeholder 'Test and Review' Workshop was held on 9th June in the Council Chamber. The event was attended by 28 invited stakeholders who had previously contributed to the production of the draft SPD.

10.3 A full schedule of responses to the statutory consultation can be found in the Statutory Consultation report attached as Appendix 4 in this report. In total, 73 representations were received through the following:

- *Limehouse internet portal* – 15 responses
- *Exhibition questionnaire* – 24 questionnaires received (including 20 with additional written comments to be analysed)
- *Written responses (emails and letters)* – 38 representations

Additionally, the following were received:

- A copy of an on-line petition against the pedestrianisation of the High Road – 450 signatories (Appendix E in Statutory Consultation Report)
- Printed objections to the bus only High Road proposal – 35 signatories (Appendix F in Statutory Consultation Report)
- Results from a survey relating to the future of Ducketts Common, which included around 50 responses (Appendix G of Statutory Consultation Report).

10.4 Overall, the proposals in the Wood Green Town Centre SPD were welcomed and the following statements received the greatest support in the consultation:

- Improvements to Ducketts Common;
- Encouraging the use of sustainable methods of transportation;
- Improvements to the public realm and the reduction in street clutter;
- Improvements in linkages between the town centre and Haringey Heartlands;
- Improvements in the range and quality of facilities in the town centre;
- The development of a car parking strategy;
- The promotion of car free residential opportunities, provision of car clubs and shared use parking facilities;
- The promotion of service delivery plans (SDPs) and construction logistics plans (CLPs) for any future developments;
- Shared use loading bays;
- Reconfiguring the entrance to River Park House to provide an active frontage;
- Reconfiguration and expansion of the Morrison's store site considering an active frontage onto Parkland Road;
- Improvements to Library Square;
- Long term redevelopment of Shopping City;
- Improving police presence and measures to increase safety and reduce fear of crime, particularly around Wood Green tube station.

The most frequently received objections related to any pedestrianisation of the High Road including the consideration of a bus only High Road during daytime shopping hours subject to further investigative modelling work. As stated above, opposition included an online petition and printed objections. A significant number of representations also opposed the demolition of the Civic Centre (re-use of the buildings would be generally more acceptable), and the loss or relocation of the library. A full report on the statutory consultation is attached as Appendix 4.

11 Background

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

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

- Provide high quality, user friendly, humane public realm;
- Create safer communities;
- Enhance Wood Green Town Centre's market position as a metropolitan shopping centre;

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

Planning Context

11.3 The Wood Green Town Centre SPD has been produced in accordance with a number of planning guidance and policies the most significant of which include:

- Planning Policy Statement 1: Delivering Sustainable Development (ODPM, 2005) states that community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities. It promotes economic development to secure higher living standards whilst protecting and enhancing the environment, and a more efficient use of land through higher density, mixed use development and the use of previously developed land and buildings.
- Planning Policy Statement 3: Housing (ODPM, 2006) prioritises the provision of new housing on previously developed land and the reduction of car dependency by focusing new residential development on urban sites with good public transport accessibility.
- Draft Planning Policy Statement 4: Planning for Sustainable Economic Development (DCLG, 2007)
- Planning Policy Statement 6: Planning for Town Centres (ODPM, 2005) aims to enhance the vitality and viability of town centres by planning for the growth and development of existing centres; and promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment that is accessible to all.
- Planning Policy Guidance 13: Transport (ODPM, 2001) provides advice on the integration of transport and land use planning to encourage alternative means of travel and reduce reliance on the private car. Reducing the level of car parking in new development is essential in promoting sustainable travel choices, avoiding the wasted costs to business of providing too much parking, and tackling congestion which might otherwise detract from the convenience of car use and other road based transport.
- Sustainable Communities Plan (ODPM, 2003)
- The London Plan (GLA, 2008) sets out the spatial development strategy for London, and identifies Wood Green as a Metropolitan Centre. It also identifies Wood Green and Haringey Heartlands as an area for intensification, with the potential to provide 1,500 new jobs and 1,700 new homes up to 2026.

11.4 Haringey's adopted Unitary Development Plan (UDP) (July 2006) contains several policies that are of direct relevance to the SPD:

- Policy AC1 relates specifically to Haringey Heartlands and Wood Green. The policy states that development should have regard to the development framework for the area which seeks to ensure comprehensive and coordinated development.
- Policy TCR1 seeks to ensure that development in town and local shopping centres: is appropriate in scale, character and function of the town centre; does not harm the vitality and viability of the centre or other centres; does not cause an

unacceptable increase in disturbance from noise or other environmental harm; and does not have an adverse effect on transport.

- Policies TCR3 and TCR4 seek to ensure that shops in the main town centres, such as Wood Green, will be protected when considering proposals for new development/redevelopment.

Other more general policies in the UDP relating to the SPD include:

- Policies UD3, UD6 and UD9 seeks to ensure that possible, developments in Wood Green should include a mix of uses in order to ensure sustainable development.
- Policy ENV2 development in Wood Green which could increase the risk of flooding from surface water run-off must provide a drainage impact assessment.
- Policy M3 – which states that design should encourage cycling and walking, and that the Council will support the protection, improvement and creation of pedestrian and cycle routes (Policy M5). Policy M9 encourages proposals for car-free development in areas of high public transport accessibility, such as Wood Green Town Centre.
- Policy CW1 states that proposals for the development of new community or health facilities will be considered if the facility is appropriate to its location, the facility will meet a local need, the building is designed so that it can be used for more than one community purpose, where possible, and the facility is accessible.

12 The need for an SPD for Wood Green Town Centre

12.1 Wood Green Town Centre is designated as a Metropolitan Centre in the London Plan (2008) reflecting its role as an important retail and commercial destination in London. It has approximately 86,000 sq.m of retail floor space and 330 units, including multiple retailers and department stores. It also has significant local employment, service and leisure functions.

12.2 Historically, Wood Green Town Centre is recognised as one of the most significant retail centres in London, attracting visitors from large catchment areas to the big selection of varied retail, leisure and service outlets it provides. However, in the last three decades the significance of Wood Green as a major retail centre has become diluted for a number of reasons, but primarily, because of the emergence of new purpose built retail centres e.g. Brent Cross and the development/expansion of other regional town centres such as Enfield Town, Walthamstow and Stratford.

12.3 A further significant issue to consider is the redevelopment of the Heartlands site adjacent to the town centre. The area has been identified as an 'area of intensification' by the London Plan and once completed, it is envisaged that Haringey Heartlands will house approximately 1,200 mixed dwellings. It will also include a new secondary school, retail, employment and other uses. The scale of this development will inevitably increase the visitor foot fall to Wood Green Town Centre significantly through the emergence of new communities/businesses in Haringey Heartlands. Such large scale regeneration will undoubtedly have an impact on the town centre through new developments, changes to existing services and transport/movement configurations e.g. the movement of individuals from

Haringey Heartlands to existing transport nodes such as Wood Green tube. As a consequence, the need for a sustainable, long-term, robust planning policy framework is clear.

12.4 The Wood Green Town Centre SPD therefore aims to account for forthcoming changes, with a view to providing a vision and supporting guidance which ensures that Wood Green Town Centre evolves in a sustainable way, continuing to act as an important economic hub for Haringey and London in general.

Sustainability Appraisal

12.5 Under the requirements of the Planning and Compulsory Purchase Act 2004, the SPD has to be accompanied by a Sustainability Appraisal. This assesses the social, economic and environmental effects of the SPD from the start of the preparation process, to ensure that it contributes to sustainable development. The Sustainability Appraisal process has included the production of:

- A Sustainability Appraisal Scoping Report, which defines the sustainability objectives for the SPD; and
- A Sustainability Appraisal Report which assesses the proposals in the SPD against the sustainability objectives contained in the Scoping Report in order to make recommendations for the improvement of the document.

The reports have both been subject to the necessary periods of consultation. The Sustainability Appraisal Report, attached as Appendix 2, details recommendations to improve the sustainability which have been incorporated in to the final SPD document.

13 Conclusion

13.1 The Council is committed to developing Wood Green Town Centre by focusing on the 3 key themes of Community, Quality and Sustainability. The SPD will provide strong policy justification to:

- Promote sustainable development and high quality design that is sympathetic to the local environment and surrounding areas;
- Retain and conserve Wood Green Town Centre's historic buildings;
- Promote the best use of existing open spaces;
- Promote the visual enhancement and security of the streetscape;
- Improve accessibility and mobility.

13.2 The SPD is based on a comprehensive, two-stage consultation process involving local residents and key stakeholders focusing on a geographical remit ranging from Turnpike Lane station to the Civic Centre. The SPD highlights a range of areas for consideration and offers strategic planning guidance for the short, medium and long term.

13.3 The SPD has been prepared in accordance with national planning guidance and the policies in the Mayor of London's Spatial Development Strategy.

14 Use of Appendices/Tables/Photographs

Appendix 1 – Wood Green SPD
Appendix 2 – Sustainability Appraisal
Appendix 3 – Evidence Base and Initial Consultation report
Appendix 4 – Statutory Consultation Report
Appendix 5 – Equalities Impact Assessment (E.I.A)

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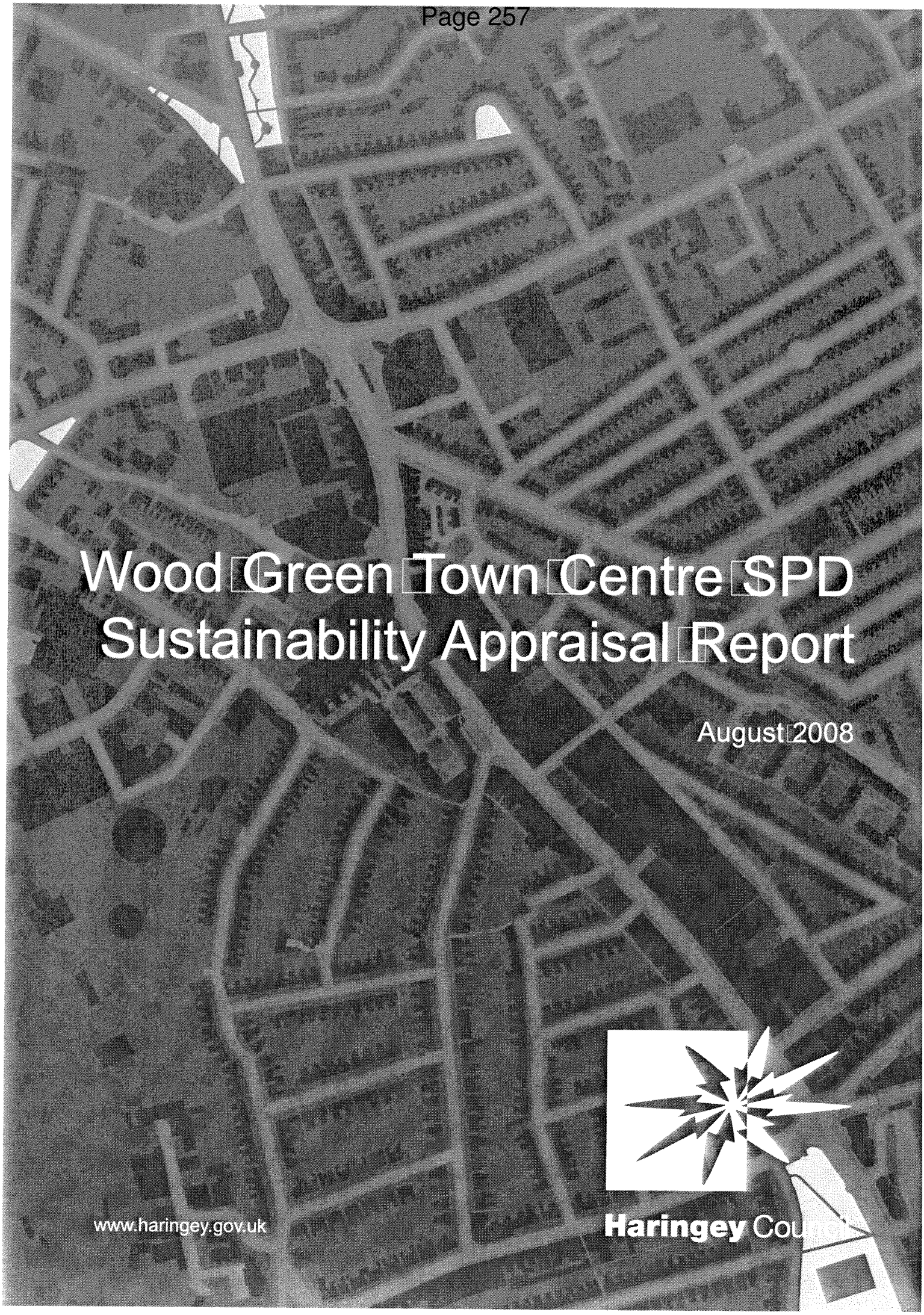

Wood Green Town Centre SPD Sustainability Appraisal Report

August 2008

www.haringey.gov.uk

Haringey Council

Summary

This report sets out the Sustainability Appraisal of the Wood Green Town Centre Draft SPD. The Sustainability Appraisal of SPDs is a requirement of the 2004 Planning and Compulsory Purchase Act.

Wood Green is located in the London Borough of Haringey in North London. It is identified as a Metropolitan Centre in the London Plan (2004) which reflects its role as a key retail and commercial destination in the North London sub-region.

In addition to the significant amount of retail floor space within the town centre, there is a considerable level of residential development, with flats located above Shopping City and Bury Road car park. The town centre has a strong residential hinterland to both the east and west. There are two conservation areas located within close proximity to the town centre (Trinity Gardens and Noel Park). However, there are relatively few listed buildings present. The majority of the buildings in Wood Green town centre are a minimum of three storeys high.

Wood Green is well placed in relation to a number of high profile regeneration schemes such as Haringey Heartlands and Tottenham Hale, offering significant opportunities for the development and regeneration of Wood Green.

Sustainability Appraisal of Development Plan Documents is a requirement of the 2004 Planning and Compulsory Purchase Act. The provisions for Sustainability Appraisal in the Act are distinct from the requirements of the SEA (Strategic Environmental Assessment) Directive. The SEA Directive is implemented in UK legislation by the SEA Regulations.

The objective of the SEA Directive is "*to provide a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.*"

The Sustainability Appraisal of the Wood Green Town Centre Draft SPD is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive. In doing so the Appraisal has been guided by the good practice guidelines produced by ODPM and the Environment Agency.

The Sustainability Appraisal process as directed in England has the following main components:

- Stage A: Scoping Report
- Stage B: Options and Impacts Appraisal
- Stage C: Sustainability Appraisal Report
- Stage D: Consultation (on draft SPD and Sustainability Appraisal Report)
- Stage E: Monitoring and Implementation

The first phase of the Sustainability Appraisal was to gather information and to establish the key sustainability issues for Haringey and Wood Green, while also reflecting broader concerns and priorities (e.g. at the regional, national and international level). The SA Scoping Report for Haringey Council's Core Strategy, prepared by Hyder Consulting, identified a large number of international and national level plans and programmes referred to in the SEA Directive as well as regional and local plans and strategies (in accordance with Annex 5 of the ODPM's SA Guidance). The Wood Green Town Centre Draft SPD Scoping Report, prepared by Urban Practitioners used the Hyder Consulting report as a basis, adding additional local baseline information where available.

Consultation to get local views on issues for Wood Green was undertaken by Urban Practitioners as part of wider consultation. The four statutory bodies of the Governments SEA Regulations - the Countryside Agency, English Heritage, English Nature, and the Environment Agency – are designated as "authorities

with environmental responsibility" were consulted to inform the appraisal process for the Scoping report. The SPD and supporting documents (including the Sustainability Appraisal) has also been subject to a six week statutory consultation period. The SPD and supporting documents have subsequently been updated to reflect the comments received.

The appraisal framework has been used to appraise the Wood Green Town Centre Draft SPD to ensure the SPD encourages sustainable changes in the town centre. The sustainability objectives have been used to appraise the following components of the SPD:

- Overall Vision and Key Objectives
- Strategic Guidance
- Movement and Accessibility proposals
- Opportunity Areas development principles

There are no potential conflicts between the vision objectives and sustainability objectives identified.

There were no significant negative impacts that arose from the Sustainability Appraisal of the SPD guidance and proposals, however the following possible negative impacts should be considered:

- 'Leisure, Community and Health requirements' encourages evening economy uses, which may have a negative impact on crime levels and anti-social behaviour at night (SO1). It will be important for such uses to be of high quality and controlled appropriately.

- Within the Town Centre North Area, the loss of existing offices (the Civic Centre and Green Ridings House) may result in the loss of employment floorspace. This could result in a negative impact on economic growth and job provision in the area. However, it is important to note that these sites are currently underutilised in terms of job provision. The existing office block is a telecoms exchange building which would provide a limited number of jobs on site. The conversion of the civic centre would not involve the loss of any jobs – the Council offices would be relocated elsewhere in the town centre and wider borough. The commercial property market analysis undertaken by Donaldsons in the original masterplan for Wood Green suggests that there is limited demand for office space in Wood Green. In addition, the Haringey Heartlands site represents a key location in the borough to develop the growing creative industries base and provide new flexible office space.

Along with the potential negative impacts, there are a number of significant positive impacts arising for the Sustainability Appraisal of the SPD guidance and proposals, including:

- The 'Safety and Security' guidance along with various proposals within the opportunity areas including improvements to linkages, public realm, lighting and creation of active frontages will contribute significantly to the encouragement of safety by design and reducing the levels of crime and fear of crime in the Town Centre.

- The 'Leisure, Community and Health Requirements' guidance identifies opportunities for a new polyclinic which is intended to provide a wider range of health services locally.

- The 'Sustainable Development' guidance would have a significant positive impact on a majority of the sustainability objectives including those related to housing, economy, transport and the environment.

- The encouragement of high quality retail offer in 'Retail' guidance and wide range of community services, evening economy uses and outdoor dining ('Leisure, Community and Health Requirements' guidance) would assist in achieving the Sustainability Objective of improving the vitality and vibrancy of the town centre.

- The improvement of open spaces and planting of trees ('Open Space') will help to protect and improve biodiversity in the town centre.

- High Quality Design, Conservation all seek to protect and enhance special buildings and areas in the town centre, as well as ensure development fits within the townscape.

- 'Transport and Movement' and 'Building Height and Scale' seek to improve access to services and facilities via sustainable transport and also to achieve higher densities within the town centre to reduce the need for the car. Phased reduction in car parking ('Car Parking' guidance), creating a bus only high road during the day ('Buses'), improvements to cycling links and facilities ('Cycling'), and improving mobility and safety of pedestrian ('Road Layout', 'Mobility', 'Safety' and 'Linkages') will all contribute positively to the promotion of more sustainable modes of transport. This would have a likely high significant impact on Sustainability Objective 19 – Sustainable Transport. The permanency of the impact would be dependant on efficiency of the public transport system and public willingness to change. There would be a cumulative positive environmental impact with reduction in CO2 emissions, energy and natural resources and improvement to air quality.

- There are several potential development sites identified within the opportunity areas. Development of these sites will provide significant opportunity for an increase in housing of different mix and tenure within the town centre. Option 3 for Shopping City includes a comprehensive redevelopment of the Shopping City and the Library which would include residential above. This option would have a significant positive impact on meeting housing targets and decent homes and mobility homes standards for the town centre. However, option 1 and 2 do not provide any new housing and therefore do not provide any positive impact on achieving this sustainability objective. It is also noted that a more comprehensive development of the BHS site (options 2 and 3) would have an impact of higher significance than simply refurbishing the exterior of the building (option 1).

This appraisal has been undertaken by personnel drawn from the wider team working on the SPD itself and as such it is strongly intended that the appraisal forms an integrated and useful exercise throughout the project. Priority issues for monitoring relating to impacts that were identified as significant (positive and negative) in the assessment of the plan policies have been highlighted. Monitoring should be targeted both to assess the effectiveness of mitigation of negative effects and to ensure that predicted significant positive effects are being delivered.

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5.0 Conclusion 19

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1.0 Introduction

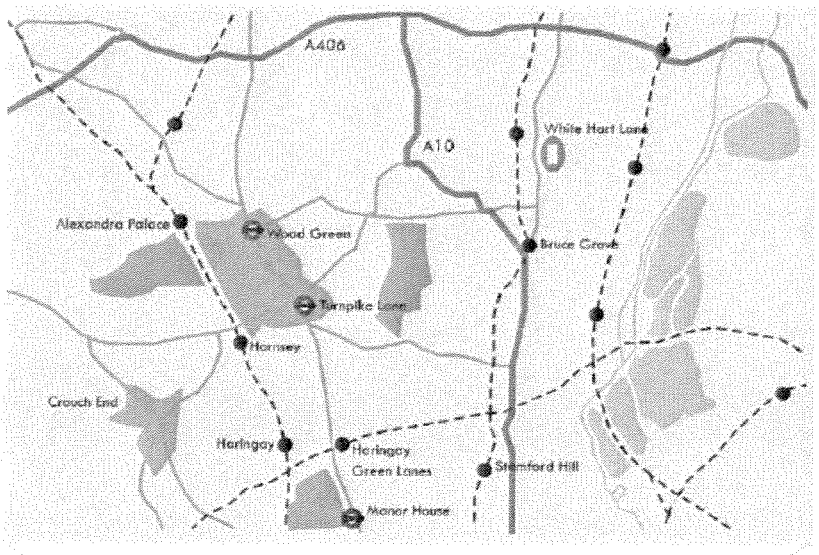
This report sets out the Sustainability Appraisal of the draft Wood Green Town Centre SPD. The Sustainability Appraisal of SPDs is a requirement of the 2004 Planning and Compulsory Purchase Act.

Wood Green Context

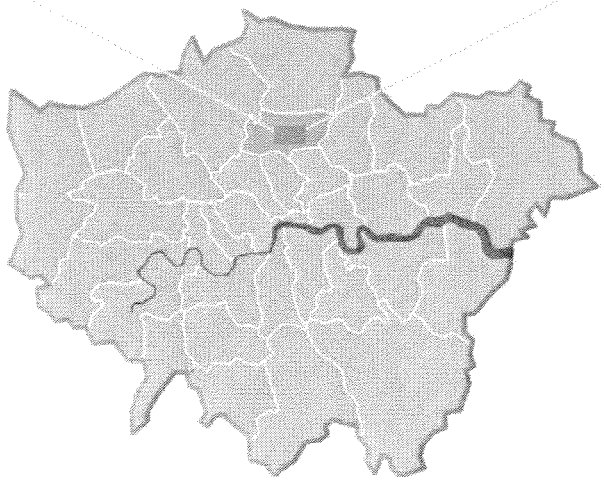
Wood Green is located in the centre of the London Borough of Haringey in North London. The High Road (A105) runs almost north-south through the town centre, providing access to the North Circular Road (A406) to the north and connecting the town centre to Wood Green and Turnpike Lane underground stations.

The following section places Wood Green in context and outlines the main issues it faces.

Figure 3.1: Strategic context



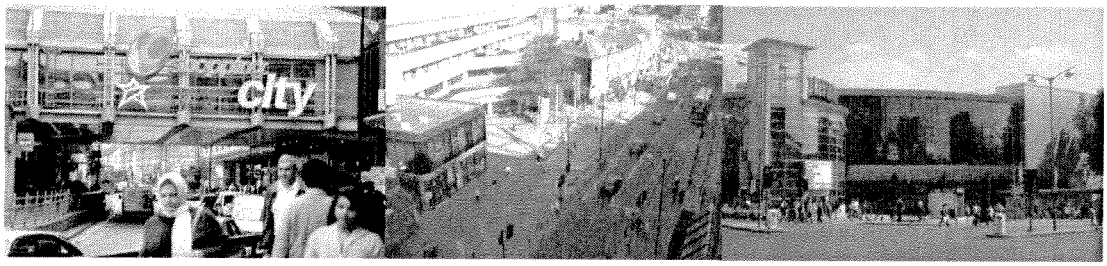
Wood Green local context



London borough of Haringey

Character

Wood Green is a vibrant and busy town centre. It has an important role in the North London sub-region's town centre hierarchy, and is well placed in relation to a number of high profile regeneration schemes such as Haringey Heartlands and Tottenham Hale. Wood Green is designated as a Metropolitan Centre in the Mayor's London Plan (2008) which reflects its role as a key retail and commercial destination. Wood Green is located in the centre of Haringey, a borough which suffers from economic and social polarisation with an extensive area of deprivation in the east and centre of the borough, whilst the western side has some relatively affluent neighbourhoods, such as Muswell Hill.



SPD context

This SPD will seek to provide a comprehensive planning framework and policies for the enhancement and regeneration of Wood Green Metropolitan Centre. It will build upon a Spatial Plan which was finalised in April 2006 and which identified six main objectives as follows:

1. Providing a high quality public realm
2. Creating safer communities
3. Enhancing Wood Green's market position as a metropolitan shopping centre
4. Enhancing pedestrian movement and the pedestrian environment
5. Ensuring that the centre benefits from development at Haringey Heartlands
6. Creating new east-west links into the surrounding hinterland.

Proposals relating to each of these objectives were also set out in the Spatial Plan and covered issues relating to ease of movement and public realm and image enhancements.

The Wood Green SPD is expected to be adopted by the end of 2008.

Report Structure
This structure of this report is as follows:

Section 2.0 - Background provides an overview of the sustainability appraisal process including reference to national and regional legislation and guidance.

Section 3.0 - Sustainability Appraisal Framework focuses on the first stage of the sustainability appraisal process for Wood Green Town Centre Draft SPD including setting the context and objectives, establishing the baseline and developing the SA Framework for which the SPD should be assessed.

Section 4.0 - Sustainability Appraisal of Wood Green SPD considers the compatibility of the SPD and sustainability objectives and presents an assessment of the effects of the SPD contents in relation to the sustainability framework.

Section 5.0 Conclusion

2.0 Background

This section sets out the background to Sustainability Appraisal including the purpose, methodology and steps in the process.

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

Sustainability Appraisals are a requirement of the Planning and Compulsory Purchase Act (2004) And Strategic Environmental Assessments are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). Government guidance (ODPM 2005) has merged this process to allow for a single joint appraisal (SA/SEA) to be carried out. For the purpose of this document, this integrated appraisal will be simply referred to as Sustainability Appraisal (SA).

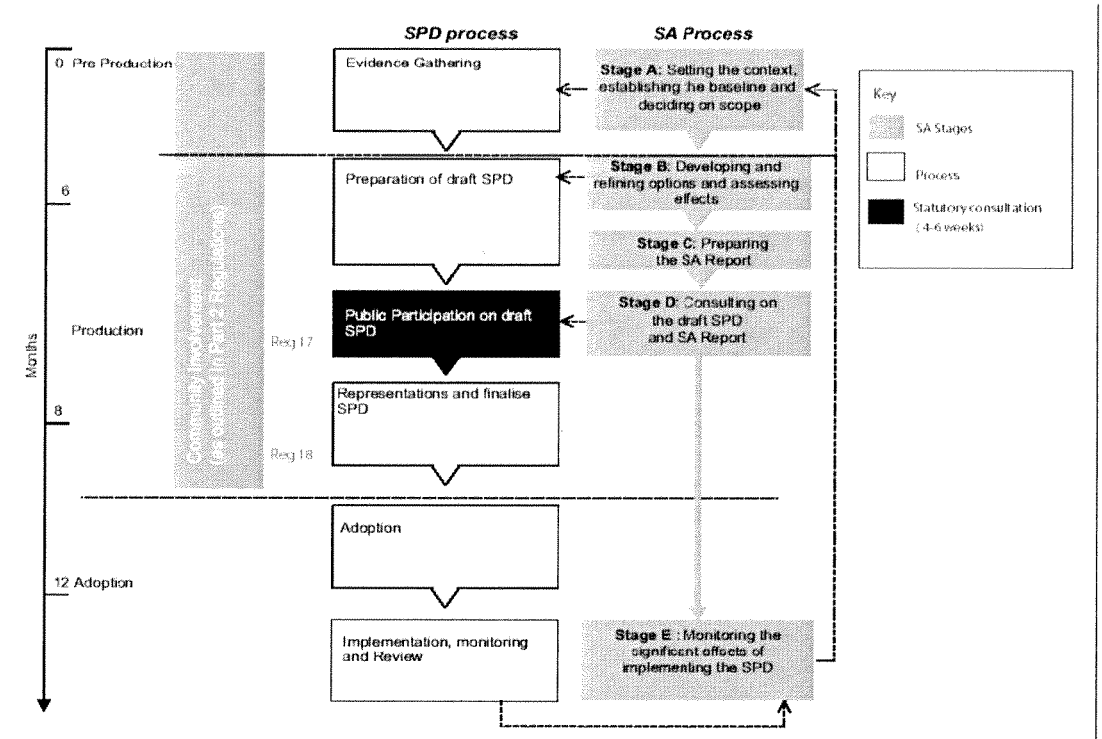
The Sustainability Appraisal Process

Sustainability Appraisal is an integral part of good plan making and should not be seen as a separate activity. Its purpose is to promote sustainable development by integrating sustainability considerations into plans. By testing each plan policy against every sustainability objective, SA assesses and reports the likely significant effects of the plan and the opportunities for improving the social, environmental and economic conditions by implementing the plan.

Figure 1 shows the stages of the SA process and how they link to the development of the Core Strategy

The Wood Green Town Centre Draft SPD is one of several planning documents within the Local Development Framework targeting specific sites within Haringey. The Core Strategy is concurrently being produced for Haringey. This SA therefore extends the work covered by the Core Strategy appraisal to the specific focus of the Wood Green Town Centre SPD.

Figure 1: The SPD Preparation Process



Source: Sustainability Appraisal and Regional Spatial Strategies and Local Development Documents, ODPM, November 2005.

Figure 2 indicates the tasks involved in the Sustainability Appraisal.

Figure 2: Sustainability Appraisal tasks (extract from ODPM guidance)

Figure 9 – Incorporating SA within the SPD process

SPD Stage 1: Pre-production – Evidence gathering

SA stages and tasks

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- A1: Identifying other relevant policies, plans and programmes, and sustainable development objectives.
- A2: Collecting baseline information.
- A3: Identifying sustainability issues and problems.
- A4: Developing the SA framework.
- A5: Consulting on the scope of the SA.

SPD Stage 2: Production – Prepare draft SPD

SA stages and tasks

Stage B: Developing and refining options and assessing effects

- B1: Testing the SPD objectives against the SA framework.
- B2: Developing the SPD options.
- B3: Predicting the effects of the draft SPD.
- B4: Evaluating the effects the draft SPD.
- B5: Considering ways of mitigating adverse effects and maximising beneficial effects.
- B6: Proposing measures to monitor the significant effects of implementing the SPD.

Stage C: Preparing the Sustainability Appraisal Report

- C1: Preparing SA Report.

Stage D: Consulting on draft SPD and Sustainability Appraisal Report

- D1: Public participation on the SA Report and the draft SPD.
- D2: Assessing significant changes.

SPD Stage 3: Adoption

SA stages and tasks

- D3: Making decisions and providing information.

Stage E: Monitoring the significant effects of implementing the SPD

- E1: Finalising aims and methods for monitoring.
- E2: Responding to adverse effects.

3.0 Sustainability Appraisal Framework

The first phase of the Sustainability Appraisal was to gather information and to establish the key sustainability issues for Wood Green, while also reflecting broader concerns and priorities (e.g. at the regional, national and international level).

Based on the information gathered in the first phase, a Sustainability Appraisal Scoping Report was prepared by Urban Practitioners with a purpose to develop sustainability objectives. The sustainability objectives are shown in Table 2 and form the basis of this sustainability appraisal.

Table 2 – Sustainability Objectives

SA Objective		Sub-Objectives
Social		
1	To reduce crime, disorder and fear of crime.	To encourage safety by design.
		To reduce levels of crime.
		To reduce the fear of crime.
		To reduce levels of anti-social behaviour.
		To reduce alcohol and drug misuse.
2	To improve levels of educational attainment for all age groups and all sectors of society.	To increase levels of participation and attainment in education for all members of society
		To improve the provision of, and access to, education and training facilities.
3	To improve physical and mental health for all and reduce health inequalities.	To improve access to health and social care services.
		To prolong life expectancy.
		To improve access to public open space and leisure facilities.
		To promote healthy lifestyles.
4	To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.	To reduce homelessness.
		To increase the availability of affordable housing.
		To improve the condition of Local Authority housing stock.
		To improve the diversity of the housing stock.
5	To protect and enhance community spirit and cohesion.	To promote a sense of cultural identity, belonging and well-being.
		To develop opportunities for community involvement.
		To support strong relationships between people from different backgrounds and communities to promote the 'global community' and ethnic diversity of Wood Green.
6	To improve access to services and amenities for all groups	To improve access to cultural and leisure facilities.
		To maintain and improve access to essential services (banking, health and education) and facilities.
Economic		
7	To encourage sustainable economic growth and business development	To retain existing local employment and create local employment opportunities.
		To encourage the creation of local employment.
		To diversify employment opportunities.
		To encourage economic growth.
		To ensure that new jobs created benefit the local population and contribute to a reduction in

SA Objective		Sub-Objectives
		unemployment in Wood Green.
8	To develop the skills and training needed to establish and maintain a healthy labour pool.	To improve lifelong learning opportunities and work related training.
9	To encourage economic inclusion.	To reduce high levels of unemployment in Wood Green.
		To improve physical accessibility to local and Londonwide jobs.
		To encourage home working schemes.
10	To improve the vitality and vibrancy of Wood Green town centre.	To enhance the town's image.
		To develop and market the town as a place to live, work and do business.
		To support the preservation or appropriate development of high quality built and natural environments within the town.
Environmental		
11	To protect and enhance biodiversity.	To protect and seek opportunities to enhance designated nature conservation sites
		To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan.
		To interlink and enhance habitats and wildlife corridors.
		To provide opportunities for people to access wildlife and diverse open green spaces.
		To establish new habitats and spaces to support the wider green infrastructure.
12	To protect and enhance the Borough's landscape, townscape and cultural heritage resources.	To promote townscape character and quality.
		To encourage sensitive design in development.
		To conserve historic buildings and sites.
		To conserve historic landscape/townscape value.
		To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and gardens, and other culturally important features and areas, and their settings.
		To protect and enhance the character and appearance of townscape/landscape
		To maintain and strengthen local distinctiveness and sense of place
		To improve quality of the public realm, creating places that work well, are maintained and managed and are attractive to users.
13	To protect and enhance the quality of water features and resources.	To preserve ground and surface water quality.
		To conserve water resources.
		To enhance river corridors
14	To reduce land contamination.	To encourage the development and remediation of brownfield land where appropriate.
15	To limit and adapt to climate change.	To reduce CO2 emissions.
		To reduce and manage flood risk.
		To encourage 'green design' solutions.
		To encourage the inclusion of SUDS in new development
16	To protect and improve air quality.	To promote travel plans.
		To adhere to Air Quality Management Targets, and

SA Objective		Sub-Objectives
		where possible to enhance environments currently experiencing higher levels of pollution, e.g. High Road.
17	To increase energy efficiency and require the use of renewable energy sources.	To increase energy efficiency for proposed and existing developments, where practicable.
		To increase the use of renewable energy.
		To reduce the use of energy.
18	To ensure the sustainable management of natural resources.	To reduce the consumption of raw materials (particularly those from finite or unsustainable sources).
		To encourage the re-use of goods
		To reduce the production of waste.
		To support the principals of sustainable design where practicable
		To increase the proportion of waste recycling and composting across all sectors.
19	To promote the use of more sustainable modes of transport.	To increase accessibility both in terms of getting into and around the town centre.
		To improve the amenity and connectivity of walking and cycling routes.
		To encourage active travel (walking and cycling) and the use of public transport.
		To reduce the use of the private car.

As indicated in Government Policy and guidance, public consultation should form a key part to both the SPD and SA processes.

The SEA Directive indicates specific requirements for consultation with the public and stakeholders. It requires local authorities to consult "the public affected or likely to be affected by, or having an interest in" a plan. It also suggests that authorities which, because of their social, environmental and economic responsibilities, are likely to be concerned by the effects of implementing the plan, should be consulted on the scope and level of detail of the information to be included in the Sustainability Appraisal Report.

Consultation to get local views on issues for Wood Green was undertaken by Urban Practitioners as part of wider initial consultation. Full details of the consultation process on the SPD can be found in a separate Consultation Report.

4.0 Sustainability Appraisal of the Wood Green Town Centre Draft SPD

This section considers the compatibility of the SPD and sustainability objectives and presents an assessment of the effects of the SPD contents in relation to the sustainability framework.

The Appraisal Framework

The appraisal framework has been used to appraise the Wood Green Town Centre Draft SPD to ensure the SPD encourages sustainable changes in the town centre. The sustainability objectives have been used to appraise the following components of the SPD:

- Overall Vision and Key Objectives
- Strategic Guidance
- Movement and Accessibility proposals
- Opportunity Areas development principles

Each policy statement has been assessed against each of the SA objectives, using the indicators and targets as benchmarks. Through adopting this approach, the following has been considered:

- **Impact:** Whether the effect of the effect is positive, negative or neutral when assessed against the objectives
- **Significance:** Whether the effect would be slightly or greatly significant
- **Timing:** Whether the effect will be short term (within 5 years) or long term (up to and beyond the end of the plan period)
- **Spatial Scale:** Whether the effect will be realised in predominantly rural or urban areas. Any transboundary effects outside the study area would also be considered. This would be qualified in terms of area in the commentary where appropriate.
- **Cumulative Effects:** Would there be cumulative effects realized upon specific receptors, e.g. would the option have a greater overall environmental disbenefit due to having many smaller impacts upon heritage, biodiversity, landscape, water quality etc.

The direction and severity of the effects are described in the SA matrix using the following notation:

- ++ = Major Positive Impact
- \+ = Positive Impact
- 0 = No Impact / Neutral
- \- = Negative Impact
- -- = Major Negative Impact
- ? = Uncertain impact – more information required.

This notation is explained further in Table 5.1.

Table 3 - Explanation of Matrix Notation

Alignment	Description	Symbol
Major Positive Impact	The proposed policy contributes significantly to the achievement of the objective	++
Positive Impact	The proposed policy contributes to the achievement of the objective but not significantly	+
No Impact / Neutral	There is no clear relationship between the proposed	0

	development and/or the achievement of the objective or the relationship is negligible	
Negative Impact	The proposed policy detracts from the achievement of the objective but not significantly	-
Major Negative Impact	The proposed development detracts significantly from the achievement of the objective	--
Uncertain impact – more information required	The proposed policy either has both a positive and negative relationship to the objective or the relationship is dependant on the way in which the aspect is managed. Insufficient information may be available to enable an assessment to be made.	?

Compatibility of the Vision and Sustainability Appraisal Objectives

This SPD establishes a bold new vision for the future of Wood Green town centre:
Wood Green town centre is a vibrant, dynamic, cosmopolitan and commercially successful Metropolitan town centre, capable of providing for the local population and for the wider subregion. The heritage of Wood Green engenders a strong sense of place, of which local residents remain justifiably proud. Wood Green town centre, together with the neighbouring Haringey Heartlands area, represents a significant regeneration opportunity within the north London sub region.

The vision for Wood Green has three themes:
Community – ensuring that Wood Green is a place which meets the needs of local people and provides a safe and welcoming environment;
Quality – ensuring that environment, infrastructure and amenities of Wood Green are of a high quality; and
Sustainability – promoting a sustainable approach to Wood Green in terms of transport, development, retail and community life.

To achieve this vision, a series of more detailed objectives have been developed. Ideally the objectives of the Vision would be entirely consistent with, and be likely to contribute positively to achieving, the Sustainability Appraisal objectives. In practice there may be tensions between objectives. In some cases, testing the compatibility of the two sets of objectives may highlight areas where plan objectives can be modified to improve compatibility.

There are no potential conflicts between the vision objectives and sustainability objectives, however care will be required for the following:

- SPD objectives encourages improvement to the public realm. Care will be required to ensure hard and soft landscaping promotes biodiversity (sustainability objective 11), protects and enhances distinct character areas (sustainability objective 12), promotes sustainable drainage (sustainability objective 13 & 15).

- SPD objectives promote appropriate leisure and evening economy uses in the town centre. Care will be required to ensure that such uses introduced into the town centre are appropriately located and considerate of nearby residential uses (Objective 4 Housing Choice). Care will also

be required to ensure that evening economy uses would not result in anti-social behaviour at night and fear of crime in the town centre (Sustainability Objective 1).

- SPD objectives promote new development of infrastructure, amenities and buildings along with development of retail, leisure and night time economy offer. Care will be required to ensure that any new development in the town centre takes into consideration the environmental and townscape impacts (Sustainability objectives 11-18). The required 'high quality standard of design' should incorporate innovative sustainable design and construction solutions.

The compatibility assessment is shown in Table 4.

Strategic Guidance

The Sustainability Matrix set out in the Scoping Report for the Wood Green SPD has been simplified into a matrix format to assess the Strategic Guidance statements (see table 5 below). The matrix notation outlined above has been used in the matrix to help identify where policies contribute or detract from the achievement of the sustainability objectives (SOs). A commentary has also been included to provide further explanation of the significance of the potential impacts.

The appraisal of key strategic guidance led to the following findings:

Significant negative impacts

There are no significant negative impacts identified.

Significant positive impacts

- 'Safety and Security' contributes significantly to the encouragement of safety by design and reducing the levels of crime and fear of crime in the Town Centre (SO1).

- 'Leisure, Community and Health Requirements' identifies opportunities for a new polyclinic which is intended to provide a wider range of health services locally (SO3).

- 'Sustainable Development' would have a significant positive impact on a majority of the sustainability objectives including:
  - higher density residential development (of mixed housing type and tenure) and wider range of services for the community on brownfield land within an accessible location (SO 4, 6, 14 &19);
  - reduction in local levels of employment and creation of new local jobs (SO7, 8 & 9); and
  - inclusion of sustainable urban design standards in new development, including energy efficient design and use of renewables. (SO15, 16, 17 & 18).

- The encouragement of high quality retail offer ('Retail') and wide range of community services, evening economy uses and outdoor dining ('Open Spaces') would assist in achieving the Sustainability Objective of improving the vitality and vibrancy of the town centre (SO10)

- The improvement of open spaces and planting of trees ('Open Spaces') will help to protect and improve biodiversity in the town centre (SO11).

- 'High Quality Design', 'Conservation' and 'Retail' all seek to protect and enhance special buildings and areas in the town centre, as well as ensure development fits within the townscape (SO12).

- 'Transport and Movement' and 'Building Height and Scale' seek to improve access to services and facilities via sustainable transport and also to achieve higher densities within the town centre to reduce the need for the car (SO19).

Additional negative impacts

- 'Leisure, Community and Health requirements' encourages evening economy uses, which may have a negative impact on crime levels and anti-social behaviour at night (SO1). It will be important for such uses to be of high quality and controlled appropriately.

Uncertain impacts

- 'Conservation' could limit the extent of new residential/mixed use development or conversion of existing buildings for alternative uses which could have a negative impact on achieving housing targets (SO4) and economic growth of the town centre (S07). However, the potential for a number of infill sites and existing buildings that are not within the conservation area or of any special architectural character will help to balance this potential negative impact.

- Encouraging higher densities in the town centre location ('Building Height and Scale' and 'Sustainable Development') could have a negative impact on townscape and character of the area if not dealt with carefully (SO12). However 'High Quality Design', 'Conservation' and 'Retail' all seek to protect and enhance special buildings and areas in the town centre, as well as ensure development fits within the townscape.

- Preserving buildings of architectural character ('Conservation') may restrict the incorporation of energy efficient design principles into the buildings. However, this policy is needed to recognise the importance of protecting the character of the historic townscape and if dealt with carefully, measures could be adopted to incorporate sustainable design principles into historic buildings. The SPD should recognise and pursue opportunities to enhance the areas heritage assets, their settings and the wider historic environment.

Table 4 – Compatibility of vision objectives and sustainability objectives.

		Objective 1 – Accessibility To enhance accessibility into and around the town centre for all members of the community.	**Objective 2 - Character Areas** To encourage the retention and enhancement of the distinctive character areas within the town centre.	**Objective 3 – Sustainability** To promote a sustainable future for Wood Green town centre, which ensures that the needs of the present generation are met without compromising those of the future.	**Objective 4 - Public Realm** To improve the public realm through the town centre and to create a more pleasant pedestrian environment.	**Objective 5 - Safety** To increase safety within the town centre, improving the confidence of visitors and users, and facilitating the development of a more positive overall perception of Wood Green as a destination.	**Objective 6 – Congestion** To reduce congestion in the town centre by promoting car free development and the use of sustainable means of transportation	**Objective 7 Infrastructure and Amenities** To develop the town centre infrastructure and amenities.	**Objective 8 - Retail** To develop the range and quality of the retail offer within the town centre.	**Objective 9 - Leisure** To encourage the development of appropriate leisure and night-time economy uses in the town centre.	**Objective 10 - Building Quality** To retain and restore high quality buildings within the town centre, and encourage a high standard of design for all new developments.
Sustainability Objectives											
1.	Crime	Positive compatible	Neutral	Positive compatible	Positive compatible	Positive compatible	Neutral	Neutral	Neutral	Care required	Positive compatible
2.	Educational attainment	Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Neutral	Positive compatible	Neutral	Neutral	Neutral
3.	Health	Positive compatible	Neutral	Positive compatible	Positive compatible	Neutral	Positive compatible	Positive compatible	Neutral	Positive compatible	Neutral
4.	Housing choice	Neutral	Care required	Positive compatible	Positive compatible	Positive compatible	Care required	Positive compatible	Neutral	Care required	Care required
5.	Community cohesion	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Neutral	Positive compatible	Neutral	Positive compatible	Neutral
6.	Access to services	Positive compatible	Neutral	Positive compatible	Positive compatible	Positive compatible	Neutral	Positive compatible	Positive compatible	Positive compatible	Neutral
7.	Economic growth	Neutral	Care required	Positive compatible	Positive compatible	Neutral	Care required	Neutral	Positive compatible	Positive compatible	Neutral
8.	Skills and training	Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Neutral	Positive compatible	Neutral	Neutral	Neutral
9.	Economic inclusion	Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Positive Compatible	Positive compatible	Neutral	Neutral	Neutral
10.	TC vitality and vibrancy	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible	Positive compatible
11.	Biodiversity	Neutral	Positive compatible	Positive compatible	Care required	Neutral	Neutral	Care required	Care required	Care required	Care required
12	Townscape and heritage	Neutral	Positive compatible	Positive compatible	Care required	Positive compatible	Neutral	Care required	Care required	Care required	Positive compatible
13.	Water	Neutral	Neutral	Positive compatible	Care required	Neutral	Neutral	Care required	Care required	Care required	Care required
14.	Land contamination	Neutral	Neutral	Positive compatible	Neutral	Neutral	Neutral	Care required	Care required	Care required	Care required
15.	Climate change	Positive compatible	Neutral	Positive compatible	Care required	Neutral	Positive compatible	Care required	Care required	Care required	Care required
16.	Air quality	Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Positive compatible	Care required	Care required	Care required	Care required
17.	Energy efficiency	Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Positive compatible	Care required	Care required	Care required	Care required
18.	Natural resources	Neutral	Neutral	Positive compatible	Neutral	Neutral	Neutral	Care required	Care required	Care required	Care required
19.	Sustainable transport	Positive compatible	Neutral	Positive compatible	Positive compatible	Neutral	Positive compatible	Neutral	Neutral	Neutral	Neutral

Table 5 – Sustainability Assessment Matrix of Strategic Guidance

		Transport and Movement	Building Height and Scale	High Quality Design	Conservation	Retail	Open Spaces	Safety and Security	Leisure, Community and Health Requirements	Sustainable Development	Planning Obligations	Comments
Sustainability Objectives												
1.	Crime	0	0	+	0	0	+	++	-	0	0	'Safety and Security' contributes significantly to the encouragement of safety by design and reducing the levels of crime and fear of crime in the Town Centre. 'High Quality Design' and 'Open Spaces' both encourage high quality design in both buildings and open space which would help provide more sense of ownership and stewardship within the town centre, potentially having a positive impact on crime levels. 'Leisure, Community and Health Requirements' encourages evening economy uses, which may have a negative impact on crime levels and anti-social behaviour at night. It will be important for such uses to be of high quality and controlled appropriately.
2.	Educational attainment	0	0	0	0	0	0	0	+	+	+	'Leisure, Community and Health Requirements', 'Sustainable Development' and 'Planning Obligations' all contribute positively to improving access to and participation in training and education facilities through the provision of improved programmes and facilities and through financial contributions linked with new development.
3.	Health	+	0	0	0	0	+	0	++	0	+	'Transport and Movement' and 'Open Spaces' encourage sustainable travel such as walking and cycling, which would assist in improving the activeness and health of the community. 'Leisure, Community and Health Requirements' identifies opportunities for a new polyclinic which is intended to provide a wider range of health services locally, whilst 'Planning Obligations' looks at opportunities for planning obligations related to new health facilities.
4.	Housing choice	0	+	0	?	0	0	0	0	++	+	'Building Height and Scale' and 'Sustainable Development' both contribute positively to the achievement of a mix of housing type and tenure. They also seek to encourage a higher density of residential development within the town centre due to close proximity to services and public transport. 'Planning Obligations' also encourages the provision of affordable housing through planning obligations. 'Conservation' has a potential negative impact on the achievement of provision of housing within the town centre as the retention of buildings within the conservation areas and of listed buildings would reduce the possibility of higher density development. However, the overall benefits of protecting the character of the town centre would outweigh the need for higher density development, particularly where there are other opportunities for infill development within the town centre.
5.	Community cohesion	0	0	+	0	0	+	+	+	+	0	'High Quality Design' and 'Open Spaces' encourage high quality design of buildings and open space networks, which would help promote a greater sense of community spirit in the town centre. 'Safety and Security' seeks to create a greater sense of security in the town centre, which will allow the community to feel more comfortable and free in their surrounds. 'Leisure, Community and Health Requirements' and 'Sustainable Development' encourage activity and a wider range of services accessible to the community, which will have a direct positive impact on community cohesion in the area.
6.	Access to services	+	0	0	0	+	+	0	+	++	+	'Transport and Movement' and 'Open Spaces' seek to improve accessibility in and around the Town Centre, whilst 'Retail', 'Leisure, Community and Health Requirements', 'Sustainable Development' and 'Planning Obligations' all seek to provide a wider range of services for the community within an accessible location. All of these guidance statements contribute positively to the achievement of to improve access to services and amenities for all groups in the community.
7.	Economic growth	0	0	+	?	+	0	0	+	++	0	'Conservation' could limit the extent of new development or conversion of existing buildings for alternative uses. However, the potential for a number of infill sites and existing buildings that are not within the conservation area will help to balance this potential negative impact. 'Sustainable Development' would have a significant

		Transport and Movement	Building Height and Scale	High Quality Design	Conservation	Retail	Open Spaces	Safety and Security	Leisure, Community and Health Requirements	Sustainable Development	Planning Obligations	Comments
Sustainability Objectives												
												positive impact in that it encourages reduction in local levels of unemployment and increase in local job creation.
8.	Skills and training	0	0	0	0	0	0	0	+	++	+	'Leisure, Community and Health Requirements', 'Sustainable Development' and 'Planning Obligations' all contribute positively to improving access to and participation in training and education facilities through the provision of improved programmes and facilities and through financial contributions linked with new development.
9.	Economic inclusion	+	0	0	0	+	0	0	+	++	+	New retail space ('Retail') and improved accessibility in the town centre ('Transport and Movement') will help to improve levels of employment. 'Leisure, Community and Health Requirements', 'Sustainable Development' and 'Planning Obligations' all contribute positively to improving access to and participation in training and education facilities through the provision of improved programmes and facilities and through financial contributions linked with new development.
10.	TC vitality and vibrancy	+	+	+	+	++	+	+	++	+	+	All of the Strategic guidance statements will assist the Sustainability Objective of improving the vitality and vibrancy of the town centre by way of improved accessibility, high quality townscape, improved safety, provision of a wider range of services and facilities for the community and more residential in the town centre. In particular the encouragement of high quality retail offer ('Retail') and wide range of community services, evening economy uses and outdoor dining ('Leisure, Community and Health Requirements') would all add to the vibrancy of the place.
11.	Biodiversity	0	0	0	0	0	++	0	0	+	0	The improvement of open spaces and planting of trees (Open Spaces) along with sustainable urban design principles within new development (Sustainable Development) will help to protect and improve biodiversity in the town centre.
12	Townscape and heritage	+	?	++	++	++	+	+	0	?	0	Encouraging higher densities in the town centre location (Building Height and Scale and Sustainable Development) could have a negative impact on townscape and character of the area if not dealt with carefully. However 'High Quality Design', 'Conservation' and 'Retail' all seek to protect and enhance special buildings and areas in the town centre, as well as ensure development fits within the townscape.
13.	Water	0	0	+	0	0	0	0	0	+	0	'High Quality Design' seeks high quality design to improve environmental quality and 'Sustainable Development' seeks sustainable urban design principles in all new development which will help to meet the sustainability objective of reducing and recycling water. This could have a more significant impact if it explicitly mentions water conservation.
14.	Land contamination	0	+	0	0	0	0	0	0	++	0	'Building Height and Scale' and 'Sustainable Development' encourage high density development in the town centre, which effectively promotes Brownfield development where appropriate. 'Sustainable Development' also promotes sustainable development, which would include land remediation where appropriate.
15.	Climate change	+	0	+	0	0	+	0	0	++	0	'Transport and Movement' and 'Open Space' encourage sustainable modes of transport, while 'High Quality Design and 'Sustainable Development' encourage development close to services and transport, which again will reduce the need for a car. 'Sustainable Development' also encourages energy efficient design and use of renewable energy in all new development. All of the above would have play a positive role in tackling climate change.
16.	Air quality	+	0	0	0	0	+	0	0	++	0	Promoting higher densities in town centres and improving pedestrian and cycle ways and open spaces ('Transport and Movement', 'Open Space' and 'Sustainable Development') will help reduce dependency on the car and help to improve air quality in the town centre.

		Transport and Movement	Building Height and Scale	High Quality Design	Conservation	Retail	Open Spaces	Safety and Security	Leisure, Community and Health Requirements	Sustainable Development	Planning Obligations	Comments
Sustainability Objectives												
17.	Energy efficiency	0	+	+	?	0	0	0	0	++	0	Preserving buildings of architectural character (Conservation) may restrict the incorporation of energy efficient design principles into the buildings. However, this policy is needed to recognise the importance of protecting the character of the historic townscape. 'Building Height and Scale' and 'Sustainable Development' promote higher densities in the town centre, to reduce need for the car. 'Sustainable Development' also covers other principles of sustainable design, including the use of renewable energy in new development.
18.	Natural resources	0	0	0	0	0	0	0	0	++	0	'Sustainable Development' requires the incorporation of sustainable design principles in new development. This would help to encourage developers to use recycled and natural building materials.
19.	Sustainable transport	++	++	0	0	0	+	+	+	++	+	'Transport and Movement', 'Building Height and Scale' and 'sustainable Development' all seek to improve access to services and facilities via sustainable transport and also higher densities within the town centre to reduce the need for the car. Improving facilities ('Leisure, Community and Health Requirements'), safety of pedestrian and cycleways ('Safety and Security') and open space networks ('Open Space') would all help to encourage sustainable transport. 'Planning Obligations' would seek monetary contributions for the above from new development.

Movement and Accessibility

The entire Movement and Accessibility section was assessed against the framework set out in the Wood Green SPD scoping report and is included as Annex A to this report. The key movement and accessibility findings are:

Significant negative impacts
There are no significant negative impacts.

Significant positive impacts

Phased reduction in car parking, creating a bus only high road during the day, improvements to cycling links and facilities, and improving mobility and safety of pedestrian will all contribute positively to the promotion of more sustainable modes of transport. This would have a likely high significant impact on Sustainability Objective 19 – Sustainable Transport. The permanency of the impact would be dependant on efficiency of the public transport system and public willingness to change. There would be a cumulative positive environmental impact with reduction in CO2 emissions, energy and natural resources and improvement to air quality.

Additional negative impacts

There are no negative impacts.

Uncertain Impacts

There are no uncertain impacts.

Opportunity Areas
Each of the Opportunity Area proposals were assessed against the framework set out in the Wood Green SPD scoping report. The assessment tables are included as Annex A to this report. The key opportunity area findings are:

Significant negative impacts
There are no significant negative impacts.

Significant positive impacts

- There are several potential development sites identified within the opportunity areas. Development of these sites will provide significant opportunity for an increase in housing of different mix and tenure within the town centre. Option 3 for Shopping City includes a comprehensive redevelopment of the Shopping City and the Library which would include residential above. This option would have a potential positive impact on meeting housing and affordable housing targets for the town centre. However, option 1 and 2 do not provide any new housing and therefore do not provide any positive impact on achieving this sustainability objective. It is also noted that a more comprehensive development of the BHS site (options 2 and 3) would have an impact of higher significance than simply refurbishing the exterior of the building (option 1).

- Improvements to shop frontages and redevelopment of key sites in the opportunity areas will help regenerate the area and encourage footfall and presence in the town centre. Introducing high quality retail and active ground floor uses with residential above and public realm improvements will also contribute to the vibrancy and vitality of the town centre. These priorities will have a highly significant positive impact.

- Improving lighting and police presence in the Shopping City area, along with public realm improvements, encouragement of use of open spaces and provision of active frontages (i.e., pavement

cafes) in all of the opportunity areas, would have a likely significant impact on reducing crime and fear of crime in the town centre (SO1). For Shopping City, Option 3 would have a more significant impact that options 1 and 2 in that it proposes more choice of safe routes into the town centre and new residential on the upper floors to create activity and natural surveillance at night. For the BHS site, option 2 and 3 would have a more significant impact than option 1 in that they propose more active frontages and new residential on the upper floors to create activity and natural surveillance at night. Introducing a café and children's play area to Ducketts Common would help to reduce anti social behaviour in this important public open space.

- Redevelopment of the library would provide opportunity to develop a modern landmark community building that could provide significant opportunities for community well-being. This is likely to result in a positive and highly significant impact on achieving community cohesion and sense of belonging.

- Proposed improvements to pedestrian environment, including safer routes through better lighting, active frontages and wider footpaths and improved environmental quality would help to encourage walking within the town centre. The proposals to improve bus stops and loading bay arrangements on the High Road will also help to improve pedestrian accessibility and bus efficiency. This will have a likely cumulative effect on encouraging both walking and use of public transport.

Additional negative impacts

- Within the Town Centre North Area, the suggestion to convert an existing office block to residential and the civic centre to residential/mixed use would result in the loss of employment floorspace. This could result in a negative impact on economic growth and job provision in the area. However, it is important to note that these sites are currently underutilised in terms of job provision. The existing office block is a telecoms exchange building which would provide a limited number of jobs on site. The conversion of the civic centre would not involve the loss of any jobs – the Council offices would be relocated elsewhere in the borough. The commercial property market analysis undertaken by Donaldsons in the original masterplan for Wood Green suggest that there is limited demand for office space in Wood Green . In addition, the Haringey Heartlands site represents a key location in the borough to develop the growing creative industries base and provide new flexible office space.

Uncertain Impacts

- The civic centre site within Town Centre North area sits adjacent to St Michael's Church and a row of historical buildings on Green Road. New development on this site could potentially have a negative impact on the character and setting of the historical buildings. The significant negative impact is unlikely if new development is carefully controlled to ensure that it fits and contributes to the surrounding area. The new development could actually bring a positive impact in improving the surrounding public realm through both the design of the development and developer contributions.
- There is no mention of adopting sustainable drainage principles in new pavement and road design and new development in all opportunity areas. The Transport and Movement section does cover this issue and encourages sustainable drainage, however, care should be taken to ensure that materials and design of hard and soft landscaping in all new development considers the impact on surface water runoff.
- Some of the options propose complete redevelopment of key sites, which would lead to a higher use of natural resources compared to converting an existing building. In contrast, new development does present greater opportunity for incorporation of sustainable design principles and management of natural resources. Dependant on how development is managed, the use of recycled materials and the level of sustainable design and construction, there could provide a positive or negative impact on achieving the sustainability objective for sustainable management of natural resources.

5.0 Conclusion

This report sets out the Sustainability Appraisal of Wood Green Draft SPD. The Sustainability Appraisal of SPDs is a requirement of the 2004 Planning and Compulsory Purchase Act.

The Sustainability Appraisal of the Wood Green Draft SPD is intended to meet both the requirement for a Sustainability Appraisal and the requirements of the SEA Directive. In doing so the Appraisal has been guided by the good practice guidelines produced by ODPM and the Environment Agency.

Based on the information gathered and consultation undertaken in the first phase of the Sustainability Appraisal, sustainability objectives were developed for the SPD to be appraised against. The sustainability objectives have been used to appraise the following components of the SPD:

- Overall Vision and Key Objectives
- Strategic Guidance
- Movement and Accessibility proposals
- Opportunity Areas development principles

There are no potential conflicts between the vision objectives and sustainability objectives identified.

There were no significant negative impacts that arose from the Sustainability Appraisal of the SPD guidance and proposals, however there are a number of possible negative impacts that should be considered, including:

- 'Leisure, Community and Health requirements' encourages evening economy uses, which may have a negative impact on crime levels and anti-social behaviour at night (SO1). It will be important for such uses to be of high quality and controlled appropriately.

- Within the Town Centre North Area, the loss of existing offices (the Civic Centre and Green Ridings House) may result in the loss of employment floorspace. This could result in a negative impact on economic growth and job provision in the area. However, it is important to note that these sites are currently underutilised in terms of job provision. The existing office block is a telecoms exchange building which would provide a limited number of jobs on site. The conversion of the civic centre would not involve the loss of any jobs – the Council offices would be relocated elsewhere in the town centre and wider borough. The commercial property market analysis undertaken by Donaldsons in the original masterplan for Wood Green suggests that there is limited demand for office space in Wood Green. In addition, the Haringey Heartlands site represents a key location in the borough to develop the growing creative industries base and provide new flexible office space.

Along with the potential negative impacts, there are a number of significant positive impacts arising for the Sustainability Appraisal of the SPD guidance and proposals, including:

- The 'Safety and Security' guidance along with various proposals within the opportunity areas including improvements to linkages, public realm, lighting and creation of active frontages will contribute significantly to the encouragement of safety by design and reducing the levels of crime and fear of crime in the Town Centre (SO1).

- The 'Leisure, Community and Health Requirements' guidance identifies opportunities for a new polyclinic which is intended to provide a wider range of health services locally (SO3).

- The 'Sustainable Development' guidance would have a significant positive impact on a majority of the sustainability objectives including those related to housing, economy, transport and the environment.

- The encouragement of high quality retail offer in 'Retail' guidance and wide range of community services, evening economy uses and outdoor dining ('Leisure, Community and Health Requirements' guidance) would assist in achieving the Sustainability Objective of improving the vitality and vibrancy of the town centre (SO10)

- The improvement of open spaces and planting of trees ('Open Space') will help to protect and improve biodiversity in the town centre (SO11).

- High Quality Design, Conservation all seek to protect and enhance special buildings and areas in the town centre, as well as ensure development fits within the townscape (SO12).

- 'Transport and Movement' and 'Building Height and Scale' seek to improve access to services and facilities via sustainable transport and also to achieve higher densities within the town centre to reduce the need for the car (SO19). Phased reduction in car parking ('Car Parking' guidance), creating a bus only high road during the day ('Buses'), improvements to cycling links and facilities ('Cycling'), and improving mobility and safety of pedestrian ('Road Layout', 'Mobility', 'Safety' and 'Linkages') will all contribute positively to the promotion of more sustainable modes of transport. This would have a likely high significant impact on Sustainability Objective 19 – Sustainable Transport. The permanency of the impact would be dependant on efficiency of the public transport system and public willingness to change. There would be a cumulative positive environmental impact with reduction in CO2 emissions, energy and natural resources and improvement to air quality.

- There are several potential development sites identified within the opportunity areas. Development of these sites will provide significant opportunity for an increase in housing of different mix and tenure within the town centre. Option 3 for Shopping City includes a comprehensive redevelopment of the Shopping City and the Library which would include residential above. This option would have a significant positive impact on meeting housing targets and decent homes and mobility homes standards for the town centre. However, option 1 and 2 do not provide any new housing and therefore do not provide any positive impact on achieving this sustainability objective. It is also noted that a more comprehensive development of the BHS site (options 2 and 3) would have an impact of higher significance than simply refurbishing the exterior of the building (option 1).

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Annex A – Sustainability Appraisal Assessment Tables

Movement and Accessibility

SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
SOCIAL						
To reduce crime, disorder and fear of crime.						
To encourage safety by design. To reduce levels of crime. To reduce the fear of crime. To reduce levels of anti-social behaviour. To reduce alcohol and drug misuse.	- Recorded crime rates (burglary, theft, criminal damage and violence) - Recorded instances of Anti-social behaviour - Drug related crime - Provision and uptake of drug and alcohol treatment programmes - Number and Distribution of wards with SOAs in bottom 25% for crime deprivation;	+	✓	x	x	Improving linkages will encourage footfall and presence in the town centre. Providing secure cycle parking facilities will help to reduce theft. The positive impact on reduction of crime will be likely, but not highly significant.
To improve levels of educational attainment for all age groups and all sectors of society.						
To increase levels of participation and attainment in education for all members of society To improve the provision of, and access to, education and training facilities.	- Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	+	✓	✓	x	Proposed improvements to public transport and pedestrian cycle links and facilities will help to improve access to education and training facilities in the town centre and surrounding areas.
To improve physical and mental health for all and reduce health inequalities.						
To improve access to health and social care services. To prolong life expectancy. To improve access to public open space and leisure facilities. To promote healthy lifestyles.	- Percentage residential population in good health compared with national/regional averages; - Rates of under-18s conceptions; - Population with a long-term limiting illness; and - Index of Multiple Deprivation for health deprivation and disability.	+	✓	✓	✓	Proposed improvements to public transport and pedestrian cycle links and facilities will help to improve access to health facilities in the town centre. Improved pedestrian and cycle links and facilities will also encourage healthier lifestyles. A positive cumulative impact would involve reducing the need for the car, resulting in a reduction in air pollution in the town centre (thus impacts on health).
To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.						
To reduce homelessness. To increase the availability of affordable housing. To improve the condition of Local Authority housing stock. To improve the diversity of the housing stock.	- Ranking of ward within the Index of Multiple Deprivation; - Number and Distribution of wards with SOAs in bottom 25% and 10% most deprived; and - Number and Distribution of wards with SOAs in bottom 25% most deprived for living environment. - Local Housing Market, tenure and average house prices; - Overcrowding; - Proportion of vacant housing; - Housing Demand; and - Key Regeneration Areas.	0	-	-	-	N/A
To protect and enhance community spirit and cohesion.						
To promote a sense of cultural identity, belonging and well-being. To develop opportunities for community involvement.	- Population transience and ethnicity	0	-	-	-	N/A

Movement and Accessibility						
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
To support strong relationships between people from different backgrounds and communities to promote the 'global community' and ethnic diversity of Wood Green.						
ECONOMIC						
To encourage sustainable economic growth and business development						
To retain existing local employment and create local employment opportunities. To encourage the creation of local employment. To diversify employment opportunities. To encourage economic growth. To ensure that new jobs created benefit the local population and contribute to a reduction in unemployment in Wood Green.	- Employment and unemployment rates;	0	-	-	-	N/A
To develop the skills and training needed to establish and maintain a healthy labour pool.						
To improve lifelong learning opportunities and work related training.	- Employment and unemployment rates; - Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes.	- Employment and unemployment rates;	+	✓	✓	✓	Proposed improvements to public transport and pedestrian cycle links and facilities will help to improve access to jobs in the town centre and wider London area. A positive cumulative impact would involve reducing the need for the car, resulting in a reduction in air pollution in the town centre (thus impacts on health).
To improve the vitality and vibrancy of Wood Green town centre.						
To enhance the town's image. To develop and market the town as a place to live, work and do business. To support the preservation or appropriate development of high quality built and natural environments within the town.	- Vacant floorspace.	+	✓	✓	✓	Improving linkages will encourage footfall and presence in the town centre. Improvements to the pavements, street furniture and general street maintenance with also contribute to the improvement of the vibrancy and vitally of the town centre. A positive cumulative impact would involve reducing the need for the car, resulting in a reduction in air pollution in the town centre (thus impacts on health).
ENVIRONMENT						
To protect and enhance biodiversity.						
To protect and seek opportunities to enhance designated nature	- Distribution of designated sites; - Ecologically valuable sites;	-	✓	✓	x	There is no reference in this section to landscaping or green links within the town centre. This would have a likely significant impact on the

Movement and Accessibility						
		Overall Score	Temporal Scale		Cumulative	Commentary
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)		Short Term	Long Term		(including significance, likelihood and permanency)
conservation sites To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan. To interlink and enhance habitats and wildlife corridors. To provide opportunities for people to access wildlife and diverse open green spaces. To establish new habitats and spaces to support the wider green infrastructure.	- Local Nature Reserves; - Green Chain/Corridors; and - Key Biodiversity Action Plan (BAP) species present.					support for biodiversity and habitats.
To protect and enhance the Borough's landscape, townscape and cultural heritage resources.						
To promote townscape character and quality. To encourage sensitive design in development. To conserve historic buildings and sites. To conserve historic landscape/townscape value. To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and gardens, and other culturally important features and areas, and their settings. To protect and enhance the character and appearance of townscape/landscape To maintain and strengthen local distinctiveness and sense of place To improve quality of the public realm, creating places that work well, are maintained and managed and are attractive to users.	- Listed Buildings; - Conservation areas and Restricted Conservation Areas; and - Historic Parks.	+	✓	✓	✓	Removing street clutter and improving street quality and maintenance will assist in improving the public realm and townscape of the town centre. This will have a likely positive impact that could be achievable in the short term.
To protect and enhance the quality of water features and resources.						
To preserve ground and surface water quality. To conserve water resources. To enhance river corridors	- Local water courses and water quality;	+	✓	✓	x	The guidance promotes sustainable drainage principles in new development and landscaping. This could have a likely positive impact on the surface water quality
To reduce land contamination.						
To encourage the development and remediation of brownfield land where appropriate.	- Historical Land use;	0	-	-	-	N/A
To encourage economic inclusion.						

Movement and Accessibility						
SA Objectives and Criteria	**Key Indicators / Targets (Where appropriate)**	**Overall Score**	**Temporal Scale**		**Cumulative**	**Commentary (including significance, likelihood and permanency)**
			Short Term	**Long Term**		
To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes.	- Employment and unemployment rates;	+	✓	✓	✓	Proposed improvements to public transport and pedestrian cycle links and facilities will help to improve access to jobs in the town centre and wider London area. A positive cumulative impact would involve reducing the need for the car, resulting in a reduction in air pollution in the town centre (thus impacts on health).
To limit and adapt to climate change.						
To reduce CO2 emissions. To reduce and manage flood risk. To encourage 'green design' solutions. To encourage the inclusion of SUDS in new development	- Distribution of areas at risk of fluvial flooding; - CO^2 emissions.	?	✓	✓	✓	There is no mention of adopting sustainable drainage principles in new pavement and road design and materials. Care would be required to ensure that sustainable drainage principles would be incorporated in new development. At the opposite spectrum however, proposed improvements to public transport and pedestrian cycle links and facilities will help to encourage sustainable modes of transport. This would have a likely positive impact on reducing CO2 emissions.
To protect and improve air quality.						
To promote travel plans. To adhere to Air Quality Management Targets, and where possible to enhance environments currently experiencing higher levels of pollution, e.g. High Road.	- Distribution/number of Air Quality Management Areas (AQMAs); - Predicted Annual Mean Nitrogen Dioxide Levels; and - Predicted Daily Mean PM^{10} Objectives; - Industries with emissions to air, listed under the Environment Agency Pollution Inventory.	+	✓	✓	x	Proposed improvements to public transport and pedestrian cycle links and facilities will help to encourage sustainable modes of transport. This would have a likely positive impact on improving air quality.
To increase energy efficiency and require the use of renewable energy sources.						
To increase energy efficiency for proposed and existing developments, where practicable. To increase the use of renewable energy. To reduce the use of energy.	- Energy Efficiency; - Renewable energy projects underway in the Borough	+	✓	✓	x	Proposed improvements to public transport and pedestrian cycle links and facilities will help to encourage sustainable modes of transport. This would have a likely positive impact on reducing the use of energy related to cars.
To ensure the sustainable management of natural resources.						
To reduce the consumption of raw materials (particularly those from finite or unsustainable sources). To encourage the re-use of goods To reduce the production of waste. To support the principals of sustainable design where practicable To increase the proportion of waste recycling and composting across all sectors.	No indicators specific to Wood Green.	+	✓	✓	x	Proposed improvements to public transport and pedestrian cycle links and facilities will help to encourage sustainable modes of transport. This would have a likely positive impact on reducing the use of petrol/oil in relation to car travel.
To promote the use of more sustainable modes of transport.						
To increase accessibility both in terms of getting into and around the town centre. To improve the amenity and	- Car ownership; - Journey to work by mode;	++	✓	✓	✓	Phased reduction in car parking, creating a bus only high road during the day, improvements to cycling links and facilities, and improving mobility and safety of pedestrian will all contribute positively to the promotion of more sustainable modes of transport. This would have a likely high

Movement and Accessibility						
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
connectivity of walking and cycling routes. To encourage active travel (walking and cycling) and the use of public transport. To reduce the use of the private car.						significant impact. The permanency of the impact would be dependant on efficiency of the public transport system and public willingness to change. There would be a cumulative positive environmental impact with reduction in CO2 emissions, energy and natural resources and improvement to air quality.

Town Centre North						
SA Objectives and Criteria	**Key Indicators / Targets (Where appropriate)**	**Overall Score**	**Temporal Scale**		**Cumulative**	**Commentary (including significance, likelihood and permanency)**
			Short Term	**Long Term**		
SOCIAL						
To reduce crime, disorder and fear of crime.						
To encourage safety by design. To reduce levels of crime. To reduce the fear of crime. To reduce levels of anti-social behaviour. To reduce alcohol and drug misuse.	- Recorded crime rates (burglary, theft, criminal damage and violence) - Recorded instances of Anti-social behaviour - Drug related crime - Provision and uptake of drug and alcohol treatment programmes - Number and Distribution of wards with SOAs in bottom 25% for crime deprivation;	+	-	✓	-	Introducing more residential into the town centre will add activity and natural surveillance at night. This will have a likely significant impact on crime and particularly fear of crime.
To improve levels of educational attainment for all age groups and all sectors of society.						
To increase levels of participation and attainment in education for all members of society To improve the provision of, and access to, education and training facilities.	- Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To improve physical and mental health for all and reduce health inequalities.						
To improve access to health and social care services. To prolong life expectancy. To improve access to public open space and leisure facilities. To promote healthy lifestyles.	- Percentage residential population in good health compared with national/regional averages; - Rates of under-18s conceptions; - Population with a long-term limiting illness; and - Index of Multiple Deprivation for health deprivation and disability.	0	-	-	-	N/A
To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.						
To reduce homelessness. To increase the availability of affordable housing. To improve the condition of Local Authority housing stock. To improve the diversity of the housing stock.	- Ranking of ward within the Index of Multiple Deprivation; - Number and Distribution of wards with SOAs in bottom 25% and 10% most deprived; and - Number and Distribution of wards with SOAs in bottom 25% most deprived for living environment. - Local Housing Market, tenure and average house prices; - Overcrowding; - Proportion of vacant housing; - Housing Demand; and - Key Regeneration Areas.	++	-	✓	-	There are two potential major residential/mixed use development sites identified within Town Centre North. Development of these sites will provide significant opportunity for an increase in housing of different mix and tenure within the town centre.
To protect and enhance community spirit and cohesion.						
To promote a sense of cultural identity, belonging and well-being. To develop opportunities for	- Population transience and ethnicity	0	-	-	-	N/A

Town Centre North						
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
community involvement.						
To support strong relationships between people from different backgrounds and communities to promote the 'global community' and ethnic diversity of Wood Green.						
ECONOMIC						
To encourage sustainable economic growth and business development						
To retain existing local employment and create local employment opportunities.	- Employment and unemployment rates;	-	-	✓	-	The suggestion to convert an existing office block to residential and the civic centre to residential/mixed use would result in the loss of employment floorspace. This could result in a negative impact on economic growth and job provision in the area. However, it is important to note that these sites are currently underutilised in terms of job provision. The existing office block is a telecoms exchange building which would provide a limited number of jobs on site. The conversion of the civic centre would not involve the loss of any jobs – the Council offices would be relocated elsewhere in the borough. The commercial property market analysis undertaken by Donaldsons in the original masterplan for Wood Green suggest that there is limited demand for office space in Wood Green . In addition, the Haringey Heartlands site represents a key location in the borough to develop the growing creative industries base and provide new flexible office space.
To encourage the creation of local employment.						
To diversify employment opportunities.						
To encourage economic growth.						
To ensure that new jobs created benefit the local population and contribute to a reduction in unemployment in Wood Green.						
To develop the skills and training needed to establish and maintain a healthy labour pool.						
To improve lifelong learning opportunities and work related training.	- Employment and unemployment rates; - Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green.	- Employment and unemployment rates;	-	-	✓	-	The suggestion to convert an existing office block to residential and the civic centre to residential/mixed use would result in the loss of employment floorspace. This could result in a negative impact on economic growth and job provision in the area. However, it is important to note that these sites are currently underutilised in terms of job provision. The existing office block is a telecoms exchange building which would provide a limited number of jobs on site. The conversion of the civic centre would not involve the loss of any jobs – the Council offices would be relocated elsewhere in the borough. The commercial property market analysis undertaken by Donaldsons in the original masterplan for Wood Green suggest that there is limited demand for office space in Wood Green . In addition, the Haringey Heartlands site represents a key location in the borough to develop the growing creative industries base and provide new flexible office space.
To improve physical accessibility to local and Londonwide jobs.						
To encourage home working schemes.						
To improve the vitality and vibrancy of Wood Green town centre.						

Town Centre North						
SA Objectives and Criteria	**Key Indicators / Targets (Where appropriate)**	**Overall Score**	**Temporal Scale**		**Cumulative**	**Commentary (including significance, likelihood and permanency)**
			Short Term	**Long Term**		
To enhance the town's image. To develop and market the town as a place to live, work and do business. To support the preservation or appropriate development of high quality built and natural environments within the town.	- Vacant floorspace.	0	-	-	-	N/A
ENVIRONMENT						
To protect and enhance biodiversity.						
To protect and seek opportunities to enhance designated nature conservation sites To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan. To interlink and enhance habitats and wildlife corridors. To provide opportunities for people to access wildlife and diverse open green spaces. To establish new habitats and spaces to support the wider green infrastructure.	- Distribution of designated sites; - Ecologically valuable sites; - Local Nature Reserves; - Green Chain/Corridors; and - Key Biodiversity Action Plan (BAP) species present.	0	-	-	-	N/A
To protect and enhance the Borough's landscape, townscape and cultural heritage resources.						
To promote townscape character and quality. To encourage sensitive design in development. To conserve historic buildings and sites. To conserve historic landscape/townscape value. To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and gardens, and other culturally important features and areas, and their settings. To protect and enhance the character and appearance of townscape/landscape To maintain and strengthen local distinctiveness and sense of place To improve quality of the public realm, creating places that work well, are maintained and managed and are attractive to users.	- Listed Buildings; - Conservation areas and Restricted Conservation Areas; and - Historic Parks.	?	-	✓	-	The civic centre site sits adjacent to St Michael's Church and a row of historical buildings on Green Road. New development on this site could potentially have a negative impact on the character and setting of the historical buildings. The significant negative impact is unlikely if new development is carefully controlled to ensure that it fits and contributes to the surrounding area. A positive impact of the new development is that it would provide potential to improve the surrounding public realm.

Town Centre North						
SA Objectives and Criteria	**Key Indicators / Targets (Where appropriate)**	**Overall Score**	**Temporal Scale**		**Cumulative**	**Commentary (including significance, likelihood and permanency)**
			Short Term	**Long Term**		
To protect and enhance the quality of water features and resources.						
To preserve ground and surface water quality. To conserve water resources. To enhance river corridors	- Local water courses and water quality;	0	-	-	-	N/A
To reduce land contamination.						
To encourage the development and remediation of brownfield land where appropriate.	- Historical Land use;	+	-	✓	-	Two key sites identified in the town centre north area are brownfield sites and would therefore likely have a positive significant impact on achieving this objective.
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes.	- Employment and unemployment rates;	-	-	✓	-	The suggestion to convert an existing office block to residential and the civic centre to residential/mixed use would result in the loss of employment floorspace. This could result in a negative impact on economic growth and job provision in the area. However, it is important to note that these sites are currently underutilised in terms of job provision. The existing office block is a telecoms exchange building which would provide a limited number of jobs on site. The conversion of the civic centre would not involve the loss of any jobs – the Council offices would be relocated elsewhere in the borough. The commercial property market analysis undertaken by Donaldsons in the original masterplan for Wood Green suggest that there is limited demand for office space in Wood Green . In addition, the Haringey Heartlands site represents a key location in the borough to develop the growing creative industries base and provide new flexible office space.
To limit and adapt to climate change.						
To reduce CO2 emissions. To reduce and manage flood risk. To encourage 'green design' solutions. To encourage the inclusion of SUDS in new development	- Distribution of areas at risk of fluvial flooding; - CO^2 emissions.	0	-	-	-	N/A
To protect and improve air quality.						
To promote travel plans. To adhere to Air Quality Management Targets, and where possible to enhance environments currently experiencing higher levels of pollution, e.g. High Road.	- Distribution/number of Air Quality Management Areas (AQMAs); - Predicted Annual Mean Nitrogen Dioxide Levels; and - Predicted Daily Mean PM^{10} Objectives; - Industries with emissions to air, listed under the Environment Agency Pollution Inventory.	0	-	-	-	N/A
To increase energy efficiency and require the use of renewable energy sources.						
To increase energy efficiency for proposed and existing developments, where practicable. To increase the use of renewable energy.	- Energy Efficiency; - Renewable energy projects underway in the Borough	0	-	-	-	N/A

Town Centre North						
SA Objectives and Criteria	**Key Indicators / Targets (Where appropriate)**	**Overall Score**	**Temporal Scale**		**Cumulative**	**Commentary (including significance, likelihood and permanency)**
			Short Term	**Long Term**		
To reduce the use of energy.						
To ensure the sustainable management of natural resources.						
To reduce the consumption of raw materials (particularly those from finite or unsustainable sources).	No indicators specific to Wood Green.	0	-	-	-	N/A
To encourage the re-use of goods						
To reduce the production of waste.						
To support the principals of sustainable design where practicable						
To increase the proportion of waste recycling and composting across all sectors.						
To promote the use of more sustainable modes of transport.						
To increase accessibility both in terms of getting into and around the town centre.	- Car ownership; - Journey to work by mode;	+	-	✓	-	There are proposals in the town centre north area to improve pavement, crossings, mobility standards and pedestrian safety. These factors would all likely have a significant positive impact on encouraging people to walk.
To improve the amenity and connectivity of walking and cycling routes.						
To encourage active travel (walking and cycling) and the use of public transport.						
To reduce the use of the private car.						

The Broadway						
		Overall Score	Temporal Scale		Cumulative	Commentary
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)		Short Term	Long Term		(including significance, likelihood and permanency)
SOCIAL						
To reduce crime, disorder and fear of crime.						
To encourage safety by design. To reduce levels of crime. To reduce the fear of crime. To reduce levels of anti-social behaviour. To reduce alcohol and drug misuse.	- Recorded crime rates (burglary, theft, criminal damage and violence) - Recorded instances of Anti-social behaviour - Drug related crime - Provision and uptake of drug and alcohol treatment programmes - Number and Distribution of wards with SOAs in bottom 25% for crime deprivation;	+	✓	✓	x	The proposed extension of River Park House with active ground floor uses and improving the frontages of Morrisons would help provide opportunity to design out crime. Improvements proposed to the public realm, particularly at the junction of the High Road and Lordship Lane and around Hollywood Green would help provide a less threatening pedestrian environment. This would be a likely significant impact. The permanency of the impact would be dependent on the maintenance of the areas.
To improve levels of educational attainment for all age groups and all sectors of society.						
To increase levels of participation and attainment in education for all members of society To improve the provision of, and access to, education and training facilities.	- Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To improve physical and mental health for all and reduce health inequalities.						
To improve access to health and social care services. To prolong life expectancy. To improve access to public open space and leisure facilities. To promote healthy lifestyles.	- Percentage residential population in good health compared with national/regional averages; - Rates of under-18s conceptions; - Population with a long-term limiting illness; and - Index of Multiple Deprivation for health deprivation and disability.	0	-	-	-	N/A
To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.						
To reduce homelessness. To increase the availability of affordable housing. To improve the condition of Local Authority housing stock. To improve the diversity of the housing stock.	- Ranking of ward within the Index of Multiple Deprivation; - Number and Distribution of wards with SOAs in bottom 25% and 10% most deprived; and - Number and Distribution of wards with SOAs in bottom 25% most deprived for living environment. - Local Housing Market, tenure and average house prices; - Overcrowding; - Proportion of vacant housing; - Housing Demand; and - Key Regeneration Areas.	0	-	-	-	N/A
To protect and enhance community spirit and cohesion.						
To promote a sense of cultural identity, belonging and well-being. To develop opportunities for community involvement.	- Population transience and ethnicity	0	-	-	-	N/A

The Broadway						
SA Objectives and Criteria	**Key Indicators / Targets (Where appropriate)**	**Overall Score**	**Temporal Scale**		**Cumulative**	**Commentary (including significance, likelihood and permanency)**
			Short Term	**Long Term**		
To support strong relationships between people from different backgrounds and communities to promote the 'global community' and ethnic diversity of Wood Green.						
ECONOMIC						
To encourage sustainable economic growth and business development						
To retain existing local employment and create local employment opportunities. To encourage the creation of local employment. To diversify employment opportunities. To encourage economic growth. To ensure that new jobs created benefit the local population and contribute to a reduction in unemployment in Wood Green.	- Employment and unemployment rates;	0	-	-	-	N/A
To develop the skills and training needed to establish and maintain a healthy labour pool.						
To improve lifelong learning opportunities and work related training.	- Employment and unemployment rates; - Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes.	- Employment and unemployment rates;	0	-	-	-	N/A
To improve the vitality and vibrancy of Wood Green town centre.						
To enhance the town's image. To develop and market the town as a place to live, work and do business. To support the preservation or appropriate development of high quality built and natural environments within the town.	- Vacant floorspace.	+	✓	✓	✓	Improving linkages and public realm will encourage footfall and presence in the town centre. Encourage active ground floor uses opposite the station will also contribute to the improvement of the vibrancy and vitality of the town centre.
ENVIRONMENT						
To protect and enhance biodiversity.						
To protect and seek opportunities to enhance designated nature	- Distribution of designated sites; - Ecologically valuable sites;	+	✓	✓	x	Greening of the public realm around the junction is encouraged. This would have a likely positive impact on the biodiversity of the area and

The Broadway						
SA Objectives and Criteria	**Key Indicators / Targets (Where appropriate)**	**Overall Score**	**Temporal Scale**		**Cumulative**	**Commentary (including significance, likelihood and permanency)**
			Short Term	**Long Term**		
conservation sites	- Local Nature Reserves; - Green Chain/Corridors; and - Key Biodiversity Action Plan (BAP) species present.					wildlife links, however would not be highly significant.
To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan.						
To interlink and enhance habitats and wildlife corridors.						
To provide opportunities for people to access wildlife and diverse open green spaces.						
To establish new habitats and spaces to support the wider green infrastructure.						
To protect and enhance the Borough's landscape, townscape and cultural heritage resources.						
To promote townscape character and quality.	- Listed Buildings; - Conservation areas and Restricted Conservation Areas; and - Historic Parks.	+	✓	✓	✓	Improving shop frontages, removing street clutter, improving street quality and maintenance and greening the public realm will assist in improving the townscape of the town centre. This will have a likely positive impact that could be achievable in the short term.
To encourage sensitive design in development.						
To conserve historic buildings and sites.						
To conserve historic landscape/townscape value.						
To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and gardens, and other culturally important features and areas, and their settings.						
To protect and enhance the character and appearance of townscape/landscape						
To maintain and strengthen local distinctiveness and sense of place						
To improve quality of the public realm, creating places that work well, are maintained and managed and are attractive to users.						
To protect and enhance the quality of water features and resources.						
To preserve ground and surface water quality.	- Local water courses and water quality;	?	✓	✓	×	There is no mention of adopting sustainable drainage principles in new pavement and road design and materials. This could have a likely impact on the surface water quality and care should be taken in terms of the materials and design of hard and soft landscaping.
To conserve water resources.						
To enhance river corridors						
To reduce land contamination.						
To encourage the development and remediation of brownfield land where appropriate.	- Historical Land use;	+	-	✓	×	The strategy for The Broadway includes reconfiguration and extension to Morrisons which would provide additional retail space on a brownfield site. This would have a likely impact that would be permanent.
To encourage economic inclusion.						

The Broadway

SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes.	- Employment and unemployment rates;	+	-	✓	-	The extension of Morrisons would provide opportunity for more retail jobs within the town centre. Option 2 for Morrisons would provide a more likely significant impact.
To limit and adapt to climate change.						
To reduce CO2 emissions. To reduce and manage flood risk. To encourage 'green design' solutions. To encourage the inclusion of SUDS in new development	- Distribution of areas at risk of fluvial flooding; - CO^2 emissions.	+	✓	✓	x	Proposals to green the public realm around The Broadway will have a likely positive impact on adapting the town centre to climate change.
To protect and improve air quality.						
To promote travel plans. To adhere to Air Quality Management Targets, and where possible to enhance environments currently experiencing higher levels of pollution, e.g. High Road.	- Distribution/number of Air Quality Management Areas (AQMAs); - Predicted Annual Mean Nitrogen Dioxide Levels; and - Predicted Daily Mean PM^{10} Objectives; - Industries with emissions to air, listed under the Environment Agency Pollution Inventory.	+	✓	✓	x	Proposed improvements to pedestrian environment will help to encourage sustainable modes of transport. There would be a cumulative impact with greening the public realm around The Broadway. These priorities would have a likely positive impact on improving air quality.
To increase energy efficiency and require the use of renewable energy sources.						
To increase energy efficiency for proposed and existing developments, where practicable. To increase the use of renewable energy. To reduce the use of energy.	- Energy Efficiency; - Renewable energy projects underway in the Borough	0	-	-	-	N/A
To ensure the sustainable management of natural resources.						
To reduce the consumption of raw materials (particularly those from finite or unsustainable sources). To encourage the re-use of goods To reduce the production of waste. To support the principals of sustainable design where practicable To increase the proportion of waste recycling and composting across all sectors.	No indicators specific to Wood Green.	0	-	-	-	N/A
To promote the use of more sustainable modes of transport.						
To increase accessibility both in terms of getting into and around the town centre. To improve the amenity and connectivity of walking and cycling routes.	- Car ownership; - Journey to work by mode;	+	✓	✓	x	Proposed improvements to pedestrian environment, including safety, and emphasising the tube stations will help to encourage sustainable modes of transport. This would have a likely significant positive impact.

The Broadway						
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
To encourage active travel (walking and cycling) and the use of public transport.						
To reduce the use of the private car.						

Shopping City and the Library

SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
SOCIAL						
To reduce crime, disorder and fear of crime.						
To encourage safety by design. To reduce levels of crime. To reduce the fear of crime. To reduce levels of anti-social behaviour. To reduce alcohol and drug misuse.	- Recorded crime rates (burglary, theft, criminal damage and violence) - Recorded instances of Anti-social behaviour - Drug related crime - Provision and uptake of drug and alcohol treatment programmes - Number and Distribution of wards with SOAs in bottom 25% for crime deprivation;	++	✓	✓	✓	Improving lighting and police presence in the area, along with public realm improvements, encouragement of use of open spaces and provision of active frontages (i.e., pavement cafes) would all have a likely significant impact on reducing crime and fear of crime in the town centre. Option 3 would have a more significant impact that options 1 and 2 in that it proposes more choice of safe routes into the town centre and new residential on the upper floors to create activity and natural surveillance at night.
To improve levels of educational attainment for all age groups and all sectors of society.						
To increase levels of participation and attainment in education for all members of society To improve the provision of, and access to, education and training facilities.	- Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	+	✓	-	x	Redevelopment of the library would provide opportunity to incorporate training and education programmes and facilities for the local community. This would have a likely significant positive impact.
To improve physical and mental health for all and reduce health inequalities.						
To improve access to health and social care services. To prolong life expectancy. To improve access to public open space and leisure facilities. To promote healthy lifestyles.	- Percentage residential population in good health compared with national/regional averages; - Rates of under-18s conceptions; - Population with a long-term limiting illness; and - Index of Multiple Deprivation for health deprivation and disability.	0	-	-	-	N/A
To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.						
To reduce homelessness. To increase the availability of affordable housing. To improve the condition of Local Authority housing stock. To improve the diversity of the housing stock.	- Ranking of ward within the Index of Multiple Deprivation; - Number and Distribution of wards with SOAs in bottom 25% and 10% most deprived; and - Number and Distribution of wards with SOAs in bottom 25% most deprived for living environment. - Local Housing Market, tenure and average house prices; - Overcrowding; - Proportion of vacant housing; - Housing Demand; and - Key Regeneration Areas.	++	-	✓	-	Option 3 includes a comprehensive redevelopment of the Shopping City and the Library which would include residential above. This option would have a likely and highly significant positive impact on meeting housing and affordable housing targets for the town centre. However, option 1 and 2 do not provide any new housing and therefore do not provide any positive impact on achieving this sustainability objective.
To protect and enhance community spirit and cohesion.						
To promote a sense of cultural identity, belonging and well-being. To develop opportunities for community involvement.	- Population transience and ethnicity	++	✓	-	-	Redevelopment of the library would provide opportunity to develop a modern landmark community building that could provide significant opportunities for community well-being. This is likely to result in a positive and highly significant impact.

Shopping City and the Library						
SA Objectives and Criteria	**Key Indicators / Targets (Where appropriate)**	**Overall Score**	**Temporal Scale**		**Cumulative**	**Commentary (including significance, likelihood and permanency)**
			Short Term	**Long Term**		
To support strong relationships between people from different backgrounds and communities to promote the 'global community' and ethnic diversity of Wood Green.						
ECONOMIC						
To encourage sustainable economic growth and business development						
To retain existing local employment and create local employment opportunities. To encourage the creation of local employment. To diversify employment opportunities. To encourage economic growth. To ensure that new jobs created benefit the local population and contribute to a reduction in unemployment in Wood Green.	- Employment and unemployment rates;	+	✓	✓	x	By improving the quality of Shopping City and surrounding area, including the quality of retail offer, will help to encourage investment in the town centre. This will have a likely positive impact on economic growth.
To develop the skills and training needed to establish and maintain a healthy labour pool.						
To improve lifelong learning opportunities and work related training.	- Employment and unemployment rates; - Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	+	✓	-	x	Redevelopment of the library would provide opportunity to incorporate training programmes and facilities for the local community. This would have a likely significant positive impact.
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes.	- Employment and unemployment rates;	+	✓	-	x	Redevelopment of the library would provide opportunity to incorporate training and education programmes and facilities for the local community. This would have a likely significant positive impact. The improvement of pedestrian environments and routes will help to improve physical accessibility to local jobs.
To improve the vitality and vibrancy of Wood Green town centre.						
To enhance the town's image. To develop and market the town as a place to live, work and do business. To support the preservation or appropriate development of high quality built and natural environments within the town.	- Vacant floorspace.	++	✓	✓	✓	Improving linkages and public realm will encourage footfall and presence in the town centre. Introducing high quality retail and active ground floor uses such as pavement cafes will also contribute to the improvement of the vibrancy and vitality of the town centre. These priorities for Shopping City are will have a likely and highly significant positive impact.
ENVIRONMENT						
To protect and enhance biodiversity.						
To protect and seek opportunities to enhance designated nature	- Distribution of designated sites; - Ecologically valuable sites;	+	✓	✓	x	Greening of the public realm in this area is encouraged. This would be more prevalent in Option 3, which would have a likely positive impact on

Shopping City and the Library						
		Overall Score	Temporal Scale		Cumulative	Commentary
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)		Short Term	Long Term		(including significance, likelihood and permanency)
conservation sites To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan. To interlink and enhance habitats and wildlife corridors. To provide opportunities for people to access wildlife and diverse open green spaces. To establish new habitats and spaces to support the wider green infrastructure.	- Local Nature Reserves; - Green Chain/Corridors; and - Key Biodiversity Action Plan (BAP) species present.					the biodiversity of the area and wildlife links.
To protect and enhance the Borough's landscape, townscape and cultural heritage resources.						
To promote townscape character and quality. To encourage sensitive design in development. To conserve historic buildings and sites. To conserve historic landscape/townscape value. To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and gardens, and other culturally important features and areas, and their settings. To protect and enhance the character and appearance of townscape/landscape To maintain and strengthen local distinctiveness and sense of place To improve quality of the public realm, creating places that work well, are maintained and managed and are attractive to users.	- Listed Buildings; - Conservation areas and Restricted Conservation Areas; and - Historic Parks.	+	✓	✓	✓	Refurbishing the run-down library building, creating better and more active frontages to streets and alley ways, removing street clutter, improving street quality and maintenance and greening the public realm will assist in improving the overall townscape of the town centre. This will have a likely positive impact that could be achievable in the short term. A longer term impact of higher significance to improving the townscape is presented in Option 3.
To protect and enhance the quality of water features and resources.						
To preserve ground and surface water quality. To conserve water resources. To enhance river corridors	- Local water courses and water quality;	?	✓	✓	x	There is no mention of adopting sustainable drainage principles in new pavement and road design and materials. This could have a likely impact on the surface water quality and care should be taken in terms of the materials and design of hard and soft landscaping.
To reduce land contamination.						
To encourage the development and remediation of brownfield land where appropriate.	- Historical Land use;	+	-	✓	x	The strategy for Shopping City and the Library includes reconfiguration or redevelopment of brownfield sites which would have a likely impact that would be permanent.
To encourage economic inclusion.						

Shopping City and the Library						
SA Objectives and Criteria	**Key Indicators / Targets (Where appropriate)**	**Overall Score**	**Temporal Scale**		**Cumulative**	**Commentary (including significance, likelihood and permanency)**
			Short Term	**Long Term**		
To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes.	- Employment and unemployment rates;	+	✓	-	x	Redevelopment of the library would provide opportunity to incorporate training and education programmes and facilities for the local community. This would have a likely significant positive impact.
To limit and adapt to climate change.						
To reduce CO2 emissions. To reduce and manage flood risk. To encourage 'green design' solutions. To encourage the inclusion of SUDS in new development	- Distribution of areas at risk of fluvial flooding; - CO^2 emissions.	+	✓	✓	x	Proposals to green the public realm will have a likely positive impact on adapting the town centre to climate change. Although option 3 encourages complete redevelopment of the existing buildings in the area, which could negatively impact on the use of resources, it does present opportunity to adopt a higher level of 'green design' solutions in new development.
To protect and improve air quality.						
To promote travel plans. To adhere to Air Quality Management Targets, and where possible to enhance environments currently experiencing higher levels of pollution, e.g. High Road.	- Distribution/number of Air Quality Management Areas (AQMAs); - Predicted Annual Mean Nitrogen Dioxide Levels; and - Predicted Daily Mean PM^{10} Objectives; - Industries with emissions to air, listed under the Environment Agency Pollution Inventory.	+	✓	✓	x	Proposed improvements to pedestrian environment will help to encourage sustainable modes of transport. There would be a cumulative impact with greening the public realm, particularly in option 3. These priorities would have a likely positive impact on improving air quality.
To increase energy efficiency and require the use of renewable energy sources.						
To increase energy efficiency for proposed and existing developments, where practicable. To increase the use of renewable energy. To reduce the use of energy.	- Energy Efficiency; - Renewable energy projects underway in the Borough	+	✓	✓	x	Although option 3 encourages complete redevelopment of the existing buildings in the area, which could negatively impact on the use of resources, it does present opportunity to adopt a higher level of energy efficiency in new development.
To ensure the sustainable management of natural resources.						
To reduce the consumption of raw materials (particularly those from finite or unsustainable sources). To encourage the re-use of goods To reduce the production of waste. To support the principals of sustainable design where practicable To increase the proportion of waste recycling and composting across all sectors.	No indicators specific to Wood Green.	?	✓	✓	x	Option 3 would result in complete redevelopment, which would lead to increased use of natural resources for new development. The reconfiguration of the existing buildings would have more of a significant impact on this sustainability objective. However, new development does present opportunity for incorporation of sustainable design principles within the new development.
To promote the use of more sustainable modes of transport.						
To increase accessibility both in terms of getting into and around the town centre. To improve the amenity and connectivity of walking and cycling routes.	- Car ownership; - Journey to work by mode;	+	✓	✓	x	Proposed improvements to pedestrian environment, including safer routes through better lighting, active frontages and improved environmental quality would help to encourage walking within the town centre. Option 3 provides a more significant positive impact than the other two options due to greater improvements to the east-west routes into the town centre.

Shopping City and the Library						
		Overall Score	Temporal Scale		Cumulative	Commentary
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)		Short Term	Long Term		(including significance, likelihood and permanency)
To encourage active travel (walking and cycling) and the use of public transport.						
To reduce the use of the private car.						

High Road						
		Overall Score	Temporal Scale		Cumulative	Commentary
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)		Short Term	Long Term		(including significance, likelihood and permanency)
SOCIAL						
To reduce crime, disorder and fear of crime.						
To encourage safety by design. To reduce levels of crime. To reduce the fear of crime. To reduce levels of anti-social behaviour. To reduce alcohol and drug misuse.	- Recorded crime rates (burglary, theft, criminal damage and violence) - Recorded instances of Anti-social behaviour - Drug related crime - Provision and uptake of drug and alcohol treatment programmes - Number and Distribution of wards with SOAs in bottom 25% for crime deprivation;	++	✓	✓	✓	Public realm improvements, encouragement of use of open spaces and provision of active frontages would all have a likely significant impact on reducing crime and fear of crime in the town centre. For the BHS site, option 2 and 3 would have a more significant impact than options 1 in that it proposes more active frontages and new residential on the upper floors to create activity and natural surveillance at night.
To improve levels of educational attainment for all age groups and all sectors of society.						
To increase levels of participation and attainment in education for all members of society To improve the provision of, and access to, education and training facilities.	- Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To improve physical and mental health for all and reduce health inequalities.						
To improve access to health and social care services. To prolong life expectancy. To improve access to public open space and leisure facilities. To promote healthy lifestyles.	- Percentage residential population in good health compared with national/regional averages; - Rates of under-18s conceptions; - Population with a long-term limiting illness; and - Index of Multiple Deprivation for health deprivation and disability.	0	-	-	-	N/A
To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.						
To reduce homelessness. To increase the availability of affordable housing. To improve the condition of Local Authority housing stock. To improve the diversity of the housing stock.	- Ranking of ward within the Index of Multiple Deprivation; - Number and Distribution of wards with SOAs in bottom 25% and 10% most deprived; and - Number and Distribution of wards with SOAs in bottom 25% most deprived for living environment. - Local Housing Market, tenure and average house prices; - Overcrowding; - Proportion of vacant housing; - Housing Demand; and - Key Regeneration Areas.	++	-	✓	-	The potential development sites within the High Road all present opportunity to introduce a range of dwellings into the town centre. These sites would result in likely significant and permanent impact. It is noted that a more comprehensive development of the BHS site (options 2 and 3) would have an impact of higher significance than simply refurbishing the exterior of the building (option 1).
To protect and enhance community spirit and cohesion.						
To promote a sense of cultural identity, belonging and well-being. To develop opportunities for community involvement.	- Population transience and ethnicity	0	-	-	-	N/A

High Road						
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
To support strong relationships between people from different backgrounds and communities to promote the 'global community' and ethnic diversity of Wood Green.						
ECONOMIC						
To encourage sustainable economic growth and business development						
To retain existing local employment and create local employment opportunities. To encourage the creation of local employment. To diversify employment opportunities. To encourage economic growth. To ensure that new jobs created benefit the local population and contribute to a reduction in unemployment in Wood Green.	- Employment and unemployment rates;	+	✓	✓	x	By improving the quality of shopfronts and the general public realm, along with rejuvenating the BHS store and other retail uses, will help to encourage investment in the town centre. This will have a likely positive impact on economic growth.
To develop the skills and training needed to establish and maintain a healthy labour pool.						
To improve lifelong learning opportunities and work related training.	- Employment and unemployment rates; - Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes.	- Employment and unemployment rates;	+	✓	-	x	The improvement of pedestrian environments and routes will help to improve physical accessibility to local jobs. Improving bus stops would also help to improve accessibility to jobs in the wider area. This is likely to have an impact but would only be significant if coupled with the provision of more local jobs.
To improve the vitality and vibrancy of Wood Green town centre.						
To enhance the town's image. To develop and market the town as a place to live, work and do business. To support the preservation or appropriate development of high quality built and natural environments within the town.	- Vacant floorspace.	++	✓	✓	✓	Improvements to shop frontages and redevelopment of key sites will help regenerate the area and encourage footfall and presence in the town centre. Introducing high quality retail and active ground floor uses with residential above will also contribute to the improvement of the vibrancy and vitality of the town centre. These priorities for High Road area will have a likely and highly significant positive impact.
ENVIRONMENT						
To protect and enhance biodiversity.						
To protect and seek opportunities to enhance designated nature	- Distribution of designated sites; - Ecologically valuable sites;	+	✓	✓	x	Increasing greenery along the High Road would have a likely positive impact on the biodiversity of the area and wildlife links.

High Road

SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
conservation sites To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan. To interlink and enhance habitats and wildlife corridors. To provide opportunities for people to access wildlife and diverse open green spaces. To establish new habitats and spaces to support the wider green infrastructure.	- Local Nature Reserves; - Green Chain/Corridors; and - Key Biodiversity Action Plan (BAP) species present.					
To protect and enhance the Borough's landscape, townscape and cultural heritage resources.						
To promote townscape character and quality. To encourage sensitive design in development. To conserve historic buildings and sites. To conserve historic landscape/townscape value. To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and gardens, and other culturally important features and areas, and their settings. To protect and enhance the character and appearance of townscape/landscape To maintain and strengthen local distinctiveness and sense of place To improve quality of the public realm, creating places that work well, are maintained and managed and are attractive to users.	- Listed Buildings; - Conservation areas and Restricted Conservation Areas; and - Historic Parks.	+	✓	✓	✓	Redeveloping or refurbishing key sites and creating better and more active frontages to streets, removing street clutter, improving street quality and maintenance and greening the high street will assist in improving the overall townscape of the town centre. This will have a likely positive impact that could be achievable in the short term. Protection and enhancement of historic blocks on the Road is encouraged and this also presents a likely significant impact on the historic landscape and character of the town centre.
To protect and enhance the quality of water features and resources.						
To preserve ground and surface water quality. To conserve water resources. To enhance river corridors	- Local water courses and water quality;	?	✓	✓	x	There is no mention of adopting sustainable drainage principles or water conservation in new pavement and building design. Care will be required to ensure that surface water quality and conservation are considered in new development.
To reduce land contamination.						
To encourage the development and remediation of brownfield land where appropriate.	- Historical Land use;	+	-	✓	x	There are several key brownfield sites within the High Road area that include reconfiguration or redevelopment which would have a likely positive and permanent impact.
To encourage economic inclusion.						

High Road						
SA Objectives and Criteria	**Key Indicators / Targets (Where appropriate)**	**Overall Score**	**Temporal Scale**		**Cumulative**	**Commentary (including significance, likelihood and permanency)**
			Short Term	**Long Term**		
To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes.	- Employment and unemployment rates;	0	-	-	-	N/A
To limit and adapt to climate change.						
To reduce CO2 emissions. To reduce and manage flood risk. To encourage 'green design' solutions. To encourage the inclusion of SUDS in new development	- Distribution of areas at risk of fluvial flooding; - CO^2 emissions.	+	✓	✓	x	Proposals to green the High Road will have a likely positive impact on adapting the town centre to climate change. Although some redevelopment of existing buildings in the area is proposed, which could negatively impact on the use of resources, it does present a positive opportunity to adopt a higher level of 'green design' solutions in new development.
To protect and improve air quality.						
To promote travel plans. To adhere to Air Quality Management Targets, and where possible to enhance environments currently experiencing higher levels of pollution, e.g. High Road.	- Distribution/number of Air Quality Management Areas (AQMAs); - Predicted Annual Mean Nitrogen Dioxide Levels; and - Predicted Daily Mean PM^{10} Objectives; - Industries with emissions to air, listed under the Environment Agency Pollution Inventory.	+	✓	✓	x	Proposed improvements to pedestrian environment will help to encourage sustainable modes of transport. There would be a cumulative impact with greening the High Road. These priorities would have a likely positive impact on improving air quality.
To increase energy efficiency and require the use of renewable energy sources.						
To increase energy efficiency for proposed and existing developments, where practicable. To increase the use of renewable energy. To reduce the use of energy.	- Energy Efficiency; - Renewable energy projects underway in the Borough	+	✓	✓	x	Although some redevelopment of existing buildings in the area is proposed, which could negatively impact on the use of resources, it does present a positive opportunity to adopt a higher level of energy efficiency in new development.
To ensure the sustainable management of natural resources.						
To reduce the consumption of raw materials (particularly those from finite or unsustainable sources). To encourage the re-use of goods To reduce the production of waste. To support the principals of sustainable design where practicable To increase the proportion of waste recycling and composting across all sectors.	No indicators specific to Wood Green.	?	✓	✓	x	Some of the options proposed complete redevelopment of key sites, which would lead to increased use of natural resources for new development. The reconfiguration of the existing buildings would have more of a significant impact on this sustainability objective. However, new development does present opportunity for incorporation of sustainable design principles within the new development. Dependant on how development is managed, this could provide a positive or negative impact on achieving the sustainability objective.
To promote the use of more sustainable modes of transport.						
To increase accessibility both in terms of getting into and around the town centre. To improve the amenity and connectivity of walking and cycling routes.	- Car ownership; - Journey to work by mode;	++	✓	✓	✓	Proposed improvements to pedestrian environment, including safer routes through better lighting, active frontages and wider footpaths and improved environmental quality would help to encourage walking within the town centre. The proposals to improve bus stops and loading bay arrangements will also help to improve pedestrian accessibility and bus efficiency. This will have a likely cumulative effect on encouraging both walking and use of

High Road						
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)	Overall Score	Temporal Scale		Cumulative	Commentary (including significance, likelihood and permanency)
			Short Term	Long Term		
To encourage active travel (walking and cycling) and the use of public transport.						public transport.
To reduce the use of the private car.						

Turnpike Lane						
		Overall Score	Temporal Scale		Cumulative	Commentary
SA Objectives and Criteria	Key Indicators / Targets (Where appropriate)		Short Term	Long Term		(including significance, likelihood and permanency)
SOCIAL						
To reduce crime, disorder and fear of crime.						
To encourage safety by design. To reduce levels of crime. To reduce the fear of crime. To reduce levels of anti-social behaviour. To reduce alcohol and drug misuse.	- Recorded crime rates (burglary, theft, criminal damage and violence) - Recorded instances of Anti-social behaviour - Drug related crime - Provision and uptake of drug and alcohol treatment programmes - Number and Distribution of wards with SOAs in bottom 25% for crime deprivation;	++	✓	-	✓	Public realm improvements, encouragement of use of public spaces and provision of active frontages would all have a likely significant impact on reducing crime and fear of crime in the town centre. Introducing a café and children's play area to Ducketts Common would help to reduce anti social behaviour in this important public open space. This is likely to have a highly significant positive impact.
To improve levels of educational attainment for all age groups and all sectors of society.						
To increase levels of participation and attainment in education for all members of society To improve the provision of, and access to, education and training facilities.	- Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To improve physical and mental health for all and reduce health inequalities.						
To improve access to health and social care services. To prolong life expectancy. To improve access to public open space and leisure facilities. To promote healthy lifestyles.	- Percentage residential population in good health compared with national/regional averages; - Rates of under-18s conceptions; - Population with a long-term limiting illness; and - Index of Multiple Deprivation for health deprivation and disability.	0	-	-	-	N/A
To provide greater choice quality and diversity of housing across all tenures to meet the needs of residents.						
To reduce homelessness. To increase the availability of affordable housing. To improve the condition of Local Authority housing stock. To improve the diversity of the housing stock.	- Ranking of ward within the Index of Multiple Deprivation; - Number and Distribution of wards with SOAs in bottom 25% and 10% most deprived; and - Number and Distribution of wards with SOAs in bottom 25% most deprived for living environment. - Local Housing Market, tenure and average house prices; - Overcrowding; - Proportion of vacant housing; - Housing Demand; and - Key Regeneration Areas.	0	-	-	-	N/A
To protect and enhance community spirit and cohesion.						
To promote a sense of cultural identity, belonging and well-being. To develop opportunities for community involvement.	- Population transience and ethnicity	+	✓	-	✓	Introducing a café and children's play area to Ducketts Common would help to attract visitors to the town centre and provide an attractive meeting place for the local community. This is likely to have a highly significant positive impact on a sense of community and belonging in the

To support strong relationships between people from different backgrounds and communities to promote the 'global community' and ethnic diversity of Wood Green.						town centre, catering for young, old and families.
ECONOMIC						
To encourage sustainable economic growth and business development						
To retain existing local employment and create local employment opportunities. To encourage the creation of local employment. To diversify employment opportunities. To encourage economic growth. To ensure that new jobs created benefit the local population and contribute to a reduction in unemployment in Wood Green.	- Employment and unemployment rates;	+	✓	✓	x	By improving the quality the tube station as an attractive gateway to the town centre along with the creation of new public space to the forecourt of the station and other public realm improvements will help to encourage investment in the town centre. This will have a likely positive impact on economic growth. The encouragement to establish a Business Improvement District (BID) will help add value and encourage investment to the area.
To develop the skills and training needed to establish and maintain a healthy labour pool.						
To improve lifelong learning opportunities and work related training.	- Employment and unemployment rates; - Percentage of people aged 16-74 achieving National Vocational Qualification (NVQ) level 4/5; and - Percentage of resident population aged 16-74 with no qualifications.	0	-	-	-	N/A
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green. To improve physical accessibility to local and Londonwide jobs. To encourage home working schemes.	- Employment and unemployment rates;	+	✓	-	x	The improvement of pedestrian environments and routes will help to improve physical accessibility to local jobs. Improvements to the station would also help to improve accessibility to jobs in the wider area. This is likely to have an impact but would only be significant if coupled with the provision of more local jobs.
To improve the vitality and vibrancy of Wood Green town centre.						
To enhance the town's image. To develop and market the town as a place to live, work and do business. To support the preservation or appropriate development of high quality built and natural environments within the town.	- Vacant floorspace.	+	✓	✓	✓	Providing new open space to the forecourt of the station and adding a café and children's play area to Ducketts Common will contribute to the vibrancy and vitality of the town centre. The encouragement to establish a Business Improvement District (BID) will also add to the vitality of the area through supporting local businesses. These priorities for Turnpike Lane area will have a likely and significant positive impact.
ENVIRONMENT						
To protect and enhance biodiversity.						
To protect and seek opportunities to enhance designated nature conservation sites To protect and enhance Priority Species and Habitats identified in the Biodiversity Action Plan. To interlink and enhance habitats	- Distribution of designated sites; - Ecologically valuable sites; - Local Nature Reserves; - Green Chain/Corridors; and - Key Biodiversity Action Plan (BAP) species present.	+	✓	✓	x	Increasing greenery along the High Road would have a likely positive impact on the biodiversity of the area and wildlife links.

and wildlife corridors.						
To provide opportunities for people to access wildlife and diverse open green spaces.						
To establish new habitats and spaces to support the wider green infrastructure.						
To protect and enhance the Borough's landscape, townscape and cultural heritage resources.						
To promote townscape character and quality.	- Listed Buildings; - Conservation areas and Restricted Conservation Areas; and - Historic Parks.	+	✓	✓	✓	Redeveloping or refurbishing key sites and creating better and more active frontages to streets, removing street clutter, improving street quality and maintenance and greening the high street will assist in improving the overall townscape of the town centre. This will have a likely positive impact that could be achievable in the short term. Protection and enhancement of historic blocks on the Road is encouraged and this also presents a likely significant impact on the historic landscape and character of the town centre.
To encourage sensitive design in development.						
To conserve historic buildings and sites.						
To conserve historic landscape/townscape value.						
To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and gardens, and other culturally important features and areas, and their settings.						
To protect and enhance the character and appearance of townscape/landscape						
To maintain and strengthen local distinctiveness and sense of place						
To improve quality of the public realm, creating places that work well, are maintained and managed and are attractive to users.						
To protect and enhance the quality of water features and resources.						
To preserve ground and surface water quality.	- Local water courses and water quality;	?	✓	✓	x	There is no mention of adopting sustainable drainage principles in new pavement and road design and materials. This could have a likely impact on the surface water quality and care should be taken in terms of the materials and design of hard and soft landscaping.
To conserve water resources.						
To enhance river corridors						
To reduce land contamination.						
To encourage the development and remediation of brownfield land where appropriate.	- Historical Land use;	+	-	✓	x	There are several key brownfield sites within the High Road area that include reconfiguration or redevelopment which would have a likely positive and permanent impact.
To encourage economic inclusion.						
To reduce high levels of unemployment in Wood Green.	- Employment and unemployment rates;	0	-	-	-	N/A
To improve physical accessibility to local and Londonwide jobs.						
To encourage home working schemes.						
To limit and adapt to climate change.						
To reduce CO2 emissions.	- Distribution of areas at risk of fluvial flooding;	+	✓	✓	x	Proposals to green the High Road will have a likely positive impact on

To reduce and manage flood risk. To encourage 'green design' solutions. To encourage the inclusion of SUDS in new development	- CO^2 emissions.					adapting the town centre to climate change. Although some redevelopment of existing buildings in the area is proposed, which could negatively impact on the use of resources, it does present a positive opportunity to adopt a higher level of 'green design' solutions in new development.
To protect and improve air quality.						
To promote travel plans. To adhere to Air Quality Management Targets, and where possible to enhance environments currently experiencing higher levels of pollution, e.g. High Road.	- Distribution/number of Air Quality Management Areas (AQMAs); - Predicted Annual Mean Nitrogen Dioxide Levels; and - Predicted Daily Mean PM^{10} Objectives; - Industries with emissions to air, listed under the Environment Agency Pollution Inventory.	+	✓	✓	×	Proposed improvements to pedestrian environment will help to encourage sustainable modes of transport. There would be a cumulative impact with greening the High Road. These priorities would have a likely positive impact on improving air quality.
To increase energy efficiency and require the use of renewable energy sources.						
To increase energy efficiency for proposed and existing developments, where practicable. To increase the use of renewable energy. To reduce the use of energy.	- Energy Efficiency; - Renewable energy projects underway in the Borough	+	✓	✓	×	Although some redevelopment of existing buildings in the area is proposed, which could negatively impact on the use of resources, it does present a positive opportunity to adopt a higher level of energy efficiency in new development.
To ensure the sustainable management of natural resources.						
To reduce the consumption of raw materials (particularly those from finite or unsustainable sources). To encourage the re-use of goods To reduce the production of waste. To support the principals of sustainable design where practicable To increase the proportion of waste recycling and composting across all sectors.	No indicators specific to Wood Green.	?	✓	✓	×	Some of the options proposed complete redevelopment of key sites, which would lead to increased use of natural resources for new development. The reconfiguration of the existing buildings would have more of a significant impact on this sustainability objective. However, new development does present opportunity for incorporation of sustainable design principles within the new development. Dependant on how development is managed, this could provide a positive or negative impact on achieving the sustainability objective.
To promote the use of more sustainable modes of transport.						
To increase accessibility both in terms of getting into and around the town centre. To improve the amenity and connectivity of walking and cycling routes. To encourage active travel (walking and cycling) and the use of public transport. To reduce the use of the private car.	- Car ownership; - Journey to work by mode;	++	✓	✓	✓	Proposed improvements to pedestrian environment, including safer routes through better lighting, active frontages and wider footpaths and improved environmental quality would help to encourage walking within the town centre. This will have a significant positive impact.

Wood Green Town Centre SPD Evidence Base and Consultation Report

August 2008

Haringey Council

www.haringey.gov.uk

High Street
Consultation Event

Evidence Base and Consultation Report

Introduction

This report forms part of the Wood Green SPD produced by the London Borough of Haringey.

The document sets out an overview of the key issues identified for Wood Green town centre through the review of the evidence base and consultation process undertaken during Autumn 2007.

Evidence Base

Wood Green Spatial Plan

The Wood Green Spatial Plan was completed by Urban Practitioners, Donaldson's and Alan Baxter and Associates in 2006 on behalf of the London Borough of Haringey, the Mall Corporation and Wood Green Town Centre Management.

The main aims of the Spatial Plan were to build on the town centre's current strengths and to transform it into a major shopping and retail destination in North London, whilst also improving the quality of the environment for local residents, businesses and visitors. It identified that central to the success of delivering this step-change in the town centre's identity and market position was the provision of a high quality public realm framework which will create a more attractive and safe environment for people to live, work and relax in, whilst also injecting a sense of confidence and civic pride to help attract a higher quality and wider range of retailers and services to the town centre.

As part of the project, consultation work was carried out and analysis undertaken.

Consultation included:

- Postal survey of 45 town centre businesses;
- Telephone survey of 276 residents who live in the catchment area but are considered to live in postcode areas where people do not shop in Wood Green;
- On-street survey of shoppers on Wood Green High Road;
- A presentation to the Wood Green Area Assembly;
- Workshop with local businesses and the Wood Green Town Centre Steering Committee;
- A dedicated project website - www.woodgreenmasterplan.net - which allowed people to comment; and
- An informal 'walkabout' of the town centre with key local residents' associations.

Issues and opportunities were identified, together with development proposals and an emerging vision for Wood Green.

The following eight opportunity zones were identified:

- Zone 1:Wood Green Station Area comprising 2 sub-zones focused around the Council offices at River Park House on the corner of Station Road and the High Road and around Hollywood Green;
- Zone 2: Morrison's/The Gaumont;
- Zone 3: The Library complex;
- Zone 4: Shopping City;
- Zone 5: Lymington Avenue/Noel Park Road;
- Zone 6: Bury Road/Dovecote Avenue;
- Zone 7: 16-34 High Road; and
- Zone 8:Turnpike Lane.

The following opportunities were identified:

- provide a high quality public realm and a welcoming town centre in which people want to live, work and visit;
- create a safer community by providing a high quality public realm and other security measures/initiatives to ensure that the town centre is well used by residents and shoppers;
- create larger, more suitable retail units which are suitable for higher quality retailers (and potentially a department store) whilst also

seeking more specialist or niche retailers to improve the quality of the offer;

- enhance pedestrian movement with improved road crossings and 'de-cluttering' junctions; and
- improving signage to available parking spaces to identify and realise the benefits that Haringey Heartlands can offer Wood Green through creating new physical, social, economic and cultural linkages.

The following clearly defined vision for Wood Green was adopted by the Spatial Plan:

> *"To boost North London's premier Town Centre by offering a high quality, vibrant retail, leisure and cultural experience that reflects and caters for the area's diverse population" (Wood Green Town Centre Management Business Plan (April 2005-March 2006)).*

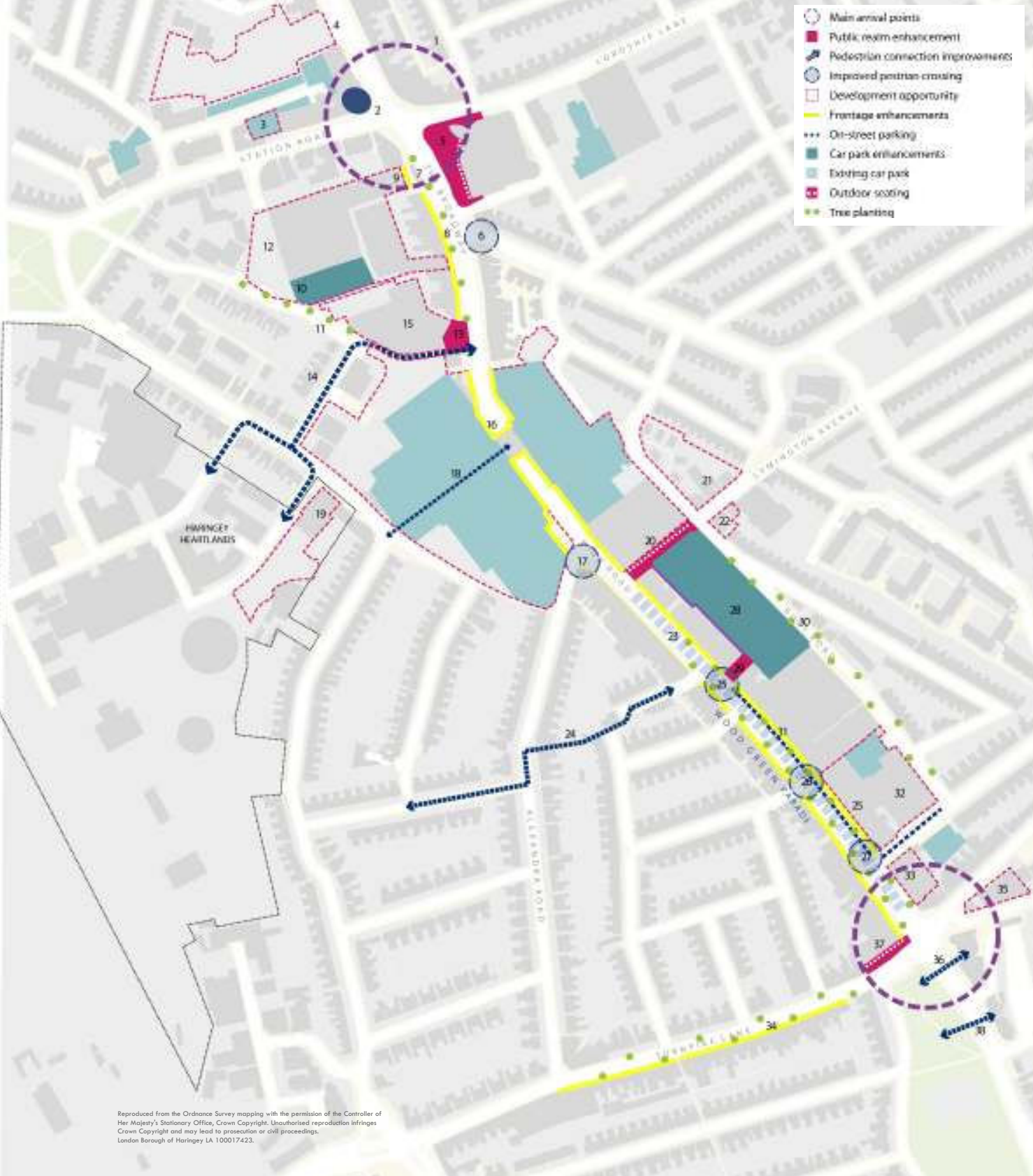
This theme sits above the following key objectives:

- Providing a high quality public realm;
- Creating a safer community;
- Enhancing Wood Green's market position as a Metropolitan shopping centre;
- Maximising the opportunities offered by the proposed Haringey Heartlands development;
- Creating new east-west links into the surrounding hinterland; and
- Enhancing pedestrian and vehicular movement through the town centre.

The vision outlined by the Spatial Plan is illustrated in Figure 1.

Consultation Workshop, 2005

Figure 1 - Wood Green Spatial Plan 'Vision'



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1. Public realm enhancements
2. New ground level frontage for River Park House
3. Infill office development, 38-46 Station Road
4. Bus garage redevelopment
5. Public realm enhancements
6. Improved pedestrian crossing at the junction of High Road/Gladstone Avenue/Buller Road
7. Public realm enhancements outside Morrisons
8. Shopfront and High Road improvements
9. Redevelopment of Morrisons' frontage
10. Morrison's car park enhancements
11. Improvements to the pedestrian environment
12. Extension of Morrisons' food store
13. Enhancements to the Library Square
14. Enhanced pedestrian route from the High Road to the Haringey Heartlands area
15. Redevelopment of the library complex
16. Shopping City facade enhancements
17. Improved pedestrian crossing at Alexandra Road/High Road
18. Extension/internal reconfiguration of Shopping City
19. Redevelopment of Iceland store and car park, Mayes Road/Brook Road
20. Public realm enhancements at the western end of Lymington Avenue
21. Redevelopment of the larger site at Lymington Avenue
22. Redevelopment of the smaller site at Lymington Avenue
23. Enhancements to the shopfronts, High Road, south of Shopping City
24. Improved pedestrian route between High Road and Haringey Heartlands
25. Pedestrian crossing improvements
26. Pedestrian crossing improvements
27. Pedestrian crossing improvements
28. Bury Road car park enhancements
29. Dovecote Avenue public realm enhancements and adjacent alleyway
30. Bury Road public realm enhancements
31. Facade improvements to units 26-34
32. Comprehensive redevelopment of units 16-34
33. Individual unit redevelopment to upgrade shop units and provide activity at g and upper floor level
34. Public realm enhancements at Turnpike Lane
35. Comprehensive redevelopment of 4-14 High Road and 1-8 Westbury Arcade
36. Improved pedestrian crossings
37. New public space at Turnpike Lane/High Road
38. Improved linkages to Ducketts Common

Wood Green Town Centre Retail Health Check

The Health Check was undertaken by DTZ in the Autumn of 2007. The report structure follows the principle health check indicators that are set out within Planning Policy Statement 6 'Planning for Town Centres' (ODPM, March 2005) for measuring town centre vitality and viability, which are:

- Diversity of main town centre uses;
- Potential capacity for growth;
- Retailer representation and intentions to change representation;
- Shopping rents;
- Proportion of vacant street level property;
- Commercial yields;
- Pedestrian flows;
- Accessibility;
- Customer and resident's views and behaviour;
- Perception of safety and occurrence of crime; and
- State of town centre environmental quality.

The Health Check found that Wood Green has a higher comparison retail representation than the UK average (57% of retail units in Wood Green were identified as comparison compared to an average of 46% in the UK). Additionally, Wood Green was found to have a lower proportion of vacant retail units compared to the UK average. In October 2006 only 4.2% of retail units in Wood Green were vacant, compared to a UK average of 10.9%. This also represented a decrease from the 5.1% of vacant retail units identified in Wood Green in October 2002.

Wood Green was found to be the 14th largest town centre in London in terms of floorspace. Of the total floorspace, 87,700m² was retail floorspace, 32,400m² office floorspace and 22,200m² leisure floorspace.

Within North London, Wood Green is one of the largest centres, although Brent Cross Shopping Centre is also a key draw and provides a similar quantum of retail floorspace. Within London, the West End is by far the largest centre with almost 1 million m² of retail floorspace.

In terms of retail capacity, in order to maintain Wood Green's current market share (25% within the catchment area) up to 2016, Chesterton have identified expenditure capacity equating to 20,354m² of gross town centre comparison goods floorspace (London Borough of Haringey Retail Capacity Assessment, 2003). An additional 7,224m² of gross bulky goods floorspace was identified up to 2016.

The extension to The Mall will provide 10,200m² of additional retail floorspace, and deliver approximately 50% of the forecast comparison goods floorspace. Chesterton also recommended that a foodstore of up to 4,645m² gross floorspace be provided at Wood Green to increase the competition.

The Health Check also found that Wood Green is a highly accessible town centre location (PTAL rating 6a), but contains only a limited number of cycle parking facilities, particularly in relation to other town centres in London.

The key conclusions have been summarised in the form of a SWOT analysis below.

Strengths	Weaknesses
• Important comparison shopping centre for North London with critical mass of shops • Low proportion of vacant shops and high occupancy levels • Growing investment in new retail floorspace • Well used indoor street market • Good range of commercial leisure facilities • Excellent public transport accessibility with high PTAL rating • Ethnic representation, especially at Turnpike Lane • Improving rental values	• Lack of natural retail circuit • Retail offer is mid/mass market with a lack of specialist/higher quality retailers • Lack of higher end fashion, household goods retailers and restaurants • Localised office market with one or two large occupiers • Failing to capture affluent spend in the catchment area • High crime levels and perception of crime • Poor quality environment • Crowded streets with narrow pavements • Poor provision for cyclists • Oppressive atmosphere with level of congestion on the High Road and at junctions around the underground stations • Some uninviting car parks e.g. Bury Road
Opportunities	**Threats**
• Environmental enhancements to Shopping City, The Library, BhS building • Traffic calming measures, such as part pedestrianisation initiatives and more pedestrian crossings • Improvements to pedestrian routes and cycle facilities • Reducing crime through street lighting, policing and investment in public car parks • Improvements in the quality of the retail offer with the arrival of Debenhams • Additional retail capacity to deliver more floorspace • Improvements to the junctions around the two underground stations	• Credit crunch and a potential reduction in disposable income, which could hit trade • Continued growth in on-line shopping • Competing centres offering a better quality retail experience • Continued poor reputation of Wood Green • Lack of readily available sites to deliver additional retail

Wood Green Town Centre Health Check - SWOT Analysis

Wood Green High Road and Shopping City

Wood Green Audit

The Wood Green Audit (2006) reports on a street audit of Wood Green town centre, and was prepared by Parkside Malvern Residents' Association, with general endorsement and contributions from:

- Avenue Gardens Residents' Association;
- Burghley Road Area Residents' Association;
- Noel Park North Area Residents' Association;
- The Sandlings Residents' Association;
- West Green Residents' Association; and
- The Haringey Federation of Residents' Associations.

The street audit was from Wood Green to Turnpike Lane Tube Stations including the environs to within about 50 metres. The overall aims of the Audit, were:

- to achieve wherever possible a harmony between the commercial needs of the Wood Green town centre retail trade and the environmental needs of shoppers and local residents; and
- to substantially improve the experience of living, shopping and working in and around Wood Green town centre.

The specific aims of the audit, were to:

- to identify the major deficiencies of design, maintenance, and management in the streetscape of Wood Green High Road and its immediate environs.
- to suggest specific improvements where appropriate
- to use the following prioritised criteria:

1. pedestrian safety in relation to traffic
2. pedestrian safety in relation to crime
3. aesthetic effect of the built and furnished environment on shoppers, residents and visitors.

The twenty most important recommendations included in the Wood Green Audit, as identified by local residents' associations, were as follows:

- Gladstone Avenue / High Road junction – to be completely redesigned to make safe and pedestrian friendly;
- Watsons Road / Green Lanes junction - to be completely reconfigured to make safe and pedestrian friendly. Adjacent car park / slip road to be paved and pedestrianised;
- Westbury Avenue / Langham Road junction – to be blocked off and made pedestrian friendly;
- Turnpike Lane – install two or more Pelican Crossings;
- Buller Road – overhaul the southside footway;
- Alexandra Road / High Road junction – to be narrowed and made more pedestrian-friendly;
- Turnpike Lane junction – pedestrian crossing over the eastbound side of the carriageway to be narrowed from three to two lanes;
- Shopping City car parks – open sides to be meshed or glazed;
- Back alleyways – taskforce should be set up to recommend improvements;
- Spouter's Corner – transform to make greener, friendlier and well-maintained;
- Morrison's – pedestrianise driveway and upgrade the whole adjacent open space;
- River Park House – reconfigure ground and upper ground levels to house new retail spaces, to give an active frontage;
- Library – re-tile or re-clad the balcony walls;
- Pavements – to be renovated to the highest standard throughout town centre, and new trees planted wherever possible;
- Dovecote Avenue – completely pedestrianise and make more welcoming and people friendly;

- Eastside shop buildings to the south of BHS – to be sensitively redeveloped;
- Fragments of cycle path connected to the new Pelican Crossing near the Library – remove and pave over. Additionally, the west side cycle path to be removed and incorporated into a widened pedestrian-only footway;
- Lamppost advertising banners and illuminated advertising hoardings – to be either removed or reduced in number and raised to a higher position on their posts. Stands to be removed or reduced in number, particularly where causing an obstruction;
- Gaumont Palace – redecorate in historically appropriate colours, and remove present signage and replace it with something smaller and less gaudy; and
- Area around new automated public toilet near Boots – improve lighting, clear street litter and generally upgrade.

It should be noted that a range of other recommendations were also included within the report.

Overall, the recommendations of the report can be broadly classified into the following three categories:

- Improvements to the public realm;
- Improved road safety; and
- Building quality.

These three themes are intrinsically linked to the vision and objectives included later within the SPD.

Junction of Gladstone Road and the High Road

Consultation

The initial consultation phase for the SPD has included:

- A High Street Consultation exercise;
- Town Centre Walking Audit (major hands-on planning public consultation event);
- 17 stakeholder meetings;
- Workshop and meeting with the Wood Green town centre SPD Steering Group;
- Workshop and meeting with the Wood Green Action Group; and
- A dedicated project website.

The following section provides an overview of each consultation method and a summary of the key findings. Further details are provided in the Consultation Report which accompanies the SPD.

High Street Consultation

The High Street Consultation event was staged on 19th July 2007. The consultation was organised to coincide with the 'It could happen here' event being staged on the High Street for local schools. It was effective in encouraging local children to participate, adding their comments to a display under the headings 'Things we like…' and 'Things we don't like…'. These comments have been transcribed and sorted into broad categories. A full transcription of these comments can be found in the Consultation Report. Summary of the comments received can be made as follows:

- One of the strongest positive features of Wood Green is the range of shops, although the absence of Primark was noted several times;
- People commented on the quality and convenience of the transport links;
- Traffic congestion and the attendant noise and pollution is regarded as a weakness;
- The perception of crime and gangs on the streets is high;
- People also noted a lack of politeness and general civility;
- There was a strong perception that the centre is not clean, and that litter, gum and graffiti are significant problems; and
- People expressed a desire for more community facilities, particularly those aimed at younger people.

People were also invited to help build a model of the town centre as they would like to see it. As illustrated through the photography, a wide variation of suggestions were made for the town centre. Some could be considered abstract (such as a zoo at the junction of Ashley Crescent and Lymington Avenue) whilst other suggestions were constructive and potentially achievable (such as micro parks along the High Road). Suggestions included:

- New shops on Lyttleton Road and Alexandra Road;

High Street Consultation Model

High Street Consultation Model

- Skatepark on Courcy Road;
- Community centre on the High Road (near the junction of Alexandra Road);
- Water feature outside the Library;
- Ice rink at the rear of the Library;
- Crèche and bike shed opposite Wood Green underground station;
- Community translation service on Lymington Avenue;
- Flower garden to the east of the High Road; and
- A festival for Wood Green.

High Street Consultation Model

High Street Consultation Event

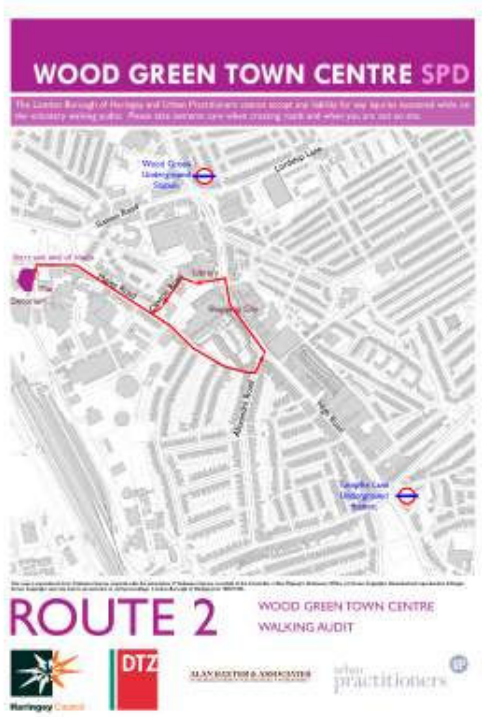
Wood Green Town Centre Walking Audit

On 13th October 2007, a major hands-on planning public consultation event was held in Wood Green Town Centre, at the Decorium. The purpose of the event was to provide local residents, businesses, community groups and organisations with the opportunity to express their views on the key issues and opportunities for Wood Green Town. The event was attended by approximately 60 invited stakeholders, including representatives of Haringey Council, the Metropolitan Police, local shops, local resident groups and other local organisations.

The event was structured into three parts: a walking audit of the town centre; the identification of problems and dreams arising from the walking audit; and a 'Solutions Workshop'.

A key component of the public consultation event was the walking audit. Attendees were divided into three groups, and each group led on a separate route around the town centre by staff from Urban Practitioners and the London Borough of Haringey. The routes were designed to ensure that, together, the participants covered the most important sites and areas of the town centre, and to be accessible for all members of the community. The three walking audit routes took in different parts of the town centre. Routes 2 and 3 started and finished at the Decorium, whereas route 1 started and finished at the junction of the High Road and Alexandra Road.

Walking Audit - Route 1



Walking Audit - Route 2

During the walking audit, participants were encouraged to describe and write on post-it notes the aspects of the town centre they thought to be the most problematic or successful and to express their aspirations and dreams for its future.

Responses were received from each participant and divided up into 'issues' and 'dreams'. These were then read out aloud and placed on a board at the front of the room, grouped around categories which came out of the issues and dreams responses. This was undertaken in order to reveal the most common themes arising from the walking audit, and to share ideas equally among the wider group in the form of an issues and dreams workshop. Sharing each participants issues and dreams also ensured that all groups were adequately prepared for the solutions workshop. The common themes identified were:

- Specific sites
- Parks and open space
- Shops and Shopping City
- Safety
- Public realm
- Litter
- Roads and pavements
- Traffic and buses; and
- Community projects

A transcription of all of the comments from the issues and dreams workshop is included at the end of this report.

Walking Audit - Route 3

Wood Green Walking Audit

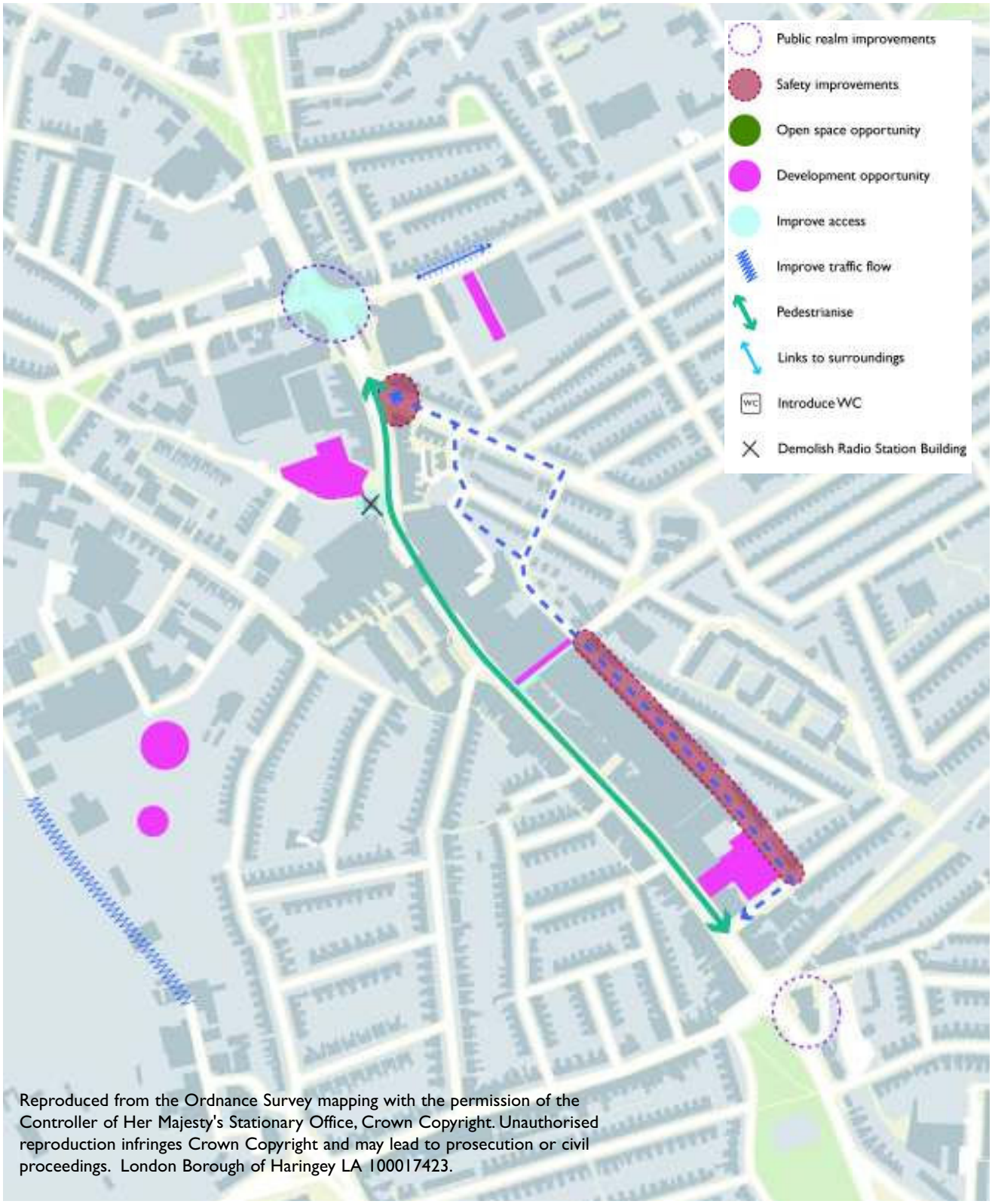
Following the issues and dreams workshop, a further workshop session was held where attendees were split into smaller groups and invited to consider various town centre issues. During the 'Solutions Workshop', each group were invited to annotate plans of the town centre with ideas for how Wood Green could be improved in the future. These solutions consisted of a range of initiatives including environmental, transport, community, retail and urban design-led opportunities.

A number of priorities were frequently identified by groups in the Solutions Workshop. As a result, it is possible to build a picture of the vision for the town centre held by the local community and to identify the key priorities which the SPD needs to address. Key themes emerging from the Walking Audit consultation event were:

- Improve maintenance and utilisation of the open spaces close to the town centre, especially Ducketts Common (mentioned by 4 out of the 5 groups);
- Reconfiguration of the buses in the town centre, in terms of the location of bus stops and bus stands, and the configuration of routes (4 groups);
- Redevelop the library, and improve the public space fronting the High Road (4 groups);
- Improve lighting throughout the town centre in order to improve safety, particularly at Bury Road (4 groups);
- Increase greenery along the High Road (3 groups);
- Improve public toilet facilities along the High Road, particularly at Turnpike Lane (3 groups);
- Consider pedestrianisation of the High Road (3 groups);
- Improve traffic flow along the High Road (2 groups);
- Improve the environment at bus stops (2 groups);
- Improve the retail offer, and the quality of shops (2 groups); and
- Improve the quality of paving in the town centre (2 groups).

Additional suggestions were for the reduction in crime hotspots and an increased police presence throughout the town centre, redevelopment of the BHS site, removal of the 'Turkish Radio' building, and redesigning of the pedestrian crossing facilities at the junction of Gladstone Avenue and the High Road.

Wood Green Walking Audit



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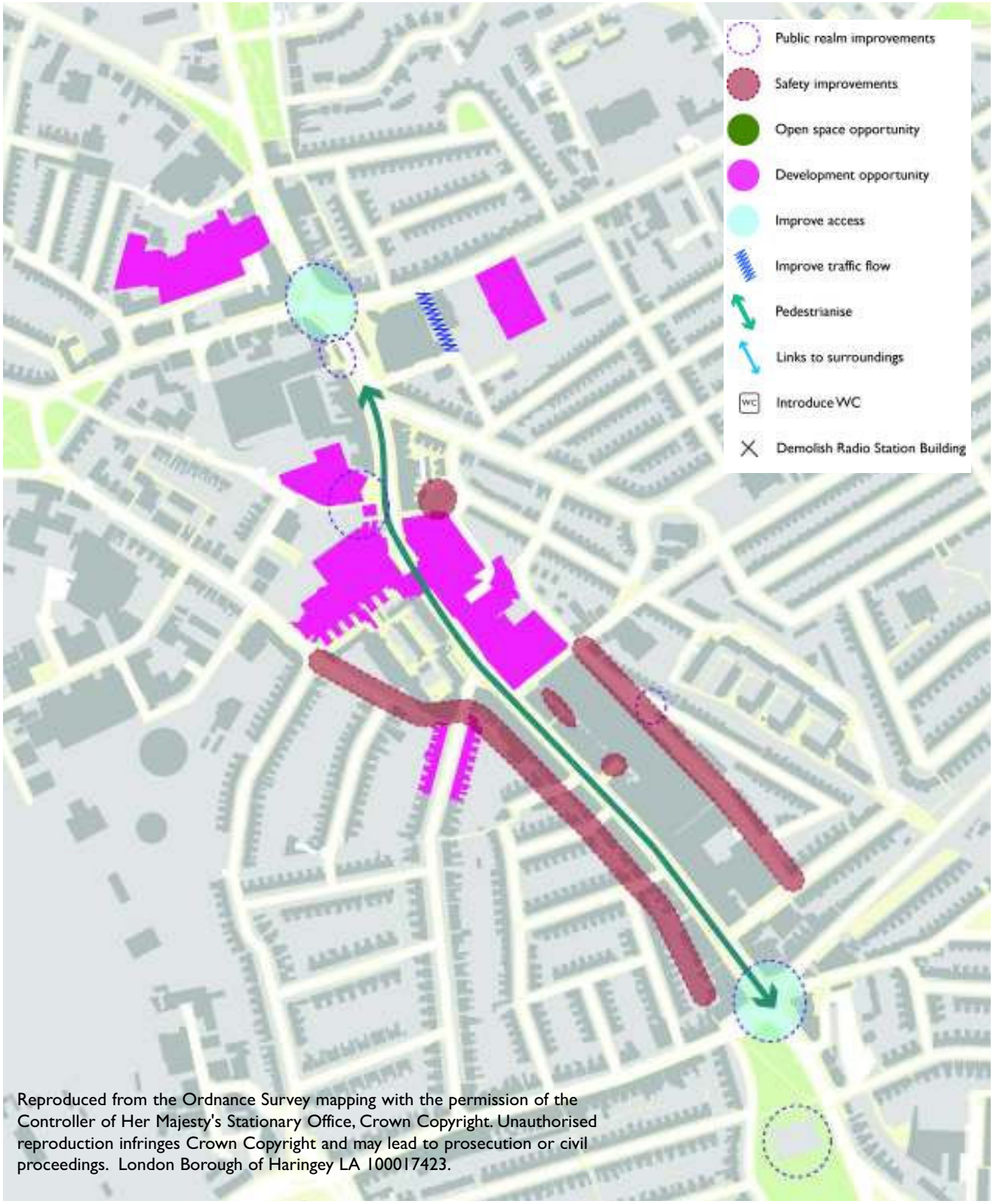
Solutions Workshop Group A



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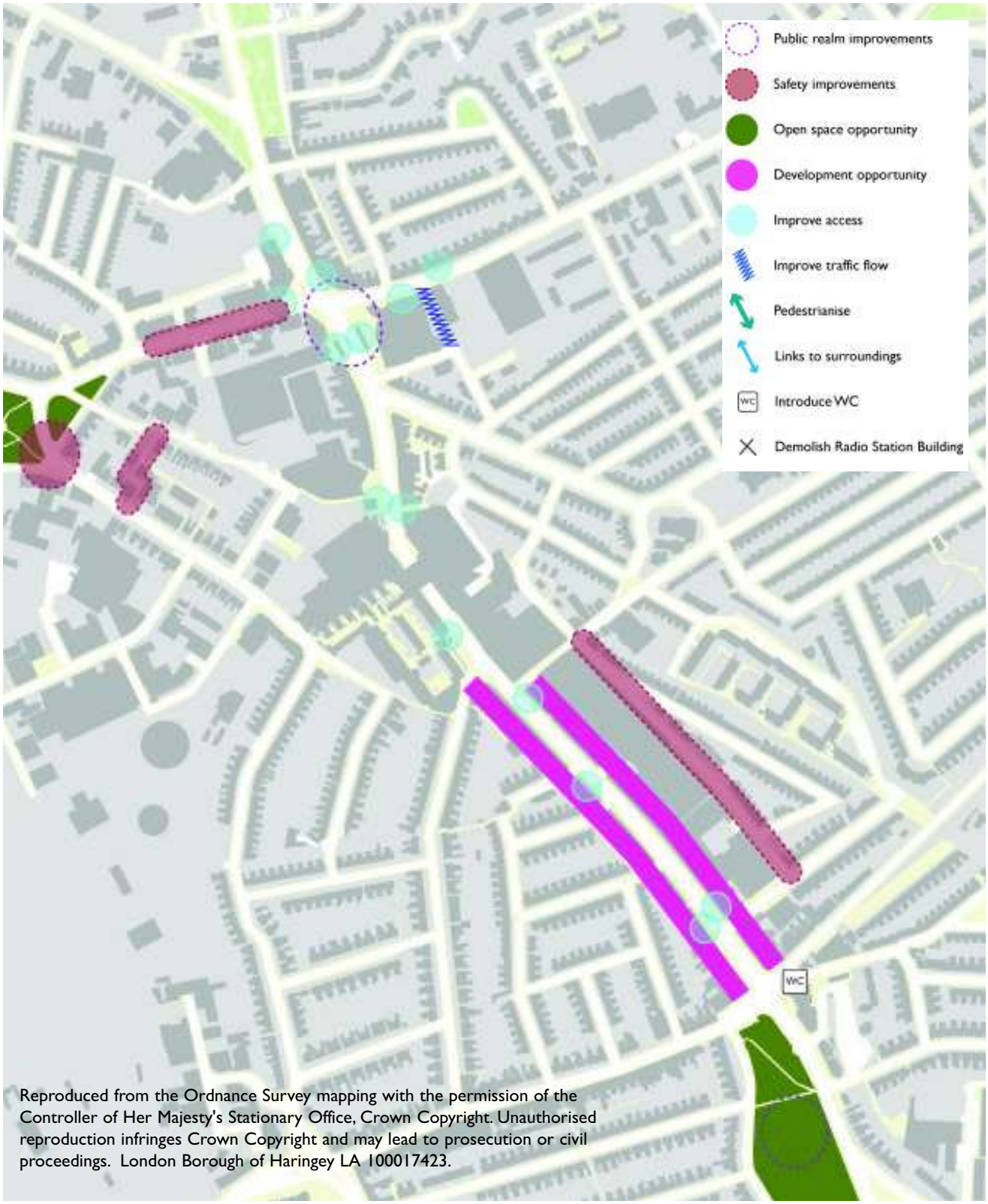
Solutions Workshop Group B



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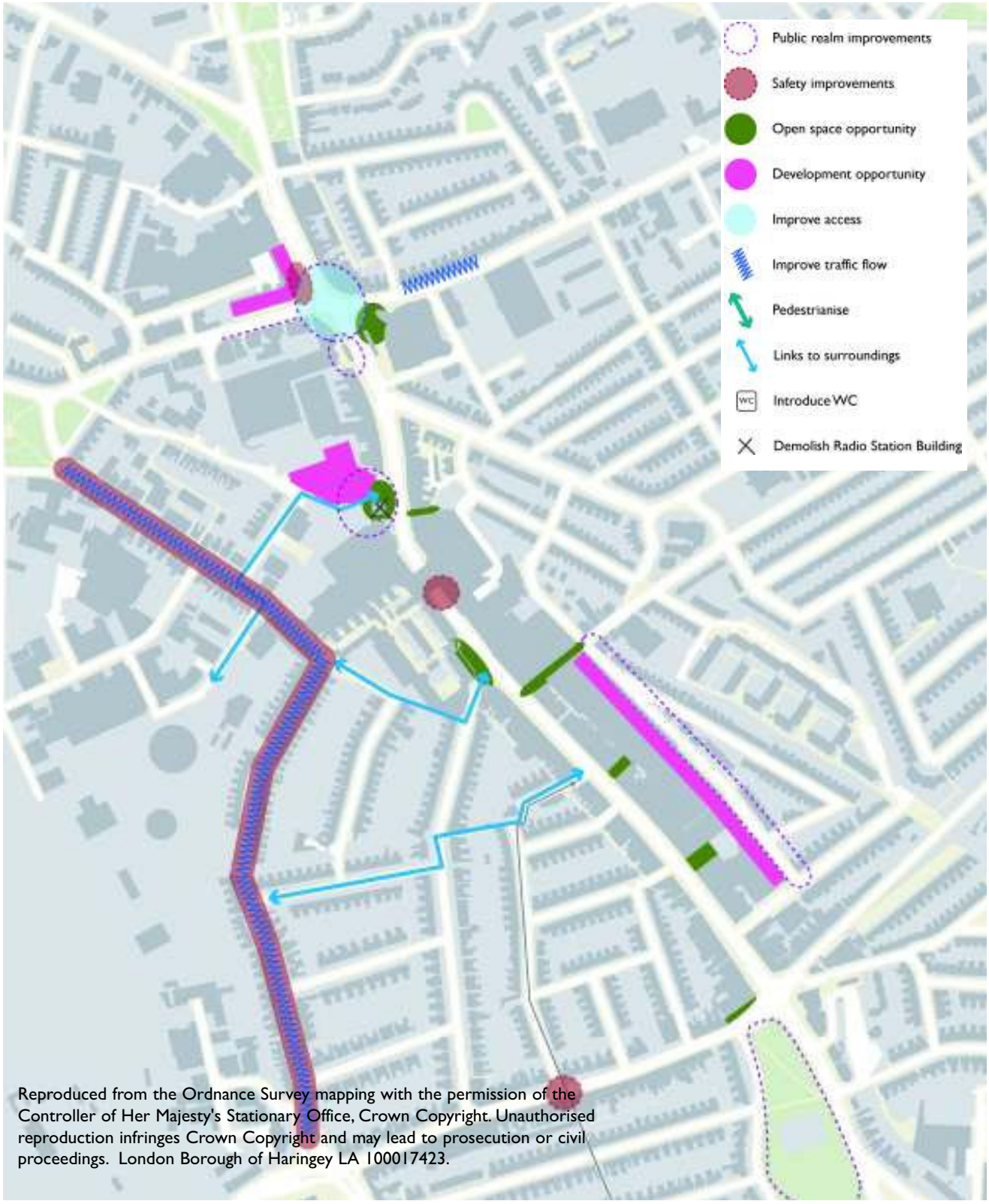
Solutions Workshop Group C



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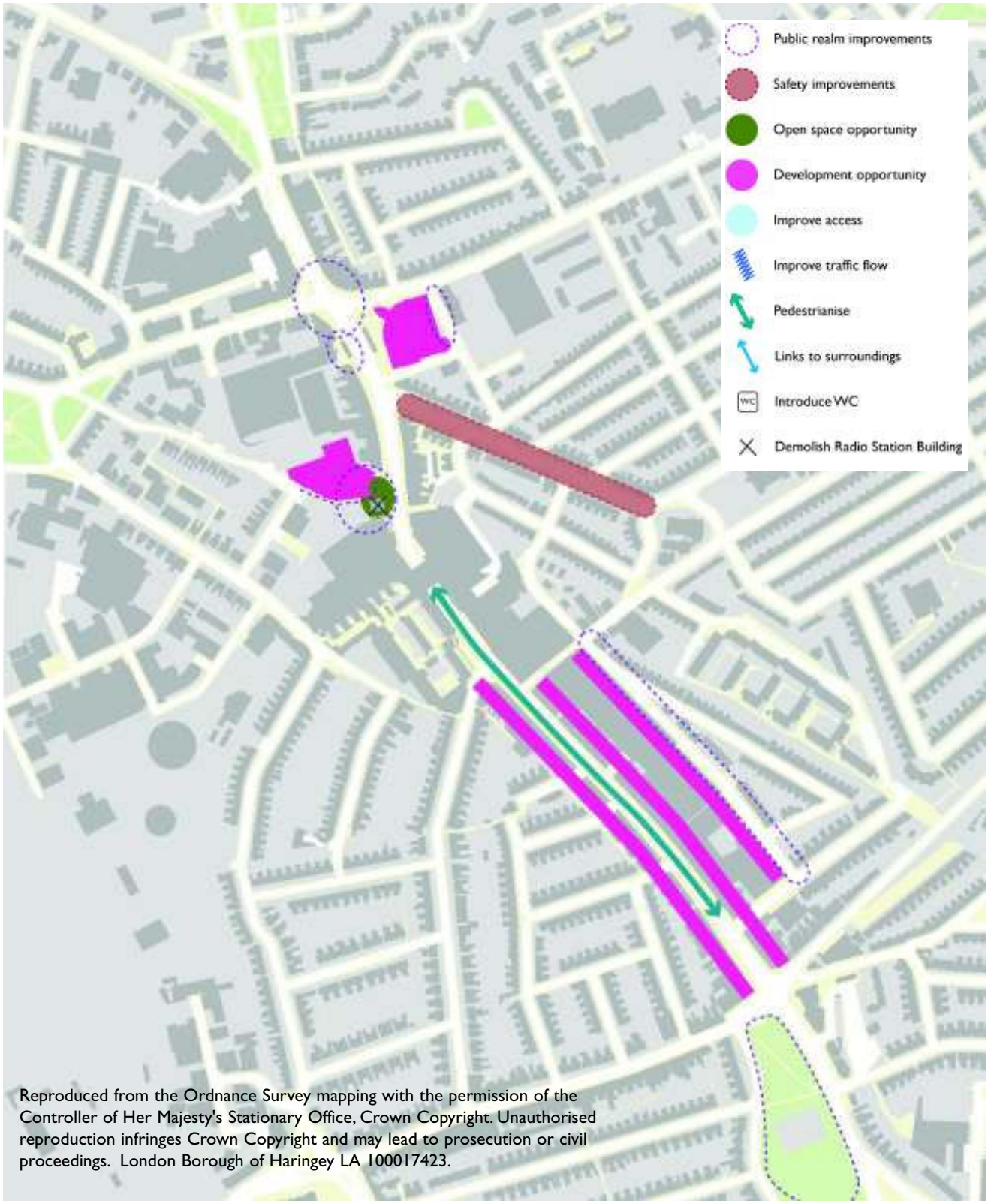
Solutions Workshop Group D



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Solutions Workshop Group E

Wood Green Walking Audit

Haringey Phoenix Group Walking Audit

Haringey Phoenix Group is a local voluntary organisation for blind and partially sighted adults in Haringey and the wider area. In November 2007, the Group undertook their own town centre walking audit. The walking audit was undertaken by three visually impaired people, with differing levels of visual impairment (a totally blind long cane user, a partially sighted symbol cane only user, and a total blind guide dog owner), and therefore different needs. Feedback was also obtained from other partially sighted users of Wood Green town centre.

The comments arising from the walking audit are briefly summarised below:

- Tactile paving at pedestrian crossings needs to extend further across the pavement so that it is detectable by a long cane user or Guide Dog owner;
- Audible signals, functioning rotating cones and yellow 'call/demand boxes' are required at all sides of pedestrian crossings;
- Obstacles on the pavement, such as bollards, trees and bike stands should be made easier to detect. This may be achieved by the inclusion of yellow bands which are easier to see;
- The pavement surface should not be variable so that the tactile surface at a pedestrian crossing can be easily identified;
- The controlled pedestrian crossing outside Mothercare is an example of best practice;
- Several crossings have no rotating cones, and so are unusable by blind people;
- The high volume of pedestrians along the High Road causes congestion, which makes it very difficult for visually impaired people to negotiate; and
- A greater police presence is needed to alleviate the fear of crime.

Stakeholder Meetings

In addition to the consultation events described above, a number of meetings were held with 'key stakeholders' as part of the extended initial consultation to inform the production of the SPD. A total of 17 meetings were held with a wide range of stakeholders, including Council officers, local organisations, community groups and local businesses.

The following stakeholder meetings were completed:

- Michael Thompson, Manager, The Mall Corporation – 4th October 2007
- Mike Halligan, Operating Manager (Wood Green Bus Garage), Arriva Buses – 4th October 2007
- Jenny Privett, Wood Green Shop Mobility – 24th October 2007
- Councillor Pat Egan, Labour councillor for the Woodside ward, London Borough of Haringey – 24th October 2007

Wood Green High Road

Sally Arnold, Bus Stands, London Buses (TfL) - 25th October 2007

- Niall Bolger, Director of the Urban Environment, London Borough of Haringey – 26th October 2007
- Andrew Underwood, Leader Safer Neighbourhoods Team, Metropolitan Police – 26th October 2007
- Len Ray, Area Manager – Enfield & Haringey, Network Operations, London Buses, TfL – 30th October 2007
- Councillor Amin, Cabinet Member for Enterprise & Regeneration, London Borough of Haringey – 30th October 2007
- Alan Kemal, Head of Estates and Tony Hatch, Store Manager, BHS – 30th October 2007
- Peter Akinmejawa, Housing Officer, Metropolitan Housing, Sky City – 30th October 2007
- Mark Crane, Development Manager, LDA – Friday 2nd November 2007
- Maxine Simmons, Officer for Haringey, TfL – Thursday 8th November 2007
- Councillor George Meehan, Council Leader, London Borough of Haringey – Monday 12th November 2007
- Sol Ali, Turnpike Lane Traders Association – Monday 12th November 2007
- Gokay Ucao, Deputy Manager, Cypriot Community Centre and local resident – Tuesday 13th November 2007
- Sarah D'Souza, Head of Strategy and Projects, Haringey TPCT – Tuesday 27th November 2007

It should also be noted that attempts were made to arrange meetings with the following organisations:

- Marks & Spencer;
- Sainsbury's;
- Morrison's; and
- The Council of Asian People.

The following comments and recommendations were made for Wood Green town centre:

- There is a need to change the perception of Wood Green town centre by attracting a higher quality retail offer;
- Reduce the number of fast-food take-aways;
- The replacement of bus lay-by's with bus stop 'clearways' generally received support;
- The bus stops along the High Road need improved maintenance or to be replaced with TfL versions (which would be maintained by TfL);
- The seats at bus stops should face the road, rather than away from the road;
- Ensure that pavement heights are set at the optimum level for buses;
- Reduce the 'rutts' in the High Road;
- Remove some of the traffic lights from the High Road to ease congestion;
- Improved toilet facilities are required for members of the public, and bus drivers at bus stands;
- Increased maintenance is required at the open spaces through the town centre, in order to improve safety and the perception of the spaces;
- The public spaces along the High Road should be improved to ensure that they are better utilised;
- Improve cycle parking provision;
- Locate a new 'Super Health Centre' in Wood Green town centre to improve health care provision;
- An improved maintenance plan is needed to reduce litter and chewing gum throughout the town centre;
- A partial bus-only High Road (or a trial

period) would be generally supported;

- Rationalisation of bus stops within the town centre, and consolidation of bus routes should be investigated;
- Shared-use parking facilities should be encouraged;
- Improve road safety and pedestrian crossing facilities;
- Improve police presence and enforcement throughout the town centre;
- Public realm improvements are required throughout the town centre;
- Street drinking should be reduced;
- Pavement quality needs to be improved to ensure that they are consistently accessible to disabled and wheelchair users;
- Improved linkages are required with surrounding areas to the east (Noel Park) and west (Haringey Heartlands) of the High Road;

Redvers Road

- Ensure that shop entrances are DDA compliant;
- Improve pedestrian crossing facilities for the blind and partially sighted;
- The connectivity offered by Wood Green and Turnpike Lane underground stations should be further promoted; and
- Increase disabled car parking facilities in the town centre;

Additionally, the following place-specific comments and recommendations were also made:

- Improvements to the shop frontages and streetscape are needed along Turnpike Lane;
- Remove or improve the footbridge over the High Road at Shopping City;
- Celebrate the buildings at Wood Green and Turnpike Lane underground stations;
- There are too many licensed premises located around Spouter's Corner;
- Increase the number of Market stalls on Lymington Avenue;
- Move the bus stop located on Lordship Lane (near the junction with the High Road) to ease congestion;
- Relocation of the bus depot is not a possibility;
- Investigate using Bury Road as an alternative route for traffic;
- Remove the cycle lane from the pavement outside Shopping City;
- Divert cyclists along alternative routes to the High Road, such as Bury Road;
- Introduce traffic calming measures on Alexandra Road;
- Make the High Road north of Wood Green station into a red route;
- Additional car parking facilities are required

for the shops and businesses on Turnpike Lane;

- Improvements to safety are required in poorly lit areas with limited natural surveillance, such as Dovecote alleyways, Haringey Passage, Westbury Avenue alleyways and Bury Road;
- The use of Morrison's car park as a cut through route should be stopped;
- Ensure that objects cannot be thrown from the roof of Sky City onto the High Road;
- Public realm improvements are needed at Spouter's Corner. The concept of small areas of open space along the High Road is supported;
- Street furniture should be reduced along the High Road, including the removal of the information boards;
- Improve pedestrian crossing facilities at the junction of the High Road and Gladstone Avenue;
- Ensuring that Turnpike Lane is promoted as complementary to the High Road, and celebrated accordingly;
- The junction of Station Road and the High Road could accommodate a central civic area, containing all of the civic functions;
- The ground and upper ground floors of River Park House should be reconfigured to incorporate alternative uses, such as community uses, which create an active frontage to the building;
- The Library should be redeveloped but remain on the High Road;
- Investigate the possibility to redevelop the BHS store on the High Road;
- Find an alternative use for the Argos service yard;
- Introduce a mural, either on the large wall opposite the bus depot or at the back wall of the cinema;

Alleyway adjacent to Shopping City

Turnpike Lane

- Bury Road Car Park should be redeveloped for alternative uses; and
- Improvements are required to the snooker hall.

Wood Green High Road

Cheapside, High Road

Steering Group Meetings and Wood Green Action Group

Members of the Steering Group include representatives of various teams from the London Borough of Haringey. The first meeting of the steering group took place on the 30th August, where plans for the initial consultation process and the timetable for the SPD were reviewed. Additionally, a workshop session was held in order to understand the main issues which the group felt needed to be addressed by the project. The main findings of this exercise were:

- Problems exist with the linear nature of the High Road, particularly in terms of lack of attractiveness of surrounding streets and a lack of penetration into the High Road.
- There is a clear need to think about linkages with Haringey Heartlands, and wider pedestrian movement. This is particularly important in the context of potential redevelopment of retail areas.
- A clear policy remit is needed for both ends of the High Road – building upon the character areas identified.
- It is important to think about both enabling development, and patterns of reconfiguration.
- There is a need to consider the impact on the town centre of upcoming developments, and developments in the pipeline, including the new school, 10-storey residential development adjacent to Lordship Lane, and new homes in Haringey Heartlands.
- Improvements are being made to the junction adjacent to Wood Green underground station, including the implementation of a new diagonal pedestrian crossing.
- To attract higher end retail uses to Wood Green, it will be important to first improve the physical environment.
- Removal of the pedestrian arch link across the High Road would be desirable.
- Pedestrianisation of the High Road would be desirable. The reduction in noise levels and stress was commented on after the closure of the High Road for a recent event.
- It is particularly difficult to navigate the High Road on foot, using the pavements. There are too many barriers to pedestrian movement, which increase stress levels and make people move aggressive.
- Areas to sit down and relax after shopping would encourage a more pleasant shopping experience. The area adjacent to Turnpike Lane underground station was suggested as a potential location for pavement-type cafes.
- Turnpike Lane underground station was thought to be an asset to Wood Green, and more should be made of it. It was suggested that perhaps the improvements being proposed separately to the station should be integrated into the SPD.
- The cinemas were generally considered to be a valuable asset, and add to the leisure offer in Wood Green.

Wood Green High Road

Additionally, a meeting was held with the Wood Green Action Group, on the 11th September 2007. The Action Group comprised of local stakeholders, including: Council officers; representatives from local residents' associations; the Mall Corporation; and TfL.

The workshop agenda focussed on "The Residents' Top Twenty", which summarises the recommendations of The Wood Green Audit (see above), and a large scale plan of the town centre provided by Urban Practitioners.

The main findings of the workshop were that:

- Support was expressed for the plans to block off the Westbury Avenue / Langham Road junction to create a minipark, with water features and sitting areas.
- New pelican crossings were supported
- Bus stands currently exist on the Buller Road southside footway, although the number of buses attempting to use them far outweighs their capacity. This leads to buses and other vehicles parking on the footway, and disruption for the adjacent sheltered housing, particularly in terms of bus engines constantly running. The nearby bus station was suggested as a more suitable location for the buses to stand. However, contractual problems and the ownership of the garage prevent this from happening. It was suggested that a comprehensive traffic plan should be drawn up for the whole of the town centre
- There is a desire to improve pedestrian movement across the Alexandra Road / High Road junction. It was also suggested that a yellow box should be introduced to reduce the impact that congestion has on vehicles turning right into Alexandra Road.
- It was suggested that there should be a designated person at the Council with overall responsibility for the alleyways.
- A vision is needed for Spouter's Corner. It was suggested that the area should be used as public open space, and the potential for a subway link from Wood Green Station to surface here should be explored.
- At present although Dovecote Avenue is pedestrianised vans are stationed there for the market stalls, and there is a lack of parking enforcement. The need for cafes and / or bars with outdoor seating provision was backed by the group. It was suggested that perhaps the byelaw which currently prohibits outdoor seating should be amended, to reflect the fact that more space is now available.

Wood Green High Road

Project Website – www.woodgreenspatialplan.net

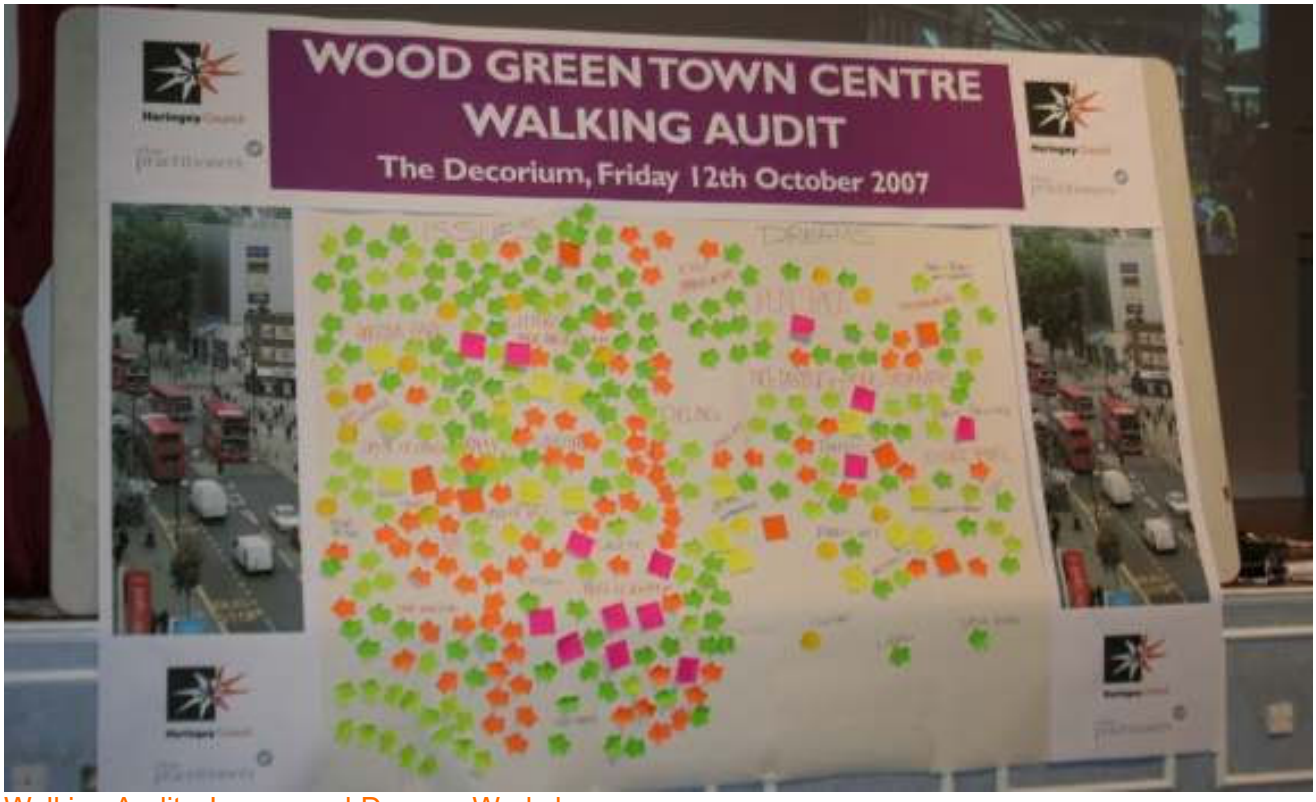
A dedicated project website was launched in September 2007. Woodgreenspatialplan.net provides interested parties with information about the SPD. It includes details of:

- SPD objectives;
- consultation arrangements and a summary of the events that have taken place;
- project programme; and
- project team.

Additionally, the website includes opportunities for people to feedback their views of the town centre and how they would like to see it improved in the future.

woodgreenspatialplan.net - homepage

woodgreenspatialplan.net - comment box



Walking Audit - Issues and Dreams Workshop

Transcription of Comments from Issues and Dreams Workshop

ISSUES

Park

- Rubbish not cleared from protective grills around trees
- Park very often empty. Needs to be promoted / lifted
- Should make more of the park opposite Decorium
- Green area not planted or maintained in Martins Walk. Needs planting up.
- Sky City – lack of greenery / quality open space for children
- Park outside Decorium/Wood Green Common – several bins overflowing and cans scattered in what could be a lovely space
- More landscaped or green areas
- Rose garden maintenance
- Green maintenance

Shops

- Carphone Warehouse building awful
- Shop fronts – Shopping City / High Road, many in bad condition
- Library shopping arcade 'very ugly'
- Too many cheap shops (£1) in High Road
- Poor quality retail offer
- Old Kwiksave space and courtyard very poor
- High Road – BHS building is ugly – knock it down. Remainder of High Road has attractive buildings
- Wood Green High Road, especially Shopping City and flats above, are very very ugly, especially modern buildings
- Shops tail off to Turnpike lane
- Ladbrokes shop front in dire need of repainting
- High Road – quality of shops?

Shopping City

- Shopping City – ugly building, poor shop fronts, high proportion low end, cheap shops
- Shopping City signage – neon lights look cheap and tacky
- Shopping City – poor backside
- Contrast between Victorian houses and Shopping City is too stark
- Architecture of Shopping City is extremely imposing
- Use of rear of Shopping City as public toilets
- Mayes Road entrance to Shopping City looking a little scruffy (canopy, columns, recessed doors, urine)
- Unattractive rear entrance to Shopping City on Mayes Road

Safety

- Martins Way – alcoves ominous at night
- Bury Road – poor pedestrian route – unfriendly with bad paving. Avoid at night
- Bus stops outside BHS and Halifax in High Road facing wrong way (away from road) making unsafe in darkness
- Alleyways – dangerous not overlooked around Shopping City at back

Public Realm

- Some lamp columns don't match
- Too many types of bollards
- All different types of guard rail
- Mayes Road – inconsistent street furniture (bollards)
- Cement bollards horrible
- Street clutter – BT bollards, large box at junction of Wood Green High Road / Lordship Lane
- Too much street furniture
- Unnecessary bollards on Martins Walk
- Unnecessary bollards on footway on west side of High Road
- Too much guard railing by toucan crossing on High Road
- Excessive guard railing at Mayes Road by Hornsey Park Road
- Banners on lamp posts are unsightly
- Outside of library banner poles are 'very tatty'
- Tired notice board outside Boots
- Lack of waste bins in the area
- Need for more trees around High Road
- Hanging baskets on lamp post too small to notice
- Unnecessary duplication of street name plates of Mayes Road by Park Ridings
- Too many street signs not used
- Stainless steel bollards look nice, but dangerous for blind people
- Toilet on High Road – horrible black colour
- No need to advertise McDonalds on lamp posts – adds to clutter and spoils the view.
- One side of the street lamp standard banners could be used to ask people not to litter, etc.
- Banners should promote area, not one shop
- Information boards outside Boots could be used to request people not to drop litter; not to throw gum
- Poor aspects for houses on Noel Park – back wall
- Unattractive forecourt of Duke of Edinburgh pub unnecessarily close to indoor play area

Maintenance of public realm

- Keep Wood Green Common as it is – but better maintained!
- Bus stops need to be cleaned on High Road
- Streets need regular wash
- Street furniture – poles with no signs on
- Bent road signs
- Tatty/dirty street furniture
- Maintenance of street furniture
- Control boxes at foot of lamp-posts vandalised and lids/doors removed
- Rubbish in bags by litter bins and street furniture
- Graffiti
- Graffiti tags on walls should be speedily removed
- Bus shelter glass roof should be cleaned
- Chewing gum/paving sides are uneven and dirty
- Base of trees need to be cleaned/weeded
- Removal of growing weeds along buildings
- Mayes Road Shopping City – cigarette butts
- Untidy rear entrance to shopping mall on Mayes Road
- Caxton Road – fire exit is disgusting, cans, urine

- Alleyway by library needs deep clean at least once a month
- Martins Walk – recessed doors of Boots – stench and used as toilet. Awful!
- Martins Walk – nice to see new lighting, shame about the walls
- Alcove spaces along the backs of Bury road are used as urinals and not washed down regularly
- Trees not part of town centre design
- Shopping trolleys everywhere
- Shopping trolleys abandoned on the pavement
- No signage to Ally Pally
- Road works barriers left on street
- Appearance of what can be seen at the side of the library shopping arcade is ugly
- Pink wall in Caxton Road is garish

Better use of public realm

- Plaza outside cinema too large and unstructured or landscaped
- Concord area outside Nandos/cinema is wasted
- Front of library centre needs to be redone
- Under utilised space outside library shopping arcade
- Do something – anything! – with the library forecourt!
- Do something about the Central Library. It looks like it's got leprosy
- Frontage of library looks unsightly
- Lymington Avenue – 'wasted space'
- Hollywood Green has pleasantly designed frontages, the sides and rears are appalling
- The wide space between Portman House and the Shopping City is a dreadful example of planning neglect
- Back of library/post office – alleyway feels unsafe, unattractive building
- Back of Morrisons is a disgusting example of planning neglect
- Wasted area outside Hollywood Green. Could move bus stops back which would unclog roads.
- Mayes Road alcoves – back of Shopping City is ugly. Bitty cycle paths and cycling on pavements
- Rear of Shopping City / Martins Walk – design out toilet areas
- Alleyway by library – doorways used as toilet, horrible smell.
- Dead space and ownership of area between Pizzahut and "Prestige Design"
- Unattractive shopping centre wall facing onto Martins Walk
- Views of unsightly corrugated plastic roof behind Morrisons at corner of Lordship Lane and High Road
- High Road / Caxton Road alley – sight lines and recessed doors – improve visibility?
- Green triangle - replant bulbs in Martins Walk all along the side
- Streetscape unattractive, with too little greenery/landscaping
- Murphy leaving rubbish and equipment on the pavement in high road
- Street level frontage of River Park House is dismal and wretchedly maintained
- Bury Road loading bay parking is not enforced
- Bury Road loading bay, cars parking
- Bury Road – back of shopping centre feels like prison walls, no sense of access to town centre
- Morrisons frontage – a hole in the street

profile. Redevelop it, 4-5 storeys

- Blank wall of house at start of Bury Road looks too stark
- Stark contrast in architecture on Bury Road
- Short cycle tracks useless (see junction with Coburg Road and outside library)
- Nowhere to sit and take time out in an open space seating area!
- Lack of coherence in town centre. Vibrant, but noisy, smell and dirty
- More accessible to Town Centre Manager
- From Station Road no entrance into Wood Green Common
- Contrast between well maintained buildings and poorly maintained
- Buildings look like mismatch
- Block (flats?) over shops “Meade” and “Shekhana” in bad condition, looks unsightly
- Drainage on the High Road under the bridge area
- Lymington Avenue is sterile
- Very linear – nowhere to wander or escape
- Bury Road car park is a mess
- Bury Road – open backs of Sainsburys and M&S
- Post office hidden
- Mall cut off
- Rubbish bags over streets
- Bus shelter dirty
- Martin Walk mural – good, but could be improved

Litter

- Cleaning needed on Martins Walk
- Thorough sweep and clean of Martins Walk required (leaves, rubbish, urine)
- Lots of litter, gum, cigarette butts etc on the street
- Chewing gum and cigarette ends widely scattered on the pavements, along with general litter
- Litter Shopping City (back), Mayes Road
- Litter on street all around Station Road and on High Road going towards library.
- State of pavements - gum
- Litter and fly-tipping gives the town centre a poor image
- High road – litter?
- Cigarette butts trapped in paving blocks rear of Shopping City

Roads and pavings

- Road surface between crossing from Argos (approx.) to Library shopping arcade is undulating
- Pavements are old and require work. Hazard!
- Damaged paving in Martins Way
- Plenty of chewing gum on pavements
- Poor road/path surfacing (Mayes Road)
- Road marking all faded/worn
- Zebra crossing corner of Mayes Road is dangerous and holds up traffic
- Coburg Road junction treatment is good, but entry treatment should carry further across junction
- I like the informal pedestrian crossing outside Lloyds Bank. Vehicles DO stop. 20 mph limit is important

- Berners Road crossing point is dangerous and should be narrowed
- Mayes Road – Damaged paving slabs due to vehicle overrun
- Mayes Road junction with Park Riding … pedestrian crossing
- Front of library has good paving
- Poor parking – not wide enough and uneven
- Pavements maintenance outside River Park House
- High Road near Gaumont Palace – Pedestrian crossing point should either be zebra or pelican
- Not good crossing facilities near tube station
- Crossing needed at junction of Mayes Road and Station Road (where people need to cross)
- Pavements aren't wide enough
- Station Road opposite Riverside House has dreadful pavement surface outside shops
- Upgrade footway surface on High Road
- Pavement needs attention in Alexandra Road
- High Road – unevenness of pavements
- New pelican crossing near library. Road in a very dangerous state for pedestrians
- Pavements on Station Road south in a dreadful state at junction
- Uneven roads are dangerous when crossing
- Pedestrian crossing in wrong location – needs to be moved to junction with Station Road
- Mayes Road junction with Caxton Road – improve pedestrian safety
- Mayes Road outside Iceland – upgrade pedestrian crossing path
- Open up Bury Road as an alternative route
- Broken and uneven pavement at junction of Wood Green High Road / Lordship Lane
- Surfaces uneven
- Pavements on High Road
- Lack of footways on south side of Caxton Road / Parkland Road, ad hoc patch up
- Improve pedestrian crossing at Mayes Road junction with Park Riding
- Light controlled pedestrian crossing needed to Iceland store

Specific places

- Nice open space with benches Mayes Road/Hornsey Park Road junction
- More trees/greenery on Bury Road
- Dark alley at night – Martins Walk
- Noel Park Road/Lymmington Avenue ripe for development. Big contrast in design and type of building
- Hollywood Green – potential hotspot, but can be intimidating because youths gather there
- Cobourg road should go through to high road
- Lymington Avenue – better use up market market
- No through route between Town Centre and Mayes Road

Bus nuisances

- Buggies, wheelchair, heavy shopping, buses
- Buses going down Gladstone Avenue damaging 100 yr old houses
- Bus stands in Redvers Road outside sheltered housing with engines running
- No toilet facilities for bus drives. Have been seen dropping bottle of urine out of window of bus
- Morrisons bus stop is 'unmaintainable!'

Traffic

- Rear of Shopping City and Mayes Road very poor infrastructure
- Heavy traffic, large lorries, Mayes Road
- Traffic heavy though shopping area. Pollution, noise.
- The unpleasant smell of vehicle exhaust pervades the air
- Re-route vehicles from High Road on to Bury Road. Consider one way system
- Mayes Road has heavy volume of traffic even in off-peak
- Traffic dominates – noise and smell
- Too much traffic
- Too much traffic
- Noise from traffic
- Bus stop on Lordship Lane leads to congestion – not enough space for pedestrians, it's a bottleneck
- Lordship Lane east-bound bus stop appallingly congested
- Traffic flow into and out of Wood Green problematic
- Traffic congestion on corner of Lordship Lane and High Road
- Traffic jam, road works
- Gladstone Avenue junction is very dangerous for pedestrians
- Too many road work improvements at once
- Cost of parking is too expensive. Also the restrictions are up to 10pm at night in the centre of Wood Green
- Too much front garden parking on Caxton Road
- The intrusive traffic big lorries etc., has to be solved at Wood Green High Road at Wood Green Station. There is too much pollution
- Cyclists coming through alleyway by the library are a danger to pedestrians

General

- Needs more cafes and less fast food venues
- Orientation of new store – will it face onto Mayes Road to "include" heartlands?
- Station Road – very poor design quality of the new developments
- No's 38 /46 and pub the Jolly Angler are completely dwarfed by Riverside House and Eclipse House
- The way the whole town centre has its back facing Heartlands
- Grim and grey – no colour
- More consideration given to local residents' needs by planners
- Bury Road is functional, it is neither residential or commercial
- Lack of access (public) to shops via Bury Road
- Mayes Road o/s Ladbrokes – ineffective linear drainage
- Lock-up garages poorly maintained
- Too many styles of buildings rubbing shoulders – continuity?
- Exterior of library needs renovating
- Umoja House detracts from area
- Better connection to Ally Pally, more intuitive
- Back fences unattractive
- Why no market?
- Too much concrete! Unfriendly area
- Lighten up area – for local residents – painting walls, murals/paintings
- High road noisy and polluted
- Unsympathetic new developments with older

houses

- Bustling shopping street – range of shops and styles of building
- Scaffolding - shops to let – not a planned space
- Old fronts of buildings very nice but not used
- Too many people
- River Park house is a disaster!
- High Road North – join the throng! No time to look up at the facades, the old Wood Green Cinema Theatre etc.
- Very Noisy
- Mayes Road – lots of offices and services
- How stop mall being so ugly?
- Recessed fire escapes, toilets
- N.B. Most or all of the issues have been well documented in the Wood Green Audit produced by local residents associations
- Service area
- Public transport on Mayes Road
- Attention needed when Western Road becomes part of Spine Road
- Balconies Shopping City flower boxes
- Better PR from The Mail Team to HFH

DREAMS

Green

- There should be recycling on the High Road
- More trees down streets (Bury Road, Wood Green High Road)
- Roof garden on top of library centre
- More open and greener space
- Lymington Avenue is potentially a very nice place to sit
- Greener space
- More greenery
- Convert Spouters Corner into a magnificently designed open space with plenty of greenery
- “Green” Mayes Road
- Park area needs work to promote better usage by local people
- More trees and shrubs in Wood Green
- Cleaner streets and air
- Tidy grass strip of Martin Walk
- More trees

Community projects

- A sense of things going on – some kind of cultural offer
- Public art projects
- Install artwork at Lordship Lane on Hollywood Green’s blank cliff wall
- Space for community stalls/events – extend from library into space in front
- Introduce art to Shopping City – sculpture, needs softening

Public realm improvements

- Paint murals to brighten wall above Bury Roads
- More decorative lighting down Lymington Avenue N22
- Morrisons open space should be completely pedestrianised
- Improve lighting at junction of Mayes Road / Hornsey Park Road
- CPO and demolish the ‘Turkish Radio Building’ at Library Square. Make into a welcoming high quality open space
- Force owners to properly maintain this art deco building. If not – C.P.O . it!
- Remove all pavement up lights
- Remove light tubes outside Boots – no purpose!
- Would like to see an area that looks more inviting – very noisy
- vehicles
- Close off High Road
- Get rid of all the random toilets around the back of Martins Walk
- Remove railings on Mayes Road / Hornsey Park Road junction
- Reduce street furniture clutter on High Road
- Easy maintenance street furniture, to include cigarette disposal bins
- Utilise the park on the corner of Mayes Road better, more facilities to encourage people to sit and have their lunch
- Café society on High Road
- Ideally Yorkstone paving where possible and practical
- Create quiet zones in Shopping City, green, seated areas. Currently so noisy and stressful

- Street art – sense of place
- Library needs a facelift – area outside could be used as a bus stop to reduce congestion outside “Topman” and “Greggs”.
- Concord areas along the High Road are to be put to better use
- Redesign frontage of Wood Green Tube Station
- Reduce noise and pollution levels
- Buildings are very dated and require work to modernise. Council buildings are biggest issue
- Café culture – attractive frontage/landscaping, tables and chairs on street
- Create attractive streetscape for Shopping City – planted areas, water features, seating
- Remove Shopping City overbridge
- Reduction and rationalisation of street furniture
- The southern side of BDH in Whymark Avenue with its street clutter, rubbish, depressive facia should be redesigned
- Much more cleaning of the roads and buildings. More safety around cinema building. Spouters Corner very uninspiring
- Convert Grade 2 listed building Gaumont Palace into an arthouse cinema and theatre
- More public toilets
- Clear the drains on Wood Green High Road
- Clean around all buildings (the centre, the library)
- Ensure retention of some older buildings to break up modern blocks
- Keep historic buildings
- More public toilets
- “Spine” road will lead to high class development in Heartlands
- Posters asking people not to drop litter, chewing gum and spit
- Real squares
- Put the “civic” on the street
- Much more cleaning of the roads and buildings

Safety

- Improve cycling safety
- Camera needed on the corner of Bury Road joining onto Wymark Avenue facing down Bury Road and in Ducketts Common
- Better lighting in Ducketts Common N8, so it can help prevent anti-social behaviour and crime
- More surveillance down Bury Road for anti-social behaviour and mugging
- Have a street enforcement team always based in Wood Green
- More safety around the cinema building

Traffic

- Pedestrianisation of the High Road, perhaps only with access for buses
- Pedestrianise High Road (buses only)
- Wider pavements along High Road
- Repave whole High Street – chewing gum!
- Buses only on High Street
- All buses except 243 route to be taken away from Redvers Road
- Clear safe routes
- Wider roads
- Remove cars from Station Road and High Road, buses and taxis only.
- Station Road should be for pedestrians only – maybe trams could link Wood Green to

Manor House?

- Pedestrian area outside Wood Green Tube Station should have more space
- Improved traffic flow into and out of Wood Green
- Fully pedestrianised – no traffic in main areas
- Cut down traffic on Hornsey Park Road – it is terrible for residents
- The junction of White Hart Lane with High Road opposite Civic Centre needs a mini roundabout or lights. It is very congested am and pm.
- Wide bike lanes given priority
- Reduce numbers of buses through Shopping City from bus depot
- Traffic free Wood Green High Road. Cycles and pedestrians only or with ultra light transit light rail
- Pedestrianised Wood Green High Road or at least only buses
- Pedestrianise (some parts)
- More cycling and pedestrian friendly routes
- Availability of gym and a swimming pool
- Car free days and less traffic
- Possibility of one-way system on High Road
- Wider pavements

Shops

- All shop units occupied
- Market stalls and food stalls with local food and producers at Shopping city
- New store will provide anchor for the shopping centre as a whole and frontage into the Heartlands
- Shopping centre south – clean glass missing
- Knock down library and replace with piazza/new buildings to open up access to rear
- Encourage more independent shops
- Lack of cafes
- More upmarket clothes shops
- Better route into Mall via Mayes Road
- Pedestrianise Shopping City
- Park & ride for Shopping City
- Healthy food outlets to replace junk food outlets
- More fresh fruit and vegetable outlets
- Flatten Shopping City. Rebuild in a design such as Brent Cross

General

- More joined up between agencies
- Proper enforcement of littering and car parking offences
- The library needs separate units and should be modernised to promote usage and encourage young people to go in
- Modernise, modernise, modernise!
- A socially responsible public
- Area has lots of refugees passing through while in temporary accommodation. There is no civic pride in keeing area nice and safe!
- Cleaner and safer initiatives – businesses to take responsibility
- Make a physical and economic link to the Law Court and its jobs
- Mayes Road office cluster

Positive comments

- Goose and Granite Pub has a pleasant design. Is it locally listed?
- Refurb of residential around Mayes Road is impressive
- Good amount of Green space, Station road
- Some good architecture – old art deco cinema etc., could be made better use of
- Wood Green Station – brilliant design. Should be Grade 2 listed
- Attractive front walls on housing on west side of Mayes Road

Key Findings

The following table assesses the key proposals and recommendations arising from the review of the evidence base and the extended initial consultation to ascertain the degree of support for each. The darker shading represents a greater degree of support for each proposal and recommendation.

This enables the identification of the 'key' proposals and recommendations (those identified by more than one source), and the development of objectives and a vision for Wood Green town centre.

Wood Green Walking Audit

Proposals and Recommendations	Wood Green Spatial Plan	Wood Green Audit	High Street Consultation	Walking Audit	Stakeholder Meetings	Steering Group & Action Group Meetings
1. Emphasise tube stations as landmark buildings of architectural quality		X			X	X
2. Consolidate bus stops and bus routes				X	X	
3. Encourage cyclists to use alternative routes to the High Road					X	
4. Encourage shared-use parking					X	
5. Ensure pavement heights are the optimum level for buses					X	
6. Ensure that shop entrances are DDA compliant					X	
7. Find an alternative use for the Argos service yard					X	
8. Improve cycle parking provision			X		X	
9. Improve lighting in poorly lit locations and alleyways	X	X		X	X	X
10. Improve linkages with surrounding areas to the east and west	X				X	X
11. Improve maintenance of bus stops		X		X	X	
12. Improve maintenance of open spaces		X		X	X	
13. Improve pavement quality and disabled accessibility		X		X	X	
14. Improve pedestrian crossing facilities for the visually impaired				X	X	
15. Improve pedestrian crossing at Gladstone Avenue	X	X			X	
16. Improve police presence and enforcement	X	X		X	X	
17. Improve provision of toilet facilities at bus stands				X	X	
18. Improve street maintenance	X	X	X		X	
19. Improve the public realm at the corner of Lordship Lane and High Road	X	X			X	X
20. Improve shop frontages and streetscape in Turnpike Lane					X	
21. Improve shop frontages on the High Road (south)	X	X				
22. Increase community facilities			X			
23. Increase disabled car parking facilities					X	
24. Increase greenery along the High Road	X	X				X
25. Increase market stalls on Lymington Avenue					X	
26. Increase pedestrian safety	X	X		X		X
27. Increase provision of public toilet facilities		X		X	X	
28. Increase the amount of pedestrian crossings		X				X
29. Increase utilisation of open spaces			X	X		
30. Increase utilisation of public spaces along the High Road	X		X	X	X	
31. Introduce a festival for Wood Green			X			
32. Introduce a higher quality retail offer	X			X	X	
33. Introduce a mural		X			X	
34. Introduce a red route north of Wood Green station					X	
35. Introduce additional car parking facilities for Turnpike Lane					X	
36. Introduce pavement cafés	X	X				X
37. Introduce small areas of open space along the High Road		X	X	X	X	X

Evidence Base and Consultation Summary (cont.)

Proposals and Recommendations	Wood Green Spatial Plan	Wood Green Audit	High Street Consultation	Walking Audit	Stakeholder Meetings	Steering Group & Action Group Meetings
38. Introduce traffic calming on Alexandra Road					X	
39. Limit access to the High Road for private vehicles				X	X	
40. Locate a new 'Super' Health Centre in the town centre					X	
41. Relocate the Lordship Lane bus stop				X	X	
42. Promote a central civic area around Wood Green station					X	
43. Promote character areas and complementary role of Turnpike Lane					X	
44. Promote the high levels of public transport accessibility					X	
45. Reconfigure Shopping City	X					
46. Reconfigure ground floors of River Park House to create active frontage	X	X			X	
47. Redecorate Gaumont Palace		X				
48. Redevelop Bury Road Car Park for alternative uses					X	
49. Redevelop the BHS store and surrounding buildings	X	X			X	
50. Redevelop the Library	X			X	X	
51. Reduce 'rutts' in the High Road					X	
52. Reduce fast-food take-away's					X	
53. Reduce licensed premises at junction of Lordship Lane and High Road					X	
54. Reduce street drinking					X	
55. Reduce street furniture along the High Road	X	X			X	
56. Reduce traffic lights on the High Road					X	
57. Refurbish the Library		X			X	
58. Refurbish the Snooker Hall					X	
59. Remove bus stands from Buller Road		X		X		X
60. Remove cycle lanes from pavement areas		X			X	
61. Remove or improve the footbridge over the High Road					X	
62. Renew bus stops and ensure that seats face the road				X	X	
63. Replace bus lay-by's with bus stop 'clearways'					X	
64. Shopping City façade enhancements	X					
65. Stop objects being thrown from Shopping City / Sky City		X			X	
66. Stop the use of Morrison's car park as a through route					X	

Objectives

Following the review and analysis of the evidence base and extended initial consultation work, the following objectives have been developed for Wood Green town centre:

- 1) **Accessibility** - To enhance *accessibility* into and around the town centre for all members of the community;
- 2) **Character Areas** - To encourage the retention and enhancement of the distinctive *character areas* within the town centre;
- 3) **Sustainability** - To promote a *sustainable* future for Wood Green town centre, which ensures that the needs of the present generation are met without compromising those of the future;
- 4) **Public Realm** - To improve the *public realm* through the town centre and to create a more pleasant pedestrian environment;
- 5) **Congestion** - To reduce *congestion* in the town centre and promote the use of sustainable means of transportation;
- 6) **Building Quality** - To conserve and restore *high quality buildings* within the town centre, and encourage appropriate development which respects the local environment and is of the highest standards of sustainable design;
- 7) **Retail** - To develop the range and quality of the *retail offer* within the town centre;
- 8) **Open Space** - To improve the quantity, value and usage of *town centre open spaces*;
- 9) **Safety** - To increase *safety* within the town centre, improving the confidence of visitors and users, and facilitating the development of a more *positive overall perception* of Wood Green as a destination;
- 10) **Leisure and Community Facilities** - To encourage the development of *appropriate leisure and night-time economy uses* in the town centre and develop town centre *infrastructure and amenities*; and
- 11) **Employment** - To increase the range and quantity of *employment opportunities* within the town centre.

In addition to these eleven objectives, there is a significant need to provide a range and quantity of ***housing*** which is appropriate for the town centre location. This was not frequently identified through the consultation work or review of the evidence base, but wil be an important policy consideration.

Priority Proposals and Recommendations

It has been possible to identify the *priority proposals and recommendations* arising from the review of the evidence base and the consultation work. These are the proposals and recommendations identified by multiple sources.

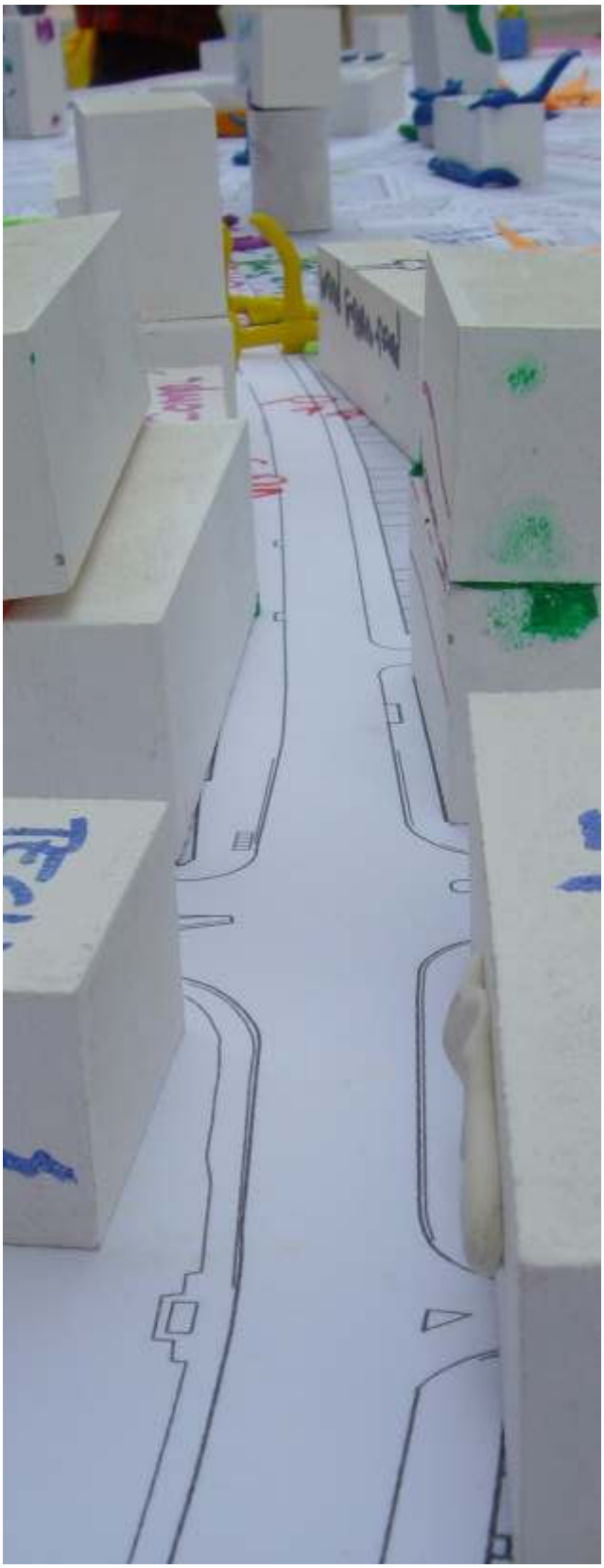
The priority proposals and recommendations are summarised in the following table.

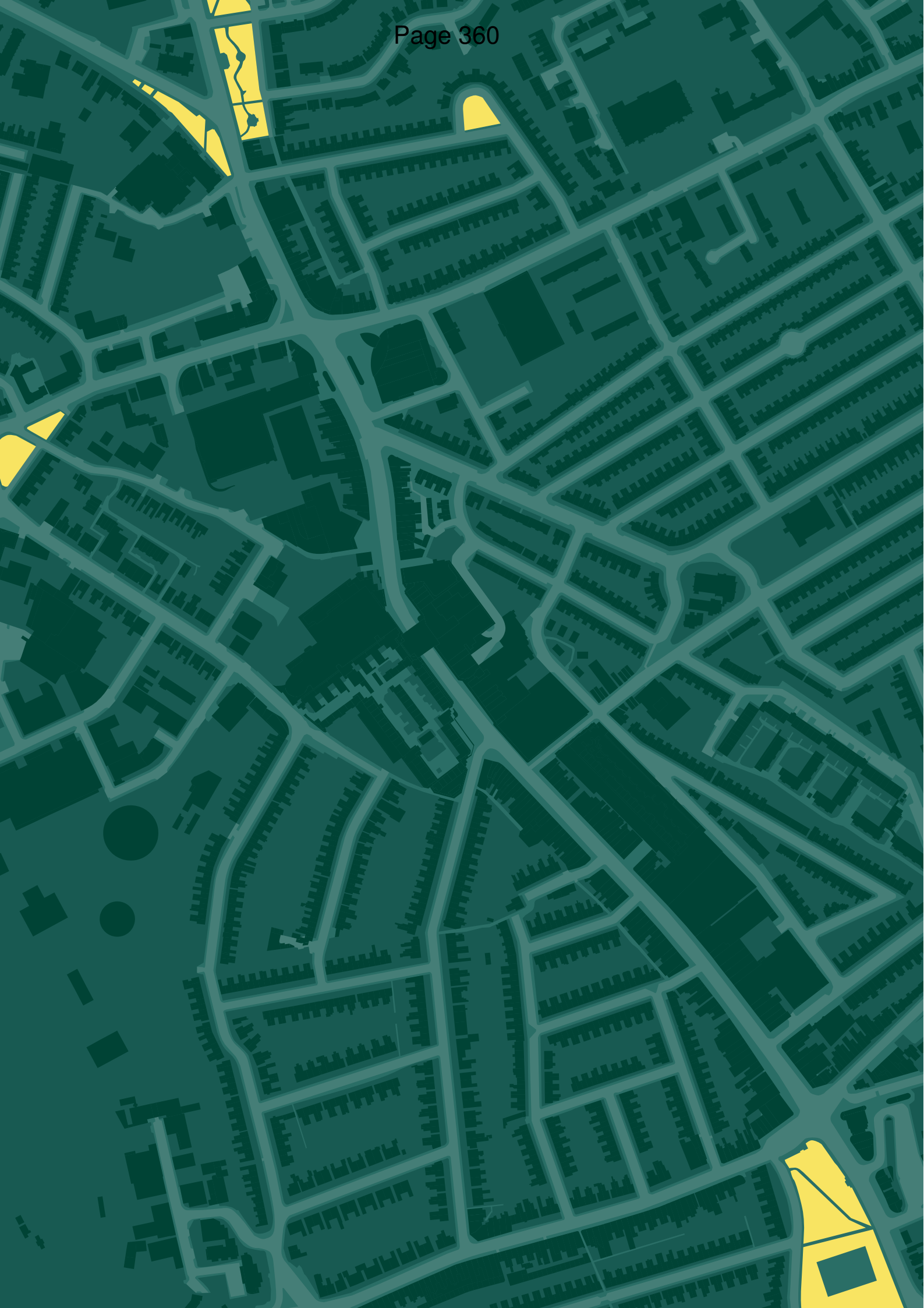
Priority Proposals and Recommendations

Proposals and Recommendations	Accessibility	Character Areas	Sustainability	Public Realm	Safety	Congestion	Leisure & Community Facilities	Retail	Open Space	Building Quality	Employment
1. Emphasise tube stations as landmark buildings	X	X	X			X	X			X	
2. Consolidate bus stops and bus routes			X			X					
8. Improve cycle parking provision	X		X			X	X				
9. Improve lighting where necessary	X			X	X						
10. Improve linkages with surrounding areas	X				X	X		X			X
11. Improve maintenance of bus stops			X	X			X				
12. Improve maintenance of open spaces				X	X		X	X	X		
13. Improve pavement quality	X		X	X	X			X			
14. Improve crossings for visually impaired	X				X						
15. Improve crossing at Gladstone Avenue	X				X						
16. Improve police presence and enforcement					X			X			
17. Improve environment at bus stands				X			X				
18. Improve street maintenance		X		X	X			X			
19. Improve public realm at Wood Green Station		X		X			X	X			
21. Improve shop frontages on High Road		X						X		X	
24. Increase greenery along the High Road			X	X				X	X		
26. Increase pedestrian safety			X		X			X			
27. Increase provision of public toilet facilities				X			X	X			
28. Increase the amount of pedestrian crossings	X		X		X						
29. Increase utilisation of open spaces			X	X			X		X		
30. Increase utilisation of public spaces		X		X			X	X			
32. Introduce a higher quality retail offer								X			X
33. Introduce a mural		X		X							
36. Introduce pavement cafés		X		X			X	X			
37. Introduce open spaces along the High Road		X	X	X			X	X	X		
39. Limit vehicle access to the High Road		X	X	X	X	X					
41. Move the bus stop on Lordship Lane						X					
46. Create active frontage to River Park House		X		X	X		X	X			
49. Redevelop the BHS store		X						X		X	
50. Redevelop the Library		X					X	X		X	
55. Reduce street furniture along the High Road	X			X	X	X					
57. Refurbish the Library		X					X	X		X	
60. Remove cycle lanes from pavement areas					X	X					
62. Renew bus stops	X		X	X		X	X				
65. Stop objects being thrown above High Road					X						

The table analyses the priority proposals and recommendations by the objectives identified. This demonstrates the relevance of the objectives to the priority proposals and recommendations, and enables the identification of cross-cutting themes.

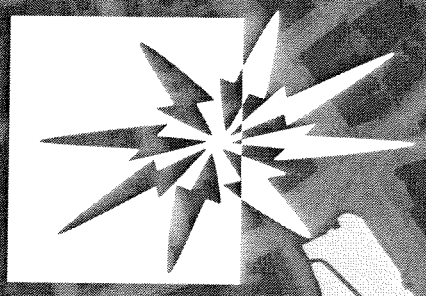
The town centre vision and objectives have been used to develop the strategic and area specific guidance contained in the SPD.





Wood Green Town Centre SPD Statutory Consultation Report

August 2008



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Appendices

Appendix A – Table of Comments

Appendix B – Exhibition Questionnaire Results

Appendix C – Consultation Leaflet

Appendix D – Stakeholder Workshop Summary

Appendix E – Copy of Online Petition

Appendix F – Copy of Paper Petition

Appendix G – Ducketts Common Survey

1) Introduction

Urban Practitioners was commissioned by the London Borough of Haringey to prepare the Supplementary Planning Document for Wood Green town centre in May 2007. The intention of this SPD is to guide future development in Wood Green town centre over the coming years. The SPD sets out a clear and detailed vision for the town centre, together with a strategy for its future regeneration and development.

The document draws upon an extensive consultation process, the work of the Wood Green Spatial Plan (Urban Practitioners, 2006), and a review of baseline data and other relevant sources, including the Wood Green Audit (Parkside Malvern Residents' Association et al., 2006).

A Sustainability Appraisal has also been undertaken, which assesses the social, economic and environmental effects of the SPD from the start of the preparation process, to ensure that it contributes to sustainable development. The Sustainability Appraisal and Evidence Base and Consultation Report form the supporting documents which accompany the SPD, alongside this Consultation Summary Report.

This report summarises the process, key findings and alterations required to the draft Wood Green Town Centre SPD arising from the consultation.

2) Consultation Process

As stated above, extensive consultation work was undertaken in order to inform the preparation of the draft SPD. Details of this, and the review of the evidence base, can be found in the accompanying Evidence Base and Consultation Report.

Consultation Methods

The draft SPD was approved for consultation in May 2008. The consultation period ran from the 17th May to 25th June 2008, and included:

- A staffed consultation exhibition in Shopping City on Saturday 17th May and Sunday 18th May;
- An unstaffed consultation exhibition in Wood Green Central Library from Monday 19th May until Wednesday 25th June;
- A consultation leaflet which included a questionnaire feedback form. Respondents were given the option of posting their completed feedback forms at the exhibition, returning them by post, or completing them online;
- A webpage on the Council's website which included a summary of the consultation process, details of the exhibition, and enabled copies of the SPD and supporting documents to be downloaded;
- The SPD was presented using the online consultation tool Limehouse through the webpage. This enabled people to comment on any aspect or section of the SPD online;
- Hard copies of the SPD and supporting documents were made available to the public at the exhibition and at the reception of River Park House; and
- Written comments were also invited either via email or post.

In addition to the above a Stakeholder 'Test and Review' Workshop was held on 9th June in the Council Chamber. The event was attended by 28 invited stakeholders who had previously contributed to the production of the draft SPD. Appendix D of this report includes a summary of the findings from this workshop.

Consultation Representations

In total, 73 representations were received as follows:

- *Limehouse* – 15 responses
- *Exhibition questionnaire* – 24 questionnaires received (including 20 with additional written comments to be analysed)
- *Written responses (emails and letters)* – 38 representations

Additionally, the following were received:

- A copy of an on-line petition against the pedestrianisation of the High Road – 450 signatories (see Appendix E)
- Printed objections to the bus only High Road proposal – 35 signatories (see Appendix F)
- Results from a survey relating to the future of Ducketts Common, which included approximately 50 responses (see Appendix G).

Exhibition Questionnaire

As stated above, the exhibition questionnaire was included as part of the Consultation Leaflet (see Appendix C). These leaflets were made available at the exhibition, and enabled respondents to rate their level of agreement with statements relating to specific sections within the SPD. Additionally, respondents were given the opportunity to provide additional feedback and further comments.

The following statements received the greatest support:

- the continued location of public amenities within the town centre;
- the protection and enhancement of building quality in the town centre; and
- ensuring that new development is designed to the highest sustainable standards.

The following statements received the least support:

- the vision for Wood Green;
- new development in the town centre being high density and mixed use; and
- the promotion of restaurants and cafes on the southern half of the High Road.

A summary of the full ranking of statements included on the questionnaire is included as Appendix B.

3) Key Findings

The following section of the report summarises the key findings arising from the review of consultation comments. A compete record of consultation findings is included within the report appendices.

Proposals Supported

The following proposals included in the SPD were generally received support through the consultation process:

- Improvements to Ducketts Common;
- Encouraging the use of sustainable methods of transportation;
- Improvements to the public realm and the reduction in street clutter;
- Improvements in linkages between the town centre and Haringey Heartlands;
- Improvements in the range and quality of facilities in the town centre;
- The development of a car parking strategy;
- The promotion of car free residential opportunities, provision of car clubs and shared use parking facilities;
- The promotion of service delivery plans (SDPs) and construction logistics plans (CLPs)
- Shared use loading bays;
- Reconfiguring the entrance to River Park House to provide an active frontage;
- Reconfiguration and expansion of Morrison's store;
- Improvements to Library Square;
- Long term redevelopment of Shopping City;
- Improving police presence; and
- Measures to increase safety and reduce fear of crime, particularly around Wood Green tube station.

Objections

The most frequently received objections related to the consideration of a bus only High Road during daytime shopping hours subject to further investigative modelling work. As stated above, opposition included an online petition and printed objections. A significant number of representations also opposed the demolition of the Civic Centre (re-use of the buildings would be generally more acceptable), and the loss or relocation of the library.

Several representations were in favour of improvements to facilities in Ducketts Common, including a café and children's play facilities, but noted that the addition of play facilities at the northern end of the common would only duplicate the existing play facilities which have recently been renewed.

A small number of objections were received relating to the replacement of bus lay-bys with bus stop clearways, and the proposal to remove the left hand filter lane located adjacent to River Park House, due to concerns that it may increase congestion in the town centre.

Further Comments

A number of further comments and additional suggestions were received which related to the SPD. These included:

- The provision of additional and improved public toilet facilities in the town centre;
- The quality of shops in Wood Green should be improved;
- Public amenities, such as the Library, should continue to be located in the town centre
- Greater reference is required to a range of London Plan policies
- The SPD should provide greater emphasis on reducing congestion and vehicle speed on residential roads
- There should be no net loss in town centre open space to accommodate new play facilities
- Greater reference to employment in the town centre is required

4) SPD Alterations

The following section of the report identifies the key changes required to each section of the SPD report. Further details are included in the Table of Comments (Appendix A).

Introduction

- The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Civic Centre, bus depot etc.) and south (Ducketts Common) of the town centre boundary will be shown within the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP.

- The Haringey Heartlands sub-section is to be updated with the latest information.

Planning Policy Context

- Reference to national planning policy will be expanded, with reference to PPS9, PPG15, PPG16, PPG17.

- Reference will be added to a range of London Plan policies, including:
    - retail;
    - town centres;
    - energy;
    - flooding;
    - sustainable drainage;
    - water and sewerage infrastructure;
    - climate change;
    - leisure;
    - employment;
    - car parking standards;
    - cycle parking;
    - open space; and
    - affordable housing and AMR.

- Greater reference will be added to employment policies and local strategies.

- Reference to the conservation area appraisals and management plans from Trinity Road Conservation area and Noel Park conservation area will be added.

- Reference to be added to the GLA's night time economy BPG, improving health through planning BPG and sustainable design and construction SPG, workplace travel SPG.

Strategic Guidance

- Title will be amended to 'Strategic Principles for Development'.

- Reference to shop front conservation programmes will be added to the conservation sub-section.

- Reference will be added to the under-use of upper stories of buildings along the High Road.

- Reference to the need to work with the Crime Prevention department will be added to the SPD.

- A statement which promotes the provision of on-street recycling facilities will be added.

- Requirement for the use of renewable energy as part of town centre regeneration to be added.

- Employment sub-section to be added.

- Language will be made stronger in relation to access and inclusive design.

- Key heritage assets that are currently at risk will promoted for enhancement within the conservation subsection.

- List of potential beneficiaries of planning obligations to be expanded to include:
    - heritage assets, their settings and other historic features that contribute to the quality of the townscape; and
    - policing facilities

- Reference will be made to the potential for the network of small open spaces to provide for biodiversity improvements in the area.

- Reference will be added to improving the night-time economy and widening the range of leisure facilities in Figure 8.1.

- The open space subsection will make clear that there will be no net loss of open space within the town centre.

- The SPD will recommend that the by-law which prevents the provision of pavement café seating areas should be reviewed and amended.

Movement and Accessibility

- In relation to a bus-only High Road, the SPD to make it clearer that no commitment would be given to such a proposal without a thorough review and analysis of the likely traffic impacts on surrounding streets, and consultation of stakeholders and the local community.

- The SPD will encourage the proposed car parking strategy to comply with the London Plan maximum car parking standards, and consider provision of disabled parking and motorcyclists.

- Fig 6.1 will be updated to illustrate routes used by cyclists, and any new cycle lanes will be shown. Consideration will also be given to making any one-way roads two-way for cyclists.

- Taxi provision will be reviewed accordingly, and a sub-section will be added to the report.

- It will be made clearer that bus stops in the High Road should be equipped with real time information displays.

- Specific reference will be made to the need to reduce visual clutter as well as reducing clutter which impedes mobility.

- The introduction of specific measures to improve pedestrian crossing facilities at the junction of Green Lanes and Bounds Green Road will be included.

- The SPD will include a proposal to improve pedestrian safety at the Alexandra Road / High Road junction.

Town Centre North

- The SPD will be amended to refer to the planning brief for the Civic Centre as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings."

- The introduction of specific measures to improve pedestrian crossing facilities at the junction of Green Lanes and Bounds Green Road will be included.

The Broadway

- The former Gaumont Cinema will be identified within the plan of the opportunity zone.
- The SPD will explain how the ownership of the bus depot restricts its usage for bus standing facilities.
- The proposals to 'open up the rear of Wood Green tube station' will be removed from the SPD.
- Reference will be added to Figure 7.5 to the need to improve the degraded Morrison's forecourt / bus stop area.

Shopping City

- The SPD will state that any future scheme to redevelop the library must ensure that all efforts are taken to retain existing services, jobs and amenities within the town centre.
- The SPD will promote the retention of the library either on its current site or on another suitable town centre location. The SPD will also make clear that any future scheme to redevelop the Library will be encouraged to maintain or improve the current scale and quality of facilities on offer. However, the same amount of overall floorspace or rooms may not necessarily be automatically required, as any new building could potentially offer significant operational efficiencies.
- The SPD will state that the Metropolitan Police may wish to increase their town centre presence through the provision of police 'shops' and the promotion of safer neighbourhood teams.
- The SPD will include the recommendation for improved public toilet facilities in the town centre, particularly in any future redevelopment of Shopping City.

High Road

- The SPD will include a proposal to improve pedestrian safety at the Alexandra Road / High Road junction.

Turnpike Lane

- The SPD should state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future.

- The SPD will include the recommendation for improved public toilet facilities in the town centre, and should be considered when reviewing facilities at Ducketts Common

Sustainability Appraisal Report

- The report will emphasise that opportunities to enhance the areas heritage assets, their settings and the wider historic environment will be recognised and pursued.

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
General Comments				
1	Why is there a specific section on transport and movement, but not on other strategic guidance points - particularly retail? These could be more clearly addressed in the opportunity zones section	1	GLA	Transport and movement is of vital importance to the future of the town centre, and is a wide issue which is relevant to the town centre in its entirety. Reference is made to the other strategic guidance themes, including retail, in the appropriate sections of the opportunity zones section. Additionally, greater reference will be made to relevant retail related planning policy in section 3 of the SPD
2	All heritage assets should be highlighted on summary diagrams for each opportunity zone	1	English Heritage	Conservation areas are already identified on Figure 1.1 and some references are already made to heritage assets in the opportunity zone plans. Further key heritage assets will be identified on the plans for each opportunity zone where appropriate
3	Encouraging sustainable transport methods is supported	1	Natural England	Noted
4	The new PPS12 places specific emphasis on the need to take account of infrastructure in preparing LDDs. New development may need to be phased to allow the prior completion of the necessary infrastructure.	1	Thames Water	Noted
5	The SPD should include proposals to install new public toilets in the town centre	2	Parkside Malvern Residents Association & Haringey Federation of Residents Associations	This proposal will be incorporated into the SPD, including a recommendation for the redevelopment of Shopping City and in any amenity building at Ducketts Common
6	The SPD should change the by-law which prevents the provision of on pavement café seating where space allows	1	Parkside Malvern Residents Association	The SPD does promote the provision of street cafés and outdoor seating areas (p.26, p.67, p.68, p.70 etc). The SPD will be amended to include a recommendation that this bylaw should be reviewed and amended to allow certain on-street seating area:
7	The aspirations of the SPD are supported, but there are no tangible proposals to make the town centre a more attractive destination	1	The Theatres Trust	Disagreed. The SPD contains a number of proposals to improve the offer of the town centre, and the town centre environment
8	The SPD should give a greater emphasis to possible health gains	1	Haringey TPCT	Health gains arising from specific proposals, such as improved health facilities and the promotion of sustainable methods of transportation, were considered following the initial consultation phase of work, and have influenced the production of the draft SPD
9	Measures to improve the pedestrian usage, enjoyment and safety in the town centre are supported	1	Haringey Federation of Residents Associations	Noted
10	Measures to improve the public realm, and make the street less cluttered and more user-friendly are supported	1	Haringey Federation of Residents Associations	Noted
11	Measures to reduce advertising displays are supported	1	Haringey Federation of Residents Associations	Noted
12	Measures to improve backs and sides of High Road buildings are supported	1	Haringey Federation of Residents Associations	Noted
13	Object to the extension of the town centre northwards	2	Haringey Federation of Residents Associations & Avenue Gardens Residents Association	The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Civic Centre, bus depot etc.) and south (Ducketts Common) of the town centre boundary will be shown within the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP.
14	Object to any intensification of development	1	Haringey Federation of Residents Associations	Disagree. This is a sustainable urban centre, suitable for further development
15	Policies should be added to the SPD which will guide all economic activity and development towards a sustainable low carbon economy and society	1	Haringey Federation of Residents Associations	Agreed. The SPD includes sustainability as one of its three main themes within the vision. Additionally, a sustainability appraisal of the SPD has been undertaken (see p.4)
16	The draft does not consider the sustainability of much of what it is proposing	1	Avenue Gardens Residents Association	Disagree. A sustainability appraisal of the draft SPD has been undertaken, which forms one of the supporting documents (see p.4)

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
17	The SPD should include policies to address the environments either side of the High Road and at the rear of Shopping City, which are run down and have little or no economic activity	1	Avenue Gardens Residents Association	The SPD includes several proposals which directly and indirectly improve these areas. For instance, improved lighting and natural surveillance of through routes and alleyways in the town centre (p.25), the implementation of a new cycle route which utilises Bury Road (p.33) and the redevelopment of Bury Road car park (p.62).
18	The SPD should refer to the underuse of upper stories in buildings on the High Road	1	Avenue Gardens Residents Association	Agreed. This will be incorporated in the revised SPD
19	The SPD should include stronger protection of the remaining Edwardian character of the High Road and its frontages	1	Avenue Gardens Residents Association	The 'Conservation' sub section on p.23 aims to protect buildings of architectural merit and promote them as assets for the town centre
20	The document appears to contain specific proposals (appropriate to a masterplan) which are not appropriate in a document which should establish policy framework	1	Avenue Gardens Residents Association	An SPD does not establish policy framework, but rather an SPD contains further detailed guidance on policies contained in the development plan
21	There is no analysis of town centre uses	1	Avenue Gardens Residents Association	A land use analysis was undertaken as part of the Wood Green Spatial Plan. This document has formed part of the evidence base for the SPD
22	There is no discussion of the capacity of the stations, roads or pavements	1	Avenue Gardens Residents Association	A detailed transport assessment was undertaken as part of the Wood Green Spatial Plan. This document has formed part of the evidence base for the SPD. The SPD also contains proposals to address the existing poor design of the pavements along the High Road
23	The aim of the plan is political with little regard to the needs and wishes of local people	1	David Bentley	Disagree. This SPD has been developed following substantial consultation with local people and many of the elements it contains directly relate to what people have recommended
24	The future involvement of the Crime Prevention Department will ensure that future projects under the SPD will include measures to design out crime	1	Andrew Snape & Eric Childs, Crime Prevention Design Advisors	Agreed. Reference to the need to work with the Crime Prevention department will be added to the SPD
25	The shopping area of Wood Green should be demolished and started again	3	Margaret Fowler & [2 Questionnaire comments]	The SPD includes several longer-term proposals to significantly improve the appearance of the town centre, including the possible redevelopment of Shopping City
26	The SPD study area should cover the entire area of the metropolitan town centre	1	Sue Brown, Vice-chair, NPHARA	The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Civic Centre, bus depot etc.) and south (Ducketts Common) of the town centre boundary will be shown within the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP.
27	The SPD should include a proposal for a statue / public art to be installed at either end of the High Road to mark the gateways to the town centre	1	Michael Thompson, The Mall Shopping City	Noted. However, this proposal was not frequently identified during the preparation of the SPD
28	Has consideration been given to the £15,000 draft document (2005) commissioned by the London Borough of Haringey and delivered by Urban Catalyst in 2005?	1	Sonja Scantlebury	The report referred to was considered in the 2006 Wood Green Masterplan which formed the evidence base for the Wood Green SPD.
29	I am concerned that the council may have breached several equality issues clearly stated within the Haringey Race Equality Scheme (2002-2005), such as the Corporate Property Strategy to adopt a pro-active approach to land and property development aimed at realising maximum value and meeting the social and economic regeneration needs of Haringey. Please confirm that consultation regarding equalities was honoured?	1	Sonja Scantlebury	As part of the initial consultation to inform the production of the draft SPD, 17 meetings were held with stakeholders representing various groups and organisations within the local community. See pages 22-26 of the evidence base and consultation report
30	It appears that the above draft could be in breach of at least two of the Human Rights Law the right to work and living within a society without victimization	1	Sonja Scantlebury	Disagree. The SPD aims to make Wood Green a safe and welcoming place for everyone

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31	The draft does not appear to support the councils Your Business Guide in several ways. The London Borough clearly state that "as well as supporting business which Haringey Council state working with local business to regenerate the borough as well as support businesses in regeneration areas which Lymington is clearly situated in a regeneration area". The existing businesses require clarity	1	Sonja Scandebury	One of the main aims of the SPD is secure long term economic sustainability for businesses in Wood Green Town Centre. The initial and statutory consultation encouraged all stakeholders to participate and provide feedback. This included businesses located on Lymington Avenue who took part in walking audits and consultation workshops.
32	Wood Green is not an affluent area so why not attract a Primark, Lidl, Asda or Aldi	1	[Questionnaire comment]	Noted. However, the Council aspires to attract a greater range of retailers who will better service the diverse local population and the future new residents of Haringey Heartlands
33	Shops in Wood Green are too small	1	[Questionnaire comment]	Agreed. The SPD promotes opportunities to create larger units through the sensitive merging of existing units to support a range of different occupiers
34	Not enough quality shops in Wood Green	4	Deborah M. Hylton-Kelly & [3 Questionnaire comments]	Agreed. The SPD aims to develop the range and quality of the retail offer within the town centre.
35	More restaurants required in Wood Green	1	[Questionnaire comment]	Agreed. The SPD includes the proposal to promote a greater number of restaurants and cafes in the town centre (p.26)
36	Too many betting shops in Wood Green	1	[Questionnaire comment]	Noted
37	Improved policing required	2	Deborah M. Hylton-Kelly & [Questionnaire comment]	Agreed. This SPD includes the proposal to increase police and community support officer presence (p. 25)
38	More trees required in Wood Green	1	[Questionnaire comment]	Agreed. The SPD includes the proposal to preserve existing trees, and ensure that the overall number of trees is increased in the town centre (p.25)
39	The number of fast food shops should be reduced to reduce litter and groups of 'teenagers' hanging around	1	[Questionnaire comment]	Noted
40	Cafes with outdoor seating should be encouraged	1	[Questionnaire comment]	Agreed. See pages 26, 67, 68, 70 and 72
41	There should be greater police intervention / enforcement against illegal street sellers	1	[Questionnaire comment]	This is related to enforcement rather than planning
42	Increase recycling bins	1	[Questionnaire comment]	Noted. The SPD will be updated to include a statement which promotes the provision of on-street recycling facilities
43	Increase property rent to discourage shops selling cheap disposable produce	1	[Questionnaire comment]	This issue is outside the scope of this SPD
44	Occasional festivals should be held to keep the public interest in the area	1	[Questionnaire comment]	Noted. The Council may wish to consider this proposal further
45	When is this going to be implemented? Good aspects need to happen now rather than in five years plus	2	[2 Questionnaire comments]	Agreed. The SPD includes a range of proposals which can be implemented over different timescales. Some proposals, such as the refurbishment of shop fronts and increased police / community support officer presence may be achieved in a relatively short time-scale, whereas others, such as the potential redevelopment of Shopping City, would obviously potentially occur over a much longer time-scale. Please refer to the delivery and implementation section of the SPD (p.77).
46	Don't put high rise residential blocks or landmark buildings in Wood Green	1	[Questionnaire comment]	The SPD does not promote the building of tower blocks within the town centre. Page 22 promotes buildings of a suitable scale. However, buildings of moderate height may be permitted in suitable locations in line with statutory planning guidance
47	Improvements are required to Wood Green and Turnpike Lane transport interchanges in order to encourage people using these areas to stay longer through the provision of better leisure services and retail / service facilities.	1	[Questionnaire comment]	The SPD includes a number of suggestions for improving these locations. See p.48-49 and 70-71 of the SPD. Additionally, improvements to leisure, retail and service facilities are included as part of the strategic guidance section of the report
48	Need to promote civic pride	1	[Questionnaire comment]	Noted
49	Don't persecute motorists. Widen roads and allow free parking	1	[Questionnaire comment]	Disagreed. The guidance contained within the SPD aims to reduce car usage and promote sustainable modes of transportation in accordance with national and regional planning guidance

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50	Hollywood Green should be closed down and replaced with a theatre, arts centre, children's museum or something with a bit of culture that will encourage families and discourage gangs	1	[Questionnaire comment]	The SPD encourages the development of appropriate leisure and night-time economy uses in the town centre. It is not considered that this recommendation would be viable, and it would remove a much used local leisure facility
51	More free vehicle parking should be allowed to support local business	2	[2 Questionnaire comments]	Disagree. This would be contrary to the London Plan and other planning policy
52	Start by fixing area in the vicinity of Turnpike Lane as this has high footfall, high visibility and maximum impact	1	[Questionnaire comment]	Noted. The SPD includes public realm improvements for the area around the tube station
53	The Wood Green SPD is greatly welcomed not only because it will improve the town centre for residents and shoppers, but also because it will impact on the wider economy and help to address some of the high economic deprivation in adjoining areas	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	Noted

Code no:	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
1. Vision				
100	Greater emphasis on environmental sustainability required	1	Mr Jasper Woodcock	Noted. To be incorporated
101	The inclusion of public realm is supported	1	Natural England	Noted
102	The inclusion of congestion is supported	1	Natural England	Noted
103	The following sustainability themes should be included to help address the impacts of climate change: ensuring new infrastructure is in place in tandem with new development; improving water quality and reducing the potential for sewer flooding; and managing water demand	1	Thames Water	Reference to policy 4A.18 of the London Plan be added
104	The vision is supported	3	National Grid Property, Andrew Snape & Eric Childs - Crime Prevention Design Advisors & Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	Noted

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
2. Introduction				
150	The aim to improve linkages between Wood Green town centre and Haringey Heartlands is supported	1	National Grid Property	Noted
151	The first paragraph within the 'Haringey Heartlands' section (p.5) states that "The London Plan identifies Haringey Heartlands as an Area for Intensification". This should be amended to state "The London Plan (Consolidated with Alterations since 2004) identifies Haringey Heartlands / Wood Green as an Area for Intensification. The designation covers a 50ha area with an indicative employment capacity of 1,500 jobs from 2001-2026 and a minimum of 1,700 new homes in the same period".	1	National Grid Property	Noted. To be incorporated
152	The following paragraph (p.5) describes the Haringey Heartlands area and states that the development will house "approximately 1,200 new residents primarily in one and two bed flats". The proposals for Clarendon Square at Haringey Heartlands will provide between 1,100 to 1,200 new residential units, rather than residents, and NGP request that the description is adjusted to reflect this.	1	National Grid Property	The SPD will not refer to 1 or 2 bed residential units, but rather a mixture of dwelling units
153	The final sentence of the paragraph states "The Masterplan proposals for Haringey Heartlands are due to be submitted as an outline planning application to the London Borough of Haringey in Spring of 2008". NGP request that this is amended to state: "The Masterplan proposals for Clarendon Square at Haringey Heartlands are due to be submitted as an outline planning application to the London Borough of Haringey in Summer 2008".	1	National Grid Property	The Haringey Heartlands outline planning application is yet to be submitted, and this sentence should be removed altogether from the SPD

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3. Planning policy context				
200	Opportunities for decentralised energy should be investigated	1	GLA	Agreed. Reference to London Plan policies 4A.1 to 4A.7 to be added and opportunities for decentralised heat and energy to be promoted (see GLA response ref no. 1)
201	The requirement for the use of renewable energy as part of town centre regeneration should be made clear	1	GLA	Agreed. To be added
202	Reference required to flooding, sustainable drainage and climate change adaptation	1	GLA	Agreed, although p.13 includes reference to UDP policy ENV2. Reference to London Plan policies 4A.9-4A.14 will be added
203	References to the London Plan should read London Plan - consolidated with alterations since 2004 (February 2008) in the first instance	1	GLA	Agreed. To be incorporated
204	Key policies in relation to town centres are omitted	1	GLA	Agreed. Reference to policies 2A.8, 3D.1 and 3D.2 to be incorporated
205	More reference required to employment in Wood Green	1	GLA	Agreed, further reference will be made to relevant employment strategies in section 3 and the appendix, including 'Town Centres and the London Economy' (NLSA and WLA), the worklessness position statement that was approved by CEMB and Cabinet last year, up-to-date information about the Haringey Guarantee, and Haringey's Local Area Agreement. Reference to policy 3B.11 to be added. The SPD cannot be specific about the proportion of employment to be provided within the town centre (as this is dependent upon the scale of change and development over the coming years), however, it will be made clear that the SPD seeks to create local employment opportunities, in association with development in Haringey Heartlands wherever possible.
206	Reference to London Plan policy on leisure, retail, employment and open space required	1	GLA	Agreed. Reference to London Plan policies 3D.3, 3D.4, 3D.8, 3D.11, 4B.1 and 3D.13 will be added
207	Reference to the London Plan AMR for Haringey in relation to affordable housing required	1	GLA	Agreed - to be incorporated
208	Reference to PPG15 needs to be expanded to include guidance on developments affecting listed buildings.	1	English Heritage	Agreed - to be incorporated
209	Reference to PPG16 Archaeology and Planning is required	1	English Heritage	Agreed - to be incorporated
210	Headline messages from the conservation area appraisals and management plans from Trinity Road Conservation area and Noel Park conservation area should be added to the local context section	1	English Heritage	Agreed - to be incorporated within the Wood Green Context sub-section of the report
211	Reference to PPS9 and PPG17 is required	1	Natural England	Agreed. To be incorporated
212	Policy ACI of the UDP can be linked to PPS9 and PPG17	1	Natural England	Noted
213	Policy TCR1 of the UDP can be linked to PPS9	1	Natural England	Noted
214	The provision of housing will require suitable access to greenspace, and consideration should be given to the Accessible Natural Greenspace Standards Model (ANGST). At least 2ha of accessible natural green space per 1,000 population is required	1	Natural England	Noted. However, in such a high density town centre environment there are few opportunities to increase the amount of accessible natural green space available to the local population.
215	Policy 4A.18 of the London Plan states that Boroughs should work with Thames Water to ensure infrastructure is put in place in tandem with new development. Therefore, the SPD should make reference to the provision of adequate water and sewerage infrastructure to service development to avoid unacceptable impacts on the environment	1	Thames Water	Agreed. Reference to policy 4A.18 of the London Plan be added
216	The requirements for drainage impact assessments in the area is supported, as is the encouragement of sustainable drainage techniques	1	Environment Agency	Noted

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
217	A surface water flood risk assessment is required by PPS25 for any development on site greater than 1ha in area for sites in flood zone 1	1	Environment Agency	Noted. However, no areas either in or adjacent to Wood Green town centre are susceptible to fluvial flooding
218	Opportunities which address the enhancement of river corridors, such as de-culverting opportunities within the area, would be supported - including the EA's 8m buffer zone along water courses, which enables the enhancement of biodiversity and improvements to water quality within the area.	1	Environment Agency	Noted. However, de-culverting of water courses within the town centre is not considered to be a practical option in such a densely developed urban location. It is likely to be of only limited ecological benefit as de-culverting would only be possible on a small scale as a result of the development which already exists. No opportunities are thought to exist to enhance river corridors within Wood Green town centre.

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4. Evidence base and consultation				
250	The results of the Haringey Retail Needs Assessment (2003) and the emerging results of the GLA London wide retail needs assessment should be included to provide an assessment of retail needs	1	GLA	Demand for retail floorspace is included within the healthcheck report. The plans of current retailers is assessed through a business survey, whereas potential demand from new retailers is gleaned from Focus. The Retail Needs Assessment is currently being updated, but the current version is too dated for use in this document
251	Reference required to proposals for the Wood Green Strategic Industrial Location and how this relates to the town centre including any conflicts of uses, and Haringey's Industrial Land study	1	GLA	Agreed. to be incorporated
252	Specific proposals should be included for improving linkages with the cultural industries quarter	1	GLA	Reference will be made to the need for linkages to be improved between the town centre and the cultural industries quarter
5.Strategic guidance				
300	Shop front conservation programmes should be considered	1	Deborah Hogan	This will be incorporated into the conservation subsection within section 5 of the SPD
301	Change title to 'Strategic Principles for development' or 'overarching strategic themes'.	1	GLA	Agreed. Title to be altered to 'Strategic Principles for Development'
302	Employment should be included as one of the themes	2	GLA & Avenue Gardens Residents Association	Agreed. New theme to be added within this section
303	Language could be made stronger in sections - particularly in relation to access and inclusive design	1	GLA	Agreed. To be incorporated
304	reference to be made to GLAs night time economy BPG, improving health through planning BPG and sustainable design and construction SPG	1	GLA	Noted. These will be referenced within the planning policy context section of the report
305	Expand the section on planning obligations to refer to transport improvements, and support pooled contributions. List of identified improvements to be worked up with TfL and details of S106 charges should be included	1	GLA	This would be too detailed, and would not be appropriate for inclusion within the strategic guidance section of the SPD
306	Amend the wording of the strategic guidance on conservation (p.21) so that key heritage assets that are currently at risk are promoted for enhancement (see English Heritage comments)	1	English Heritage	Agreed. To be incorporated
307	Expand the list of potential beneficiaries for planning obligations to explicitly include heritage assets, their settings and other historic features that contribute to the quality of the townscape	1	English Heritage	Agreed. To be incorporated
308	The introduction of a network of small open spaces along the length of the High Road is welcomed	1	Natural England	Noted
309	The network of small open spaces could provide for biodiversity improvements for the area as well as providing a pleasant leisure facility and possibly help combat some of the effects of the heat island effect in the area	1	Natural England	Noted. To be incorporated
310	The use of planning obligations for the provision of environmental improvements is supported	1	Natural England	Noted

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
311	A water and wasterwater policy should be included in the SPD as follows: 'Water and sewage infrastructure. Planning permission will only be granted for developments which increase the demand for off-site service infrastructure where: 1. sufficient capacity already exists or 2. extra capacity can be provided in time to serve the development which will ensure that the environment and the amenities of local residents are not adversely affected. When there is a capacity problem and improvements in off-site infrastructure are not programmed, planning permission will only be granted where the developer funds appropriate improvements which will be completed prior to occupation of the development." Sub-text along the following lines should be added to the SPD to support the above proposed Policy: "The Council will also seek to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it wo It is considered that the above policy, and supporting text, accords with the guidanc	1	Thames Water	Too detailed for the SPD. Reference will be made to the appropriate policies of the London Plan
312	A policy on reducing sewer flooding, and the use of sustainable drainage methods through the incorporation of a drainage hierarchy would be supported	1	Thames Water	This is a strategic issue which is outside of the scope of this SPD
313	In terms of sustainable drainage, it should be noted that it is not always viable to employ rainwater harvesting, and sustainable drainage (SUDS), in new developments. For example, increasing density of housing in new developments is more likely to ensure that conventional piped drainage systems will prevail as the reduced land space available mitigates against the use of SUDS, similarly potential land contamination of brownfield sites also mitigates against the use of SUDS.	1	Thames Water	Noted
314	A policy on water use would be welcomed, incorporating the balance between the provision of new homes, employment and the availability of water in the Borough. The provision of sustainable water measures in new development through the use of water targets should be required. Proposed Policy:- 'Water. The Borough will require new developments to incorporate water efficiency measures.	1	Thames Water	This policy may be more appropriate to include in the Core Strategy
315	The enhancement of accessibility into and within the town centre is supported	1	National Grid Property	Noted
316	Proposals for Clarendon Square at Haringey Heartlands have been designed to encourage pedestrian links into the town centre	1	National Grid Property	Noted
317	The aspiration for the provision of a greater range and quality of facilities in Wood Green by enabling visitors to undertake their shopping and leisure activities in one location is supported	1	The Theatres Trust	Noted

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
318	Figure 8.1 (Leisure, community and health requirements) should include reference to improving the night-time economy and widening the range of leisure facilities	1	The Theatres Trust	Agreed. This will be incorporated
319	(Safety and Security) Specific reference should be made to 'Secure by Design'	1	Metropolitan Police Authority	Agreed
320	(Safety and Security) Specific reference should be made to the introduction of police 'shop' / Safer Neighbourhood Team Base should operational needs arise, in order to increase the presence of policy and community support officers	1	Metropolitan Police Authority	Agreed
321	Policing facilities should be included within the planning obligations section, as London Plan policy 3A.18 reinforces policing as a material consideration and seeks to protect and enhance such facilities	1	Metropolitan Police Authority	Agreed, and reference will be made to policy 3A.18 of the London Plan within the planning policy context section of the SPD
322	Object to any proposal to formally list 1-14 High Road (Cheapside)	1	The Co-operative	Noted. However, this group of buildings has significant local value and the SPD does aim to protect and promote them
323	(Open space) There should be no loss of open space within the town centre	1	Haringey Federation of Residents Associations	Noted. The SPD will make clear that there should be no overall net loss of open space in the town centre. Reference will also be added to the Open Space and Recreational Standards SPD
324	The SPD lacks guidance on the size of shop units the Council wishes to encourage in the High Road	1	Avenue Gardens Residents Association	The SPD promotes a wide range of shop sizes to accommodate a variety of retailers
325	High density development is not appropriate in Wood Green	1	David Bentley	Disagree. This is a sustainable urban centre, suitable for further development
326	Proposals for greening the High Road and introducing small pockets of open space are unrealistic	1	David Bentley	Disagree. This is an important aspiration to be considered in any new development proposals
327	Encourage grocery shops to close earlier and keep their produce inside the shop	1	Deborah M. Hylton-Kelly	Disagree. The SPD encourages the provision of a range of retail types and is keen to retain vibrancy and vitality on the High Road

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6. Movement and accessibility				
350	Against the creation of a bus only High Road during shopping hours due to likely adverse traffic impacts on neighbouring residential streets	20	Parkside Malvern Residents Association, Avenue Gardens Residents Association, Cllr Carolyn Baker and Cllr Karen Alexander & 17 individuals	The Council and TfL may consider the possibility of a bus only High Road at certain times during the day as part of the 3G Strategy. However, no commitment would be given to such a proposal without a thorough review and analysis of the likely traffic impacts on surrounding streets, and consultation of stakeholders and the local community. This will be made clearer in the SPD
351	The plan should seek to reduce traffic congestion in the wider area as well as on the High Road	2	Mr Hugh Flouch & Hugh Clarke	The plan does this by encouraging the use of sustainable means of transportation and discouraging use of private cars. Wood Green is highly accessible by public transport.
352	Cyclists should not be encouraged to use Wightman Road	1	Ms Alison Park	Noted. However, it is important to promote cycle routes which can be used as an alternative to the High Road, which does not currently present a pedestrian friendly environment.
353	Traffic islands on Wightman Road should be removed and replaced with pedestrian crossings	1	Mr Peter Kordel	Wightman Road is outside of the Town Centre SPD boundary. Haringey Council could look to make this junction more pedestrian friendly as part of a separate study.
354	Enforce 20mph speed limits and restrictions on residential roads	1	Mr Peter Kordel	This enforcement issue is outside the scope of this SPD
355	Support the development of a car parking strategy	1	GLA	Noted
356	Support the maximisation of opportunities for car free residential development	1	GLA	Noted
357	Support the provision of car clubs	1	GLA	Noted
358	Support the encouragement of shared use parking facilities	1	GLA	Noted
359	Should specifically refer to the need to comply with maximum car parking standards set out in the London Plan. SPD should set out how maximum car parking standards will be applied locally in the town centre	1	GLA	Agreed. Reference to Annex 4 of the London Plan to be incorporated, and policies 3C.23 and 24. The SPD will encourage the proposed car parking strategy to comply with the London Plan maximum car parking standards
360	Should specifically refer to the parking needs of disabled motorists or motorcyclists as set out in the London Plan	1	GLA	Agreed. Reference to Annex 4 of the London Plan to be incorporated, and policies 3C.23 and 24. The SPD will encourage the proposed car parking strategy to consider provision of disabled parking and motorcyclists
361	Should specifically refer to London Plan policy on Cycle parking	1	GLA	Reference to Annex 4 of the London Plan to be incorporated, and policy 3C.22. To be incorporated
362	Routes well used by cyclists should be highlighted, and greater consideration given to local access to shopping centre, and whether any one-way roads could become two-way for cycling	1	GLA	Fig 6.1 will be updated accordingly to illustrate routes used by cyclists, and any new cycle lanes will be shown. The Council will, where feasible, consider plans for making 1-way roads 2-way for cyclists.
363	Support the proposal for service delivery plans (SDPs)	1	GLA	Noted
364	Support the proposal for construction logistics plans (CLPs)	1	GLA	Noted
365	Greater reference required to policy 3C.25 of the London Plan, and the sustainability aspects of freight use, particularly in relation to the preparation of Service delivery plans and construction logistics plans	1	GLA	Reference to policy will be added in relation to the preparation of the plans. To be incorporated
366	Support for the inclusion of shared use loading bays	1	GLA	Noted
367	Trees should not obscure drivers' vision when they are using shared use loading bays	1	GLA	Noted. However, it should also be noted that reducing visibility tends to make drivers be more cautious. For this reason, the trees may not compromise pedestrian safety. The SPD will make reference to Manual for Streets, Pg. 20, (section on Risk and liability), which sets out government guidance on how designers and local authorities should not be over-cautious
368	The SPD should require all major development to submit a Transport Assessment and Travel Plan, in accordance with the transport assessment BPG	1	GLA	Reference is already made to this in the SPD, and p.35 makes it clear that development proposals in Wood Green should follow this guidance

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369	The SPD should acknowledge the need to safeguard land for transport functions	1	GLA	Reference is already made to this in the SPD, and p.35 makes it clear that development proposals in Wood Green should follow this guidance
370	The SPD should reference TfL's SPG on Workplace travel planning	1	GLA	Reference to the SPG will be added
371	The SPD should address taxi provision in line with the London Plan (policies 3C.3 and 3C.4)	1	GLA	Taxi provision will be reviewed accordingly, and a sub-section will be added to the report
372	It is assumed that all bus stops in the High Road will be equipped with real time information displays	1	Natural England	This will be made clearer
373	Support the improvement of linkages from Wood Green town centre to Haringey Heartlands	1	National Grid Property	Noted
374	Object to the replacement of bus lay-bys with bus stop clearways, as this will increase congestion on the High Road, resulting in a greater number of vehicles using surrounding roads	3	Parkside Malvern Residents Association, Avenue Gardens Residents Association & Cllr John Bevan	The introduction of bus stop clearways is in accordance with TfL policy
375	The SPD is too weak on the reduction of street clutter, particularly in terms of illuminated advertising display stands, redundant or ill-sited posts, badly positioned bus stops, and the visual mess of lamppost advertising banners	1	Parkside Malvern Residents Association	The SPD places significant emphasis on the reduction of street clutter. However, specific reference will be made to the need to reduce visual as well as mobility street clutter
376	Support improvements to public transport	1	Haringey Federation of Residents Associations	Noted
377	Support aim to reduce congestion, providing that local communities are protected from through traffic	1	Haringey Federation of Residents Associations	Noted
378	Wightman Road should be made into a 20mph zone	1	Cllr Carolyn Baker and Cllr Karen Alexander	Noted
379	A thorough traffic assessment should be undertaken, which includes a comprehensive survey and traffic modelling exercise before any decision is taken on the future of Wood Green High Road	1	Cllr Carolyn Baker and Cllr Karen Alexander	Agreed. The SPD makes it clear that significant further detailed consultation and modelling work would be required before any decision could be taken on the proposal to make the High Road bus-only
380	Object to the proposal to remove the left hand filter lane adjacent to River Park House, as it will hold up traffic and force traffic onto other residential routes	2	David Bentley & Avenue Gardens Residents Association	Traffic modelling would be undertaken before any such proposal was to go ahead to ensure that there would not be any significant adverse traffic impacts for the town centre
381	The SPD does not contain details of how to exploit the infrastructure capacity at Turnpike Lane / Ducketts Common to support town centre growth	1	Avenue Gardens Residents Association	The SPD includes the objectives of promoting the usage of sustainable means of transportation, including the bus and tube, and promoting accessibility including pedestrian connectivity from the tube stations into the town centre (see page 1). Additionally, the SPD encourages enhancements to the tube station buildings (p.45 and 68)
382	Rather than remove the bus stop lay-bys, the design and siting of existing bus stops could be much improved	1	Cllr John Bevan	Following the detailed consultation undertaken as part of the production of the SPD, support was indicated for both the removal of bus stop lay-bys and reviewing the positioning of bus stops within the town centre
383	Agree with the proposal to replace bus stops in the High Road with fully functioning easy to maintain versions	1	Cllr John Bevan	Noted
384	Removal of the left-hand filter lane adjacent to River Park House would make it easier for pedestrians to cross, but the remaining road would need to be widened to enable two lanes of traffic	1	Cllr John Bevan	The SPD will make it clear that further detailed assessments would need to be carried out before the proposal could be implemented
385	Buses using residential streets as a terminus are causing distress to residents and damage to property	1	Sue Brown, Vice-chair, NPNARA	Noted

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386	The current location of bus stops is problematic	1	Sue Brown, Vice-chair, NPNARA	The SPD includes a proposal to review the current bus stop layout within the town centre (p.31)
387	Support the pedestrianisation of the High Road from Gladstone Avenue to Whymark Avenue	1	Michael Thompson, The Mall Shopping City	Noted. However, initial consultation undertaken as part of the preparation of the SPD indicated that partial or total pedestrianisation of the High Road would be unworkable, as no suitable alternative routes exist

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7. Opportunity zones - Town Centre North				
400	Against the demolition of the Council Chamber	2	Mrs Caroline Carr & Mr Jasper Woodcock	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
401	SPD should encourage the re-use the Civic Centre / Green Ridings House rather than redevelopment	2	Mrs Caroline Carr & David Bentley	Both buildings are thought to be incompatible with modern requirements, and may therefore offer opportunities for redevelopment. A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the siteand how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
402	Improvements to the access arrangements to the bus depot should be included	1	Mrs Caroline Carr	Already included in the SPD
403	Quality of paving surface should be improved	1	Mrs Caroline Carr	Already included in the SPD
404	Redevelopment of the Civic Centre does not accord with sustainability principles	2	Mrs Caroline Carr & Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the siteand how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
405	Civic Centre should be redeveloped for cultural and entertainment uses	1	Mrs Caroline Carr	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
406	Civic Centre makes a positive contribution to the Trinity Garden conservation area	2	Mrs Caroline Carr & Avenue Gardens Residents Association	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
407	There should be a coordinated strategy to promote the controlled refurbishment of degraded older shops on the High Road	1	Mrs Caroline Carr	Agreed. The SPD already makes several references to such schemes (for instance, p.23, p.46, p.59)
408	Proposals for the redevelopment of the Civic Centre should consider the building in its entirety	1	Mrs Caroline Carr	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.

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409	The Watson's Road junction should be reconfigured for pedestrian safety	1	Parkside Malvern Residents Association	Noted. The SPD has considered improvements to pedestrian safety within this opportunity zone, and encourages improvements to the entry and exit arrangements at the bus garage to be made
410	Public art should be introduced onto the blank wall opposite the bus garage, chosen with resident participation	1	Parkside Malvern Residents Association	This proposal was taken into consideration during the production of the SPD, and is noted within the Evidence Base and Consultation Report (see p.43 and p.46).
411	The recommendation for 'improved pedestrian crossing facilities' at the Green Lanes/Bounds Green Road junction is too weak and vague. Both Green Lanes crossing points must be fully furnished with pedestrian light controlled crossings.	1	Parkside Malvern Residents Association	Noted. The introduction of specific measures to improve pedestrian crossing facilities at this junction will be included
412	The bus stop outside the Bus Garage should be removed or repositioned.	1	Parkside Malvern Residents Association	The SPD includes the recommendation that a review of the current bus stop layout in the town centre should be carried out with the aim of consolidation
413	The Civic Centre should not be included within the town centre boundary without justification	1	Avenue Gardens Residents Association	The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Civic Centre, bus depot etc.) and south (Ducketts Common) of the town centre boundary will be shown as part of the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP.
414	Greater consideration should be given to the impact that redevelopment of the civic centre would have on the character and nature of the surroundings	2	Avenue Gardens Residents Association & Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
415	Any redevelopment of Green Ridings House should seek to reduce the number of stories in line with surrounding buildings	2	David Bentley & Avenue Gardens Residents Association	Noted. The SPD states that Wood Green is an appropriate location for tall buildings given its good public transport accessibility. However, tall buildings must be appropriately sited to respect the surrounding scale of development, and to avoid overshadowing, microclimatic problems and detrimental impacts on the street environment and public realm (p.22). Additionally, any proposals affecting listed buildings or conservation areas must preserve or enhance their existing character and qualities (p.23).
416	Civic Centre function should be retained at its current location	1	David Bentley	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration. The SPD will also make clear that the Council Cabinet decided to transfer all civic functions from the Civic Centre to Woodside House on the 28th July 2008.
417	Support the redevelopment of the Civic Centre site for residential or mixed-uses	1	Cllr John Bevan	Noted
418	Close Watson's Road and Ringslade Road to through traffic	1	[Questionnaire comment]	Noted

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419	The Civic Centre is a robust and attractive Modernist building of high quality design and build	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
420	The SPD has pledged to put community, quality and sustainability at the heart of the Plan, but it is difficult to see how the community building of the Wood Green area can be earmarked for redevelopment	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
421	The quality of the Civic Centre building is clear. Can you hope to achieve such a high quality build on this same plot in today's commercial market?	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
422	How can we have faith in your pledge to 'promote a sustainable future for Wood Green town centre, which ensures that the needs of the present generation are met without compromising those of the future' if you propose to redevelop this extensive building and promote a brand new development? Even if the new buildings are 'carbon neutral' the most sustainable option is always to retain and refurbish	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
423	The 'positive' designation given to the Civic Centre in the Trinity Garden Conservation Area Appraisal means that any proposals for redevelopment must be assessed on more stringent grounds as set out in PPG15 ""The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings."	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.

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424	Core policy CSV1 of the UDP "The Council will require proposals affecting Conservation Areas to…preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area…and protect the special interest of buildings of architectural or historic interest"; while paragraph 11.10 of the same chapter describes how "Buildings of local interest in Haringey often play a crucial role in anchoring local visual and historic identity…. The Council attaches special importance to their protection …[and]..The Council will utilise its planning powers to ensure that wherever possible the special character of [locally listed] buildings is protected and enhanced."	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
425	Supplementary Planning Guidance (SPG2: Conservation & Archaeology, Section 4, para B1) asserts that: "Applications for demolition will not be agreed where the building or part of the building positively contributes to the overall character or appearance of the building, its setting, or the wider conservation area or setting" while section 5, para F2 of the same notes that: "Schemes requiring the demolition of buildings of local interest will not normally be permitted, and in Conservation areas applications for the demolition of locally listed buildings will normally be refused, in accordance with the UDP policy."	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.
426	The UDP also states clearly that "Heritage conservation is recognised as a key factor in facilitating urban regeneration and promoting civic pride" (para 11.2) and in recognition of this, local residents and community groups would like to see the Civic Centre retained and a new use adopted. What better way to encourage new visitors and cultural interest in Wood Green than by recreating the Civic Centre as mixed-use art gallery, café, theatre and office / workshop space?	1	Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society)	A planning brief for the site is currently being produced by the Council. The SPD will amended to refer to the planning brief as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings." The comments made in this representation will be passed to the team preparing the planning brief for further consideration.

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7. Opportunity zones - The Broadway				
450	The former Gaumont cinema (Grade II*) should be considered or identified for enhancement, and the SPD should consider how this building can be removed from the BAR register through sensitive enhancement	1	English Heritage	Agreed. This will be identified within the plan of the opportunity zone
451	The SPD should include proposals to reduce bus congestion at the Buller Road / Redvers Road bus stands	1	Parkside Malvern Residents Association	During the production of the SPD both TfL and Arriva have been consulted and approached about the possibility of improving the bus stand situation in the town centre. As noted in the representation by the Parkside Malvern Residents Association, there are restrictions on use of the bus depot brought about by ownership (the depot is owned by Arriva, which imposes a restriction on other bus operators using the depot). However, the existing arrangements are regarded as an essential operational function
452	Object to the proposal to open up the rear of Wood Green tube station without greater explanation. A new entrance into Berners Road would be problematic in terms of crime and safety	1	Parkside Malvern Residents Association	This proposal should be removed from the SPD
453	The SPD should include a proposal to improve the pedestrian area outside Levenes and Monoghans Tavern, adjacent to the bus garage	1	Parkside Malvern Residents Association	The SPD does contain proposals to improve pavement surfaces throughout the town centre, and particularly in the 'town centre north' area which this pedestrian area borders (p.17, p.34, p.43)
454	There is no mention in the SPD of the need to improve the degraded Morrison's forecourt / bus stop area	1	Parkside Malvern Residents Association	Noted. Reference to this will be added to Figure 7.5
455	Improvements to the frontage of River Park House are supported, but not by the removal of the adjacent left hand filter lane	1	Avenue Gardens Residents Association	Noted. However, the removal of the filter lane is considered to be a positive measure which would present the opportunity to improve the public realm and pedestrian environment, as well as enabling improvements to the entrance of River Park House
456	Support the proposal to reconfigure the podium of River Park House to provide an active frontage	1	Cllr John Bevan	Noted
457	Support the proposal to reconfigure and extend the Morrison's store in order to enhance the retail offer of the town centre	1	Wm. Morrison Supermarkets plc	Noted
458	The junction around Wood Green tube needs to be made less threatening	2	[2 Questionnaire comments]	Agreed. The SPD contains proposals for this on p.46
459	Put a yellow box outside of Wood Green tube	1	[Questionnaire comment]	The intention of the SPD is to keep the streetscape uncluttered, and to improve pedestrian accessibility and connectivity

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7. Opportunity zones - Shopping City				
500	Wood Green library should be retained and restored rather than redeveloped	8	Parkside Malvern Residents Association, Different Strokes, Avenue Gardens Residents Association, Haringey Federation of Residents Associations, three individuals & [1 Questionnaire comment]	The library building is considered to be a poor design and is in a poor state of repair. Comprehensive redevelopment would facilitate significant improvements in the wider urban network
501	Redevelopment of the library would result in existing services, jobs and amenities temporarily disappearing from the area	3	Parkside Malvern Residents Association, Different Strokes & John Murray, Architect	The SPD will state that any future scheme to redevelop the library must ensure that all efforts are taken to retain existing services, jobs and amenities within the town centre
502	The enclosed mall within the Library building should be removed and active frontages created along a new boulevard	1	Parkside Malvern Residents Association	Agreed. The SPD proposals already recommend this.
503	The SPD should include a commitment to retain Wood Green Central Library on its present site	3	Parkside Malvern Residents Association, Avenue Gardens Residents Association & Haringey Federation of Residents Associations	The SPD will promote the retention of the library either on its current site or on another suitable town centre location
504	The SPD should include a commitment to retain the post office on its present site	1	Parkside Malvern Residents Association	The SPD does not aim to relocate the post office, but cannot make a specific commitment on behalf of the Royal Mail
505	A specific stipulation must be made that any redevelopment of the Library must be stepped down in height from the Shopping City towards Broadway Parade.	1	Parkside Malvern Residents Association	Options for the redevelopment of the Library and Shopping City aim to improve the public realm experience and reduce the oppressive nature of the street environment. Additionally, the SPD states that 'building scale should respect both the surrounding and historical layout, and should be sympathetic to the design and character of nearby buildings'
506	A specific stipulation must be made that in any redevelopment of the Library, a new Library must retain the current overall floorspace and must contain an equivalent of the current number and size of rooms suitable for community uses.	1	Parkside Malvern Residents Association	The SPD will make clear that any future scheme to redevelop the library will be encouraged to maintain or improve the current scale and quality of facilities on offer. However, the same amount of overall floorspace or rooms may not necessarily be automatically required, as any new building could potentially offer significant operational efficiencies
507	Improvements to the alley between Argos and Portman House should be included in the SPD as a short-to-mid-term proposal, separate from the longer term redevelopment of Shopping City	1	Parkside Malvern Residents Association	Noted. However, the SPD already includes proposals to improve the alleyways in the town centre. For instance, on p.25 and p.29. Specifically, p.53 states that 'The Council will encourage the introduction of measures which aim to reduce anti-social behaviour in and around Shopping City and Sky City through... Improvements to lighting and maintenance of alleyways surrounding Shopping City
508	Any redevelopment or remodelling of the Library must include the removal of the 'Turkish Radio Building'	1	Parkside Malvern Residents Association	Agreed. The SPD proposals already recommend this
509	In order to reduce anti-social behaviour in the area, increased police presence could be brought about by allowing police 'shops' / a safer neighbourhood team base within the designated shopping frontages, should the opportunity or need arise	1	Metropolitan Police Authority	The SPD will state that the Metropolitan Police may wish to increase their town centre presence through police 'shops' and the promotion of safer neighbourhood teams
510	Measures to improve Library Square for pedestrians are supported	1	Haringey Federation of Residents Associations	Noted
511	Measures to mitigate the overbearing and overdeveloped nature of Shopping City, including the bridge, are supported	1	Haringey Federation of Residents Associations	Noted

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
512	Demolition of the Library building does not accord with the SPD objective to promote sustainability	3	John Murray - Architect, John Allan - Avanti Architects & Avenue Gardens Residents Association	Noted. However, the library building is considered to be dated, both architecturally and in terms of usage. Comprehensive redevelopment of the building is considered to be the only feasible option
513	East to west access across the town centre can be improved without the demolition of the Library building, but through the redevelopment / replanning of the indoor market, post office and cooperative bank (which occupies the remainder of the building)	1	John Murray, Architect	Noted. However, the library building is considered to be dated, both architecturally and in terms of usage. Comprehensive redevelopment of the building is considered to be the only feasible option
514	The Library in its current format is extremely well used by students, educational and community groups, and also provides a first rate library service. The building is also attractive internally, and the different sized spaces enable many different community activities to take place	3	John Murray - Architect, Different Strokes & Avenue Gardens Residents Association	Noted and agreed. The SPD does not seek to reduce the value of the Library to the local community
515	The poor external appearance of the buildings is as a result of poor maintenance and lack of interest and could be easily solved	2	John Murray - Architect, Different Strokes	Noted. However, the library building is considered to be dated, both architecturally and in terms of usage. Comprehensive redevelopment of the building is considered to be the only feasible option
516	An allocation exists in this year's capital programme to renovate the exterior of the library, but until this year no such funds have existed	1	John Murray, Architect	Noted
517	Technical and performance related problems that may have developed at the library could be remedied at a fraction of the true comparative cost of demolition and replacement	1	John Murray, Architect	Noted. However, the library building is considered to be dated, both architecturally and in terms of usage. Comprehensive redevelopment of the building is considered to be the only feasible option
518	The Library should not be demolished to enable the creation of improved east to west linkages between the town centre and Haringey Heartlands without a clear plan as to how the link would connect up	2	David Bentley & Avenue Gardens Residents Association	Noted
519	Wood Green Central Library was designed by Bert Dinnage, and is recognised as a fine example of civic architecture by the 20th Century Society	1	Avenue Gardens Residents Association	Noted
520	Object to a 'quick win' refurbishment scheme of the Library Square, as it has been attempted before	1	Avenue Gardens Residents Association	Noted
521	Support the redevelopment of the Library site	1	Michael Thompson, The Mall Shopping City	Noted
522	The SPD should suggest a way of joining up the library site, Shopping City and Morrison's	1	Michael Thompson, The Mall Shopping City	Noted
523	Support the creation of a larger public space to the front of the library	1	Michael Thompson, The Mall Shopping City	Noted
524	The Library is in need of modernisation and an internal revamp	1	Deborah M. Hylton-Kelly	Noted

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
7. Opportunity zones - High Road				
550	The SPD should include a proposal to improve pedestrian safety at the Alexandra Road / High Road junction, to include road narrowing at the pedestrian crossing point	1	Parkside Malvern Residents Association	Agreed. This proposal will be incorporated into the SPD
551	The SPD should include a proposal to improve the pedestrian link along Lymington Avenue to the High Road	1	Parkside Malvern Residents Association	Noted. However, p.61 already states that 'The Council encourages development proposals to improve the street environment, and to increase the utilisation of public spaces wherever possible.'
552	There are no short or medium term proposals to improve Dovecote Avenue	1	Parkside Malvern Residents Association	The SPD already includes a proposal to redevelop the Bury Road car park, and Figure 7.31 shows an indicative plan for improvements to Dovecote Avenue, as an example of public realm improvements in the town centre
553	Were the existing traders based in Lymington Avenue consulted or asked to participate in the preparation of the SPD?	1	Sonja Scantlebury	Existing traders on Lymington Avenue were invited to the SPD Walking Audit event held at the Decorium on the 12th October, to allow stakeholders to input into the preparation of the SPD. Additionally, those that attended the Walking Audit event were invited back for a test and review workshop held in the spring of this year. All stakeholders and interested parties have also had the opportunity to comment on the preparation of the SPD through the project website, and through this consultation of the draft SPD, which has included a public exhibition
554	Is the Planning Brief dated September 2003 (Sites at Lymington Avenue) incorporated into the draft?	1	Sonja Scantlebury	Yes. See Appendix I
7. Opportunity zones - Turnpike Lane				
600	In favour of a new children's play area	3	Joanna Kerr Williams, Mr T Spanyol & Haringey Federation of Residents Associations	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
602	In favour of building a new café at Ducketts Common	2	Parkside Malvern Residents Association & Joanna Kerr Williams	Noted
603	Against building a new café at Ducketts Common	1	Mr T Spanyol	Noted
604	The railings should be removed which restrict entry to Ducketts Common	1	Mr T Spanyol	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
605	In favour of improved maintenance of Ducketts Common	1	Miss Kirsten Wright	Noted
606	A plan to improve Ducketts Common in its entirety should be in place, rather than just in relation to Wood Green town centre	1	Friends of Ducketts Common	Noted. However, the remit of this SPD does not extend to the southern part of Ducketts Common
607	In favour of a new children's play area and cafe, but it should not be located at the northern end of the Common	2	Miss Kirsten Wright & Friends of Ducketts Common	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
608	The SPD should include a specific proposal to improve the pedestrian environment at the north side of the Turnpike Lane / High Road junction by reducing the three lane east bound crossing to two lanes and widening the adjacent pavement with the addition of seating and green landscaping	1	Parkside Malvern Residents Association	The SPD already includes several proposals which relate to improving the public realm and pedestrian crossing facilities around the junction, as illustrated in Figure 7.29 (pages 70-71). Additionally, p.74 recommends improvements to the public realm throughout the town centre
609	There should be no net loss in green space to accommodate new play facilities	2	Parkside Malvern Residents Association & Haringey Federation of Residents Associations	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future

Code no.	Description	Total number of representations	Organisations / names	Response (green indicates that changes are required to the SPD)
610	The additional play area at the northern end of Ducketts Common could be complementary to the play area for older children in the middle of the common by catering for babies and young children	1	Joanna Kerr Williams	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
611	The MPA request that their presence is retained as part of any refurbishment or improvement works in the Turnpike Lane Opportunity Area, subject to operational needs	1	Metropolitan Police Authority	Noted
612	In favour of proposals for Ducketts Common	1	Cllr Carolyn Baker and Cllr Karen Alexander	Noted
613	Ducketts Common should become a Green Flag park	1	Cllr John Bevan	This suggestion is noted. The Council would hope that the improvements suggested within the SPD would enable the Common to work towards achieving Green Flag status in the future.
614	Haringey Parks Department has just completed installing brand new play equipment and a new surface for the play area in the middle of the Common costing approximately £30,000	1	Friends of Ducketts Common	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
615	The number and position of benches and litter bins needs looking at, as well as the position of pathways across the Common	1	Friends of Ducketts Common	The SPD will state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future
616	The Common, or part of it, should be developed as a beautiful green space for people to enjoy with well thought out well tended planted areas	1	Friends of Ducketts Common	Agreed
Evidence Base and Consultation Report				
650	Please confirm location of market stalls on Lymington Avenue as stated on p.24	1	Sonja Scantlebury	This relates to a comment made by an individual within the stakeholder meetings
Sustainability Appraisal Report				
700	Opportunities to enhance the areas heritage assets, their settings and the wider historic environment should be recognised and pursued, as the text only focuses on preservation at present (p.12)	1	English Heritage	Noted. To be incorporated
701	It is not clear whether the areas archaeology has been sufficiently identified and considered as part of the SA assessment tables	1	English Heritage	Noted. This will be reviewed
702	All of the sustainability objectives are supported	1	Natural England	Noted

Appendix B - Exhibition Questionnaire Results

Ranking	Agreement with Statements	Average Score
1	Public amenities, such as the Library should continue to be located within the town centre.	1.82
2	Good quality buildings should be protected and enhanced and new buildings should be of the highest quality.	1.38
3	New development in the town centre should be designed to the highest sustainable standards.	1.36
4	Trees and green spaces should be introduced within the town centre whenever possible.	1.18
5	Where sites are being redeveloped, care should be taken to design out alleys and other spaces which might attract crime.	1.18
6	Town centre development should be sensitive to the Noel Park and Trinity Gardens conservation areas which are adjacent to the town centre.	1.14
7	Smaller independent shops should be encouraged, especially in the southern half of the High Road to provide a good mix of shops for everyone.	1.10
8	The different character of the areas within Wood Green town centre should be promoted, creating a variety of shopping and leisure provision	1.05
9	The town centre should have wider, better pavements and safer crossing points.	1.05
10	Cars should be banned from using the High Road at peak shopping periods.	1.00
11	Wood Green should continue to improve in order to attract major High Street retailers to the town centre.	1.00
12	Family friendly leisure uses should be promoted in the town centre.	0.95
13	East-west links to Haringey Heartlands should be improved.	0.91
14	There should be a gradual reduction in town centre parking to encourage people to walk, cycle or use public transport.	0.86
15	Pavements should be widened to give more space to pedestrians and create a more relaxed shopping environment.	0.86
16	There should be better facilities on Ducketts Common with easy links to the High Road.	0.86
17	Deliveries to shops should be better organised and heavy vehicles discouraged from using the High Road during peak hours.	0.86
18	Buses should be given more priority over cars to make them quicker and better to use.	0.68
19	A mix of different uses within new development (for example, flats above shops) will make the town centre feel safer at all times of the day	0.64
20	The southern half of the High Road should be promoted as a location for restaurants and cafés.	0.57
21	New development in the town centre should be high density and mixed use to take advantage of the excellent public transport links.	0.29
22	I agree with the draft Vision for Wood Green	0.14
-	**Average**	**0.95**

* *2 = strongly agree, 0 = neutral, -2 = strongly disagree*

These average scores have been weighted (strongly agree = 2, neutral = 0 and strongly disagree = -2). Therefore, a positive score which is greater than zero can be assumed to reflect a favourable rating.

Retail

- Wood Green should continue to improve in order to attract major High Street retailers to the town centre.
- Smaller independent shops should be encouraged, especially in the southern half of the High Road to provide a good mix of shops for everyone.

Leisure

- The southern half of the High Road should be promoted as a location for restaurants and cafés.
- Family friendly leisure uses should be promoted in the town centre.

Building quality

- Good quality buildings should be protected and enhanced and new buildings should be of the highest quality.
- Town centre development should be sensitive to the Noel Park and Trinity Gardens conservation areas which are adjacent to the town centre.

Please add any other comments here, or write to us directly if you have more to say:

Albanian

Kjo fletushkë është mbi Dokumentin Shtesë të Planifikimit për Qendrën e Qytetit Wood Green. Nëse doni një kopje në gjuhën tuaj, ju lutem shënjoni ✓ kutinë, plotësoni emrin dhe adresën tuaj dhe dërgojeni tek adresa e mëposhtme me postim falas.

French

Ce feuillet concerne le Document de Planification Supplémentaire du Centre Ville de Wood Green. Si vous souhaitez en recevoir un exemplaire dans votre langue, veuillez cocher la case, compléter votre nom et adresse et le renvoyer à l'adresse au port payé ci-dessous.

Kurdish

Ev belavok li ser Dokumenta Plansaziya Zêdekirî ya Navenda Bajêr a Wood Green agahiyê dide. Heke hun kopiyeke bi zimanê xwe dixwazin, ji kerema xwe qutikê işaret bikin, nav û navnîşana xwe binivîsin, û ji navnîşana jêrin a posta bêpere re bişînin.

Polish

Ten informator dotyczy dokumentu uzupełniającego w sprawie planowania centrum dzielnicy Wood Green. Jeśli chciałbyś jego kopię w języku polskim zaznacz opcję poniżej, wpisz nazwisko i adres i wyślij na podany bezpłatny adres.

Somali

Warqaddani waxay ku saabsantahay warqadda taageerada ah ee qorshaynta badhtamaha magaalada Wood Green. Haddii aad rabto koobbi ku qoran luqaddaada, fadlan calaamadi sanduuqa, ku qor magacaaga iyo cinwaankaaga kuna soo celi cinwaanka boostisu lacag la'aanta yahay ee hoose

Turkish

Bu broşür Wood Green İlçe Merkezi Ek Planlama Dökuman?hakk?nda. Eğer kendi dilinizde bir kopyas?n? istiyorsan?z, lütfen kuluya tik at?n, ad?n?z?ve adresinizi yaz?p aşağ?daki ücretsiz posta adresine gönderin.

Please return to: Freepost RLXS-XZGT-UGRJ, Haringey Council, Translation and Interpretation Services, 8th Floor, River Park House, 225 High Road, London N22 8HQ

Haringey Council offers this translating and interpreting service to Haringey residents. We can translate this document into one language per resident ONLY.

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Published by Urban Practitioners on behalf of Haringey Council, May 2008

Please tell us if you would like a copy of this Wood Green SPD consultation leaflet in another language that is not listed above or in any of the following formats and send the form to the Freepost address below.

In large print ☐

On audio tape ☐

in Braille ☐

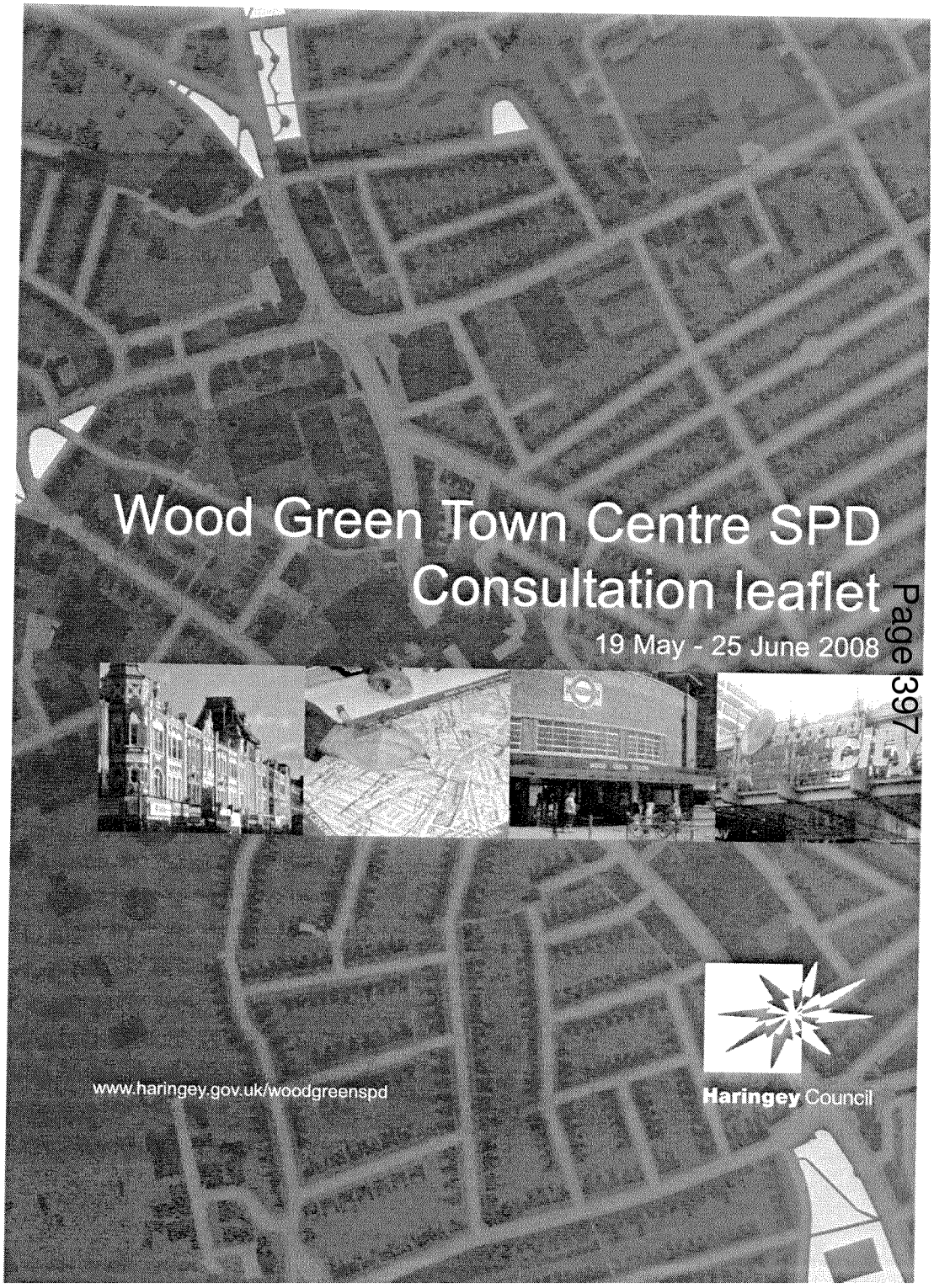
☐

In another language, please state below

Name

Telephone

Address

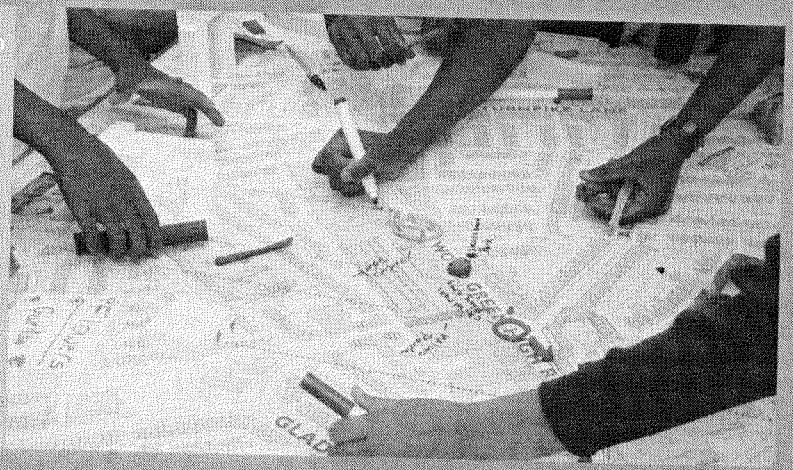


Wood Green Town Centre
Draft Supplementary Planning Document

Haringey Council has prepared a new Supplementary Planning Document (SPD) for Wood Green town centre. This will form part of our set of planning documents for the Borough and sets out our vision for the future of the town centre.

The purpose of the document is to ensure that any new development which takes place in the town centre is of the highest quality and to set out ideas which will improve the public spaces and facilities in Wood Green. We hope you will take the time to look at the exhibition and let us know your views by answering the questions on the next page.

The consultation period starts on Saturday 17 May 2008 and ends on Wednesday 25 June 2008.



Right: Wood Green SPD street consultation event 19 July 2007

Cover images (from left to right):
- Chesterfield: Wood Green High Road;
- Wood Green Walking Audit;
- Wood Green Tube Station and
- Shopping City

Consultation exhibition

On Saturday 17 May and Sunday 18 May 2008 the Council team will be in Shopping City with the exhibition about the draft SPD.

Following this, the exhibition will move to Wood Green Library on Monday 19 May where it will be available to view during the normal library opening hours:

Monday – Friday: 8.45am – 7.00pm

Saturday: 9.00am – 5.00pm

Sunday: 12.00 - 4.00pm

You can view the exhibition and all the documents relating to the SPD at Wood Green Library between Monday 19 May 2008 and Wednesday 25 June 2008. Alternatively you can access them online at:

www.haringey.gov.uk/woodgreenspd

Contact us

Please post your completed leaflet to:

Deborah Hogan
Physical Regeneration Team
Haringey Council
Unit 212, Technopark
Ashley Road
Tottenham N17 9LN

Tel: 020 8489 4542

Deborah.Hogan@haringey.gov.uk

You can also use this address to contact us if you have any questions about the SPD or would like to send us further comments.

All responses to the draft SPD must be received by 5pm on Wednesday 25 June 2008. If you wish to receive notification of the adoption of the SPD please let us know.

The maps included in this leaflet are based on mapping data provided by the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Haringey LA 086017423 2008

Your Views

We would like to know what you think about the draft Wood Green SPD.

Please give your responses to the ideas below using the tick boxes. There are five options ranging from strongly agree to strongly disagree. There is also space over the page for you to add further comments.

	Strongly agree ☺				Strongly disagree ☹
Vision for Wood Green					
• I agree with the draft Vision for Wood Green	☐	☐	☐	☐	☐
Accessibility					
• East-west links to Haringey Heartlands should be improved.	☐	☐	☐	☐	☐
• The town centre should have wider, better pavements and safer crossing points.	☐	☐	☐	☐	☐
Character areas					
• The different character of the areas within Wood Green town centre should be promoted, creating a variety of shopping and leisure provision.	☐	☐	☐	☐	☐
Sustainability					
• New development in the town centre should be designed to the highest sustainable standards.	☐	☐	☐	☐	☐
• There should be a gradual reduction in town centre parking to encourage people to walk, cycle or use public transport.	☐	☐	☐	☐	☐
• New development in the town centre should be high density and mixed use to take advantage of the excellent public transport links.	☐	☐	☐	☐	☐
Public realm					
• Trees and green spaces should be introduced within the town centre whenever possible.	☐	☐	☐	☐	☐
• Pavements should be widened to give more space to pedestrians and create a more relaxed shopping environment.	☐	☐	☐	☐	☐
• There should be better facilities on Ducketts Common with easy links to the High Road.	☐	☐	☐	☐	☐
Safety					
• Where sites are being redeveloped, care should be taken to design out alleys and other spaces which might attract crime.	☐	☐	☐	☐	☐
• A mix of different uses within new development (for example, flats above shops) will make the town centre feel safer at all times of the day	☐	☐	☐	☐	☐
Congestion					
• Cars should be banned from using the High Road at peak shopping periods.	☐	☐	☐	☐	☐
• Buses should be given more priority over cars to make them quicker and better to use.	☐	☐	☐	☐	☐
• Deliveries to shops should be better organised and heavy vehicles discouraged from using the High Road during peak hours.	☐	☐	☐	☐	☐
Infrastructure and amenities					
• Public amenities, such as the Library should continue to be located within the town centre.	☐	☐	☐	☐	☐

Appendix D – Stakeholder Workshop Summary

Workshop Attendance

9th June 2008, 4-6pm at the Civic Chamber, The Civic Centre, High Road, Wood Green, London, N22 4LE

Manoj Ambasna, College Arts
Chris Barker, Living Streets
Marcus Bertapelli, Haringey City Growth
Councillor John Bevan, London Borough of Haringey
Angie Buzzacott, Homes for Haringey
David Coleman, Urban Practitioners
Helen Colhessy, Homes for Haringey Panel
Preeti Dasgupta, College Arts
Henrietta Doyle, Haringey Phoenix Group
Melvyn Dresner, TfL
Councillor Pat Egan, London Borough of Haringey
Karen Galey, London Borough of Haringey
Kate Garner, London Borough of Haringey
Deborah Hogan, London Borough of Haringey
Mark Hopson, London Borough of Haringey
Leo Kearfe
Ulla Lefmann, Burghley Road Area Residents Association
Laurie Owen, Parkside Malvern Residents Association
Robin Payne, London Borough of Haringey
Len Ray, TfL
Joyce Sinclair, Hair by Ronald Joyce
Andrew Snape, Metropolitan Police
Michael Thompson, The Mall
Rachel Victor-Sampson, North London Strategic Alliance
Steve Walker, Urban Practitioners
John Waller, Bounds Green and District Residents Association
Lisa Webb, TfL
Stephen Whittle, West Green Residents Association

Appendix D – Stakeholder Workshop Summary

Group 1 (Led by Steve Walker and Deborah Hogan)

Three projects which should have the highest priority 5) Library redevelopment • Improves safety • Improves east – west links • Split into two 3) Junction improvements – Station Road / High Road 12/13) Turnpike Lane / Ducketts Common
Three projects which should have the lowest priority Removing the bridge seems low priority, but improving it would be good
Further projects which you would like to see included Improving the frontage of the bus depot and improving management for pedestrians Fill in the bus bays – but slightly widen everywhere to include a dedicated cycle way Need clearer reference to London Plan parking standards and secured cycle parking Waste storage for new development

Plan

The group have identified Hollywood Green as being a violent crime hotspot

Appendix D – Stakeholder Workshop Summary

Group 2 (Led by Mark Hopson)

Three projects which should have the highest priority 1) Wood Green gateway: streetscene / Hollywood Green / River Park House / Morrisons 2) BHS site 3) Turnpike Lane gateway
Three projects which should have the lowest priority 1) Civic centre 2) Play area Ducketts Common 3) Greenridings House
Further projects which you would like to see included Bury Road Dovecote Avenue Lymington Avenue High Road by-law change! Shop deliveries / services

Plan

The group identified:

- guard rails at the junction of the High Road and Station Road as being problematic
- possible pavement widening on the High Road
- Access issues on the High Road
- Street markets?
- Betting shops - negative
- Separate entrance to the tube - positive

Appendix D – Stakeholder Workshop Summary

Group 3 (led by David Coleman)

Three projects which should have the highest priority
3) and 12) – Redevelop Wood Green and Turnpike Lane corners
6) Redevelop Shopping City
5) Redevelop Library
Improve the appearance outside W.G tube station and Hollywood Green as it is very ugly. Green it more, put in a fountain, public art, shrubs.
Three projects which should have the lowest priority
Removal of bus layby's
Redevelopment of the civic centre
Further projects which you would like to see included
Make Ducketts Common 'green flag' and increase pedestrian space
Promote loading bays at the back of shops?
Residents need to be given ownership of green spaces on High Road
Access route to Haringey Heartlands between the Library and Morrisons should be reopened.

Plan

The group identified:

- The need to retain community uses at the Civic Centre site. Perhaps it should become Wood Green town hall
- Removing the left filter lane from the junction of Station Road and High Road is a good idea, but the impact on traffic of the new school opening (to the west) should be taken into account
- Greening is needed at Spouters corner – retailers should contribute to this
- Cycle routes are needed to link the High Road to the east and west (Haringey Heartlands)

Copy of Signatories to On-line Petition from Harringay Residents as a response to the Consultation on Haringey Council's Wood Green SPD

	First Name	Last Name	Comments
1	Iona	Desai	its just a matter of time before a nasty accident occurs with the increasing amount of traffic that occurrs on the ladder, please don't make it worse and the roads can't take it - they are falling apart already with the heavy lorries that use the ladder as s short cut! thanks
2	Karen	Rafferty	
3	Elizabeth	Ixer	
4	Margaret	Jones	I am very worried about the impact of closing Wood green High Street on local traffic eg Wightman Road, ladder Roads and the surounding area. I fear gridlock
5	Jason	McLaughlin	
6	Gareth	White	
7	Anna	Mullin	
8	Paul	Harvey	I totally agree, traffic is already at unacceptable levels in the area and this will have a significant impact on the local area.
9	Nicola	Penfold	
10	Dominic	Burton	I do not agree on closing the wood green high street as I believe it will increase traffic on wightman road which and on Lausanne which already have much to much traffic for a residential area.
11	Thomas	Spanyol	Wightman certainly can't take the extra traffic a bus-only High Road would probably generate. Would be even more of a disaster for cyclists... Traffic from A105 should not have to divert via residential "B" roads.
12	Stuart	Freedman	
13	Mike	Nielsen	These are narrow residential streets, already over-run.Please don't make them worse.
14	Paul	Soper	Typical Haringey (lack of) planning
15	Hugh	Flouch	
16	Eddie	Finnegan	Bus-only or pedestrianisation of WG High Road is superficially attractive until you consider the consequences. As Wightman Rd resident for 31 years I know what those consequences will be. Heartlands traffic will be atrocious. Don't make it worse.
17	David	Trickett	
18	Catherine	Edis	Please bear in mind Sainsbury's fiasco and implications on surrounding area, including the already overladen Wightman Road, which is too narrow and has too many junctions and is totally residential. It shouldn't take any more traffic. Whilst I sympathise with the desire to make Wood Green High Road car-free, the displaced traffic will have to go somewhere and the current roads you want it to go along are as busy if not more than Wood Green High Road.
19	Nicola	King	
20	Marsha	Gomez	this will be a nightmare for residents!!
21	Alison	Park	
22	Jonathan	Elphick	Already there is far too much traffic on Wightman and the other ladder roads: this proposal will greatly exacerbate the problems from pollution, risk and noise that we already face
23	Richard	Zajdlic	
24	Geraldine	McCarthy	
25	Maria Teresa	Rodriguez de Lizana	
26	Phongphaneth	Praseuth	
27	Ruth	Edwards	
28	Claire	Le Neveu	
29	Kim	Davis	
30	Matt	Burge	
31	Alastair	McLellan	
32	Caspar	Gordon	Please inform me and others of any upcoming residents consultation, in regards to the 'further investigative traffic modelling work' mentioned on page 30 of the Wood Green Town Centre Draft SPD -May 2008.
33	Paul	Jenkins	
34	James	Walsh	a consultation is required with us, the people who live in harringay
35	Kelly	Arnstein	

Copy of Signatories to On-line Petition from Harringay Residents as a response to the Consultation on Haringey Council's Wood Green SPD

36	Yvonne	Rose	
37	Rogan	Macdonald	
38	Ian	Weir	
39	Olympia	Harvey	
40	Dan	Waters	
41	A. E.	Lang	To make this already congested area sustainable in the future, consideration needs to be given to cycling provision. Where is this in the plan? Wightman Rd is already far too dangerous to cycle on; this will make it even worse.
42	Louise	Loughney	
43	Jane	Hill	
44	Colin	Bannon	
45	Simon	Pasquill	
46	Martha	Sampson	
47	Eilidh	Murray	
48	Gillian	Pengelly	
49	Ant	Elder	
50	Anna	Shepherd	
51	Shazia	Rennison	
52	Paul	Rennison	
53	Margaret	Fowler	It is not possible to reroute any more traffic along St. Ann's and Salisbury Roads. We'd have road rage all day.
54	Sophie	Hautefeuille	
55	Greg	Lawless	The council needs to really think this one through. More traffic on the ladder following the Sainsbury and Arena debacle, doesnt seem to have any common sense attached to it
56	David	Southey	
57	John	Eastham	
58	John	Hinshelwood	Please don't route traffic from Wood Green onto Wightman Road and the Ladder Roads
59	Peter	Kordel	As a regular cyclist in London the stretch of Wightman road I take daily fills me with dread. More traffic along this route coupled with a poorly designed layout (traffic islands and lack of pelican crossings) will make this route more perilous for cyclists and pedestrians. Please reconsider.
60	John	McMullan	
61	Helen	Wang	
62	Rebecca	Salter	It is scandalous that any council should consider giving priority to the lobbying by stores over the needs of a residential area. It will be another Sainsburys fiasco.
63	K	Napier	
64	Janet	Brewer	
65	Geoffrey	Winston	
66	John	Knowles	
67	Gerry	Mulcahy	
68	Katia	de Gregorio	
69	Leane	Smith	
70	Ben	Stewart	
71	Matthew	Phipps	Cavendish Road Resident
72	Chee Keong	Wong	
73	Clare	Panjwani	
74	Raj	Panjwani	
75	Thandi	Viljoen	
76	Simon	Taylor	we've been railroaded with a concrete factory one end & a Sainsburys blockade another. Enough is enough.
77	Alison	Warry	

Copy of Signatories to On-line Petition from Harringay Residents as a response to the Consultation on Haringey Council's Wood Green SPD

78	Carly	Sullivan	
79	J	Thorp	
80	Jane	Cziborra	
81	Steve	Burdekin	
82	Alison	Burdekin	
83	Kristine	Rank	
84	Chloe	Connell	
85	Karen	Alexander	
86	Denise	Woodhall	
87	Nick	Beedham	
88	Debbie	Warren	
89	Azeem	Ali Khan	
90	Anna	Thornton	I totally agree, traffic is already at unacceptable levels in the Ladder. This issue needs more careful planning and extended consultation to avoid another 'Sainsbury traffic fiaso'. I'm a Seymour Road resident and and want to see less traffic not more.
91	Robert	Danilczuk	Divert traffic away from residential areas
92	Yasmin	Ali Khan	
93	Steve	McCarthy	A plan too far
94	Anna	Ferris	we already have a problem being used as a rat run - it will be far worse with this proposal
95	John	Robertson	
96	Janet	Chamberlain	
97	Benoit	Aigret	
98	Jacob	Mothopeng	Don't reroute wood green traffic to the ladder
99	Katrina	Dunn	
100	Julie	Bakobaki	
101	Katherine	Quinn	Keep the trafffic on the High Road and off the ladder.
102	Marianne	Ford	
103	Usama	Inam	
104	James	Bradley	what an incompetant lot our council are!
105	Paul	Di rollo	
106	Murray	Salmon	
107	Barry	McVeigh	
108	Eilish	Quinn	
109	Johanna	Green	
110	Suzanne	Kendall	
111	Connor	McVeigh	With the continued expansion of multiple occupancy properties on the ladder this is already placing duress upon the transport infrastructure. Adding to this pressure from the redeveloped Sainsburys site and the existing log jams occuring around the various churches at the north end of wightman makes any further pressure untenable.
112	Luca	Barsella	
113	Alison	Prager	
114	Emma	C	
115	Lara	Harwood	
116	Tom	Hardy	
117	Anette	Collins	
118	Rob	Collins	
119	Deepa	Shah	I am sick of Wightman Road being a dangerous rat run. It is a RESIDENTIAL road which is part of the ladder and has been neglected for too long. We too pay our council taxes and are getting a very raw deal.

Copy of Signatories to On-line Petition from Harringay Residents as a response to the Consultation on Haringey Council's Wood Green SPD

120	Tessa	Parsons	This needs thorough reconsideration. I am a cyclist & Wightman Road already takes so much motorised traffic cycling is a nightmare. The ladder roads also suffer from too much traffic already, frequently used as cut-throughs by cars and heavy lorries, few of which respect the speed limit. Under the current proposals these problems will worsen. Think again.
121		Ace Lettings Ltd	
122	Jeremy	Cassidy	
123	Kari	Stewart	
124	Palat	Aramfar	
125	Amir	Lacy	
126	Michelle	Dodd	
127	Vikram	Mersey	
128	Mathew		
129	Penny	Andrews	The Ladder roads are full of young families and the roads are busy and dangerous enough. We urge you to consider other traffic options - these are narrow Victorian streets and the houses already shake with traffic vibration and noise; increased traffic will mean increased vibration and potential insurance claims against the developers. Any decision must account for these factors with actual research (at proposed site) not paper work.
130	Chico	Pachero	disruption, polution, health and safety risks, costly - why?why? why? and who benefits? not the resident.
131	James	Cone	
132	Alex	MacDonald	
133	Jonathan	Lemonsky	
134	Karen	Demeza	
135	Pip	Sealey	
136	Mick	Bolton	
137	Kerry	Mizon	
138	L	Zilka	
139	Henry	Busiakiewicz	
140	Penny	Andrews	
141	Debbie	Orr	
142	Maddie	Doyle	The ladder and ladder area are noisy enoigh without more traffic being diverted to us!
143	Dominic	Rogers	
144	A.	Jones	
145	Mark	Brandon	Sensible traffic planning does not send more cars through quiet residential streets. Please try again and consult residents
146	Sandra	Plummer	
147	Seemah	Burgess	
148	Jess	King	
149	Steffen	Wirsing	Burgoyne Road
150	Andy	Newman	
151	Michaela	Hamm	
152	Andrew	de Lotbiniere	
153	Paul	Davies	
154	Shem	Law	Does the council really think it is qualified to take decisions on traffic after Arena park fiasco?
155	Pippa	Nixon	
156	Maria	Law	We on the LCSP community group raised concerns with the council at the planning stage of Arena park, about the extra traffic on green lanes and the ladder roads. They chose to ignore our warnings and look at the mess they've made of it. This will mean far more traffic on Wightman road. A road that is full to bursting with traffic as it is now. Are they mad?
157	Bethia	Hope-Rollins	
158	Claire	Ayles	Wightman Road is already congested, polluted and dangerous to cross. Any extra traffic could exaccerbate these problems.
159	Xanthe	Berkeley	

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160	Andy	Ayles	Roads in the are already heavily congested, any extra would make the problem worse.
161	Alison	Laverick	Routing traffic away from a largely commercial area to predominantly residential areas seems ill-conceived. I would like to see an independent assessment of what this will mean for the overall traffic situation in the areas surrounding Wood Green.
162	Ben	Swift	
163	Melanie	Willcock	
164	John	Griffith	
165	Sarah	Ninot	
166	Benedict	Richards	
167	Yvonne	Wade	
168	Mark	Williams	Don't reroute the traffic via the Ladder !
169	Jaime	Casas	
170	Daniel	Rollins	
171	David	Jones	
172	Kate	Hoggard	
173	Dominic	Penfold	It'd be nice to see a full examination of the consequences of the proposed changes as previous modifications to traffic flow (only one access road to the arena complex etc.) have resulted in very detrimental effects. Reducing traffic flow on residential roads should be a greater priority than reducing traffic flow through commercial areas.
174	Rachel	Warren	
175	Glynn	Davis	
176	David	Warren	
177	John	Cunningham	
178	Sophie	Barr	
179	James	Mitchum	
180	Julie	Foy	
181	Helen	Hingley-Jones	Not enough thought has gone into these ideas & their implications for Ladder residential streets. Vibration damage from large lorries already causes a problem which will worsen with increased traffic. Safety issues also arise for children too. Wightman Road should be traffic calmed as it is now and would not be able to cope with increased traffic load if these plans were to go ahead.
182	Richard	Ford	
183	Joanne	Mitchell	
184	Jean-Marc	Arsenault	
185	David W	Jones	Any change like this would need to be planned for in such a way that traffic was reduced in the whole of the surrounding area.
186	Phillip	Kennedy	
187	Susan	Herrington	
188	Richard	Milsom	
189	Hakan	Sahin	This would be a significant damage to the residential character of the ladder area
190	Michael	Harte	This is not a good idea
191	Reba	Johnson	We are having so much problems with traffic in the Green Lanes area, because of the development of the Shops at the old Haringey Stadium and the extension of Sainsburys, tht I dread to think of the impact of these plans on local streets and the movement of traffic generally. Recently it has been impossible to negotiate Turnpike Lane area under 15 minutes. I totally do not want Wood Green made into a bus only area.
192	Eileen	O'Dwyer	Wood Green Shopping City is already becoming a wasteland if people have to sit in traffic jams to reach it it will cease to be viable as a shopping area.
193	Eduardo	Calvillo	I live on Endymion Rd, and we already get enough traffic when Arsenal plays
194	Katherine	Evans	
195	Safana	Inam	
196	Mohammad	Inam	

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197	Shaguffta	Jabeen	
198	Jane	Human	
199	Sandi	Chaitram	I'd like the WGTC Planners to tell me where THEY think the high volume of traffic is going to go? And how filtering heavy traffic through the already busy surrounding roads will be good for the residents, pedestrians and environment? Where WG is situated makes closing it to traffic a non-starter. Efforts would be better spent on looking at ways to keep it moving smoothly and calmly.
200	Justin	Guest	Has any assessment been made of how HGVs will route through the area, especially given that vehicles above a certain size are not allowed on the ladder roads? I think it wholly inappropriate that no thorough traffic impact modelling and analysis has been carried out prior to this exercise. While I beleive that there is a laudable objective to this initiative, the answer it not to remove significant arterial traffic routes and simply force more traffic into a small area on the Ladder and surrounding roads. This will simply give rise to significant congestion and force vehicles to rat run through residential streets in ever greater numbers. The Debacle after the establishment of the new shops new Sainsbury's indicates the the rule of the 6 Ps apply: Proper Planning Prevents Piss Poor Performance!
201	Stuart	Goldberg	Effingham Road, N8
202	S	Hassard	
203	Joe	Wadsworth	Wightman Road is already too narrow for the amount of traffic it has to carry. Implementing this proposal would make it even more polluted and dangerous for residents, pedestrians and cyclists.
204	Emma	Guest	
205	Priya	Nicholas	
206	Frances	McArdle	
207	Terry	Mann	
208	Anthony	Devey	
209	Tony	Leopold	There is already far more traffic on Wightman Road than it is fit to cope with. This plan to add more will increase the pollution and vibration problems that residents already endure, and make the route more dangerous for pedestrians and cyclists.
210	Karin	Duguid	the ladder roads are narrow and lots of children cross them ont he way to the schools so making them main thoroughfares is ridiculous
211	Sarah	Curnow	
212	Liza	Messing	
213	Rodney	Keg	The sustainability of places requires informed decision and policy making that deals with the issue of increased traffic. Proposals in the current draft plan will exacerbate local traffic conditions in the area outside the Wood Green Town Centre - essentially moving a problem, not solving the problem. Many of these streets are at or near capacity - therefore the improvemnet of one area (WGTC) will be at the expense of the areas enduring more traffic.
214	Maria	Longo	it would make Wightman Road more dangerous polluted and noisy traffic would get to not moving at all
215	James	Greaves	The traffic on Green Lanes and the ladderis pretty horrendous already. We don't need any more.
216	Andrew	Lang	I am very strongly against the plan to reroute traffic.
217	Sandeep	McNicholl	The families on the ladders do not want this.
218	Jack	McNicholl	Not what we want on our doorstep. I want my children to be safe on their doorstep.
219	Steven	Burrows	
220	Therese	Delbarry	
221	Angela	Burge	
222	William John	Eccleston	More traffic on Wightman Road and the other ladder roads would have a massive impact on the quality of our lives.
223	Paula	Russell	
224	Mrs	Hearne	
225	Mr	Hearne	
226	Katie	Hignett	
227	Eileen	Gavin	
228	Jason	Godfrey	
229	Phil	Mongredien	

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230	Jenny	Wilkes	
231	Richard	Fullerton	
232	Tindara	Sidoti	
233	Patrick	Moore	
234	Adrenne	Read	
235	Hugo	Read	
236	Thomas	Liddle	Other roads are busy enough. We need to keep all roads open
237	Maria-Concetta	Sidoti	
238	Faruq	Inam	
239	Annabel	Pearcey	
240	T.	Clark-Eddington	
241	ADRIAN	SCOTT	
242	Fe	Horn	
243	Lucy	Jaffe	\you have to consider the whole area, not just the High Street in isolation.
244	Saqub	Inam	this is a scheme to protect businesses with a total lack of regard to residents' FREEDOM of movement. i am very much against this plan.
245	Nikki	Horwood	
246	Kristen	McKinnon	
247	Margaret	Young	
248	Pat	Wong	
249	Annette	Johnson	As usual Haringey Council are failing to take into account the disruption to the peaceful enjoyment of our homes, caused by the excessive levels of traffic in the Ladder Roads. Residents have been complaining about this since the one way system was introduced in November 2002. given that the Council will be allowing a concrete factory to be built at the back of Wightman Road in an area with several primary schools and families with young children, to then make a proposal which would shift even more traffic into a series of residential roads is just adding insult to injury.
250	Severine	Boulland	don't reroute wood green traffic to the ladder
251	Billie	Evans	don't reroute wood green traffic to the ladder
252	Anna	Keeling	
253	Gareth	Evans	
254	Marc	Garrett	
255	K	Sheridan	
256	IAN	NAYSMITH	
257	Frances	Walsh	
258	James	Wirth	
259	Kirsty	Scanlan	
260	Victoria	Segal	
261	Barbara	Nicholls	This serves only the shops and their shareholders profits..shortsighted and cynical.
262	Stuart	Grieve	
263	Adam	Hankinson	
264	N	Williams	more traffic, more danger especially for the children, lower quality of life, thanks very much!
265	D	Talbot	
266	Elena	Caton	
267	Helen	Emerson	
268	Anne	Barwick	
269	FATHEHA	AHMED	
270	Charlotte	Mason	
271	Lisa	Sanders	

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272	Elizabeth	Brown	The congestion on Wightman Road is already very high during rush hours and at the weekend. The failure to put in an effective traffic flow system for the new enlarged Sainsburys and now this proves to me that Harringey council don't have a traffic flow strategy at all and it is clear that no councillors live in or have knowledge of the area or else they wouldn't suggest it at all. There are schools on the Ladder!!!!
273	Mary	Price	
274	Michael	Lubbock	
275	Richard	Sanders	
276	Thomas	Koestler	
277	Iain	Mackay	
278	Nemone	Griffin	
279	RORY	GRIFFIN	
280	Guy	Bentham	
281	Harriet	Cotterill	
282	Steve	Talevski	
283	Kim	Henriksen	
284	Antonella	Ercolani	
285	Christos		Theres enough traffic on Wightman road as it is !
286	Stephanie		My house shakes every time a heavy vehicle drives past, we dont need more traffic. the state of these roads on the ladder are bad enough
287	Demitri		
288	Emily		
289	Gareth	Senior	I cycle to & from work in WC2. Wightman Road is already the most dangerous stretch of road on that route.
290	Philippa	Knight	Wightman Rd is already very busy and a dangerous road for cyclists and children walking to school. If traffic from Wood Green is re routed it will increase the Wightman Rd traffic and the traffic on other smaller residential Ladder Roads.
291	Andrew	Macadam	Knock-on effects on local roads would be disastrous.
292	Nicole	Wakely	traffic alraedy very heavy and very dangerous on wightman rd. very difficult to cross with children
293	georgia		its rediculous
294A	Teresa	Asquith	
294B	Fred	Asquith	
295	Mary	le Comte	I have written to the council to express my concern about the traffic on Wightman Road. As a resedential street I believe the size of vehicles (huge trucks/lorries) allowed to drive down Wightman Road is unacceptable. The speed at which they travel is unsafe for residents and children. The noise level of the traffic is too high, and the houses shake as the lorries thunder past. I think there should be a restriction on the size of traffice if not the amount.
296	Donald	Ritchie	
297	Susan	Beer	
298	Isabella		We don't want anymore traffic on the ladder as there is too much already particularly on Whiteman Road.
299	Alison	Meek	I live in Wightman Road. Any more traffic is clearly not sustainable. Please reconsider this scheme.
300	Gillian	Watson	
301	Phillip	Watson	
302	J P	Tomlinson	
303	R A	Tomlinson	
304	Rosemary	Taylor	103 Pemberton Road
305	Susan	Bullen	
306	Ben	Wilson	
307	Christina	Edwards	
308	Steven	Hill	
309	Jay	Edwards Hill	

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310	Kyla	Edwards Hill	
311	Mrs J	Sermet	
312	Gregory D.	Smith	
313	Mignon E.	Nixon	
314	Katrina	Cotton	
315	Rob	Lowe	
316	Graham	Tuck	No more traffic on Warham Road
317	Cecile	Laborde	
318	Penny	Charles	
319	Robert	Layton	
320	Catherine	Considine	
321	Lynne	Paskaleff	
322	Steven	Richardson	
323	Simon	Attfield	
324	Jessica	King	
325	Tina	Lord	
326	Michael	Purser	
327	Michael	Stavrou	
328	Siobhan	Walshe	
329	Jane	Ardern	
330	Mary	Ardern	
331	Andy	Barron	
332	Louisa	Beeby	
333	Sharni	Webster	
334	Mark	Webster	
335	Azad	Ayub	Wightman Road is already a very busy road. Any additional traffic will make it unbearable for those living on that road.
336	Regina	Tierney	Without adequate planning for alternative routes, traffic on the roads in the Harringay Ladder will become very busy till late at night disturbing the peace and quiet of te residents.
337	Ian	Green	
338	Anna	Davies	
339	John E	Duncan	
340	Pauline	Syddell	
341	D	Tokins	
342	Dieneke	ter Huurne	
343	Gregory	Burrows-Delbarry	
344	A. K.	Moller	
345	Olgun	YAVUZ	Lorries passing by our residential road, Burgoyne Road, cause a serious vibration to already subsided properties. I have written to council about this but unfortunately I have recieved a standart reply. More traffic will not help, this streets should be closed to heavy vehicles.
346	Kate	Lloyd	
347	Andrew	Brown	
348	Philip	Clarkson	
349	Deborah	Wall	
350	Joanna	Aves	
351	Jed	Balaskas	
352	Luca	Puri	

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353		Gardens Residents Association	The GRA supports the LCSP and WRN4 in their campaign to stop the rerouting of Wood Green traffic through the Ladder and Wightman Road
354	Sam	Yauner	
355	Amaranta	Wright	
356	Jose Luis	Seijas	
357	Kate	Cotton	Ridiculous idea, Wood Green does not need to be pedestrianised it has very wide pavements. I have a young baby and have no trouble shopping in Wood Green. If you re-route the traffic you will end up with a huge traffic jam and less people will come to Wood Green to shop. The ladder is made up of residential streets which need to be kept residential. There are two schools on the ladder and children need to be able to be dropped off and picked up safely from the roads next to these schools, re-routing the traffic from Wood Green will lead it on to the ladder which is already congested enough at school times.
358	Nigel	Fowler	
359	Ruth	Sherwood	
360	James	Cowling	
361	Eva	Salzman	
362	Van	Howell	
363	Julia	Woodman	There is too much traffic on Wightman Road and there should be speedbumps put down as traffic goes so fast.
364	Clara	Farmer	
365	Simon	Bradley	
366	Vivian	Allen	probably a good idea to keep residential areas and traffic as seperate as possible?
367	Tom	Millward	Green Lanes and the Ladder are grid-locked at the best of times without this measure
368	MARTIN	BROWN	The displacement of traffic through the ladder would add more stress to particular roads which run from green lanes to Wightman road.
369	YASMIN	AJMAL	
370	Juliette	Darby	
371	Clare	de Lotbiniere	
372	Lee	Martin	
373	Jon	Clyne	
374	Louise	King	
375	Michael	Connolly	
376	Philippa	Makepeace	
377	Jarina	Choudhury	
378	James	Stewart	
379	Sandra	Plummer	
380	Phillipa	Leighton	Do not do this. Children rely on the safety of the ladder to walk to school, which helps our local schools win awards such as the Activemark. They need all the help they can get, and they're doing brilliantly. do not hinder this crucial progress.
381	Caspar	Leighton	
382	Alison	Kriel	
383	Rob	Andrews	Totaly daft proposition. Better to reduce traffic stopping on Green Lanes therefore reducing trafic and congestion from parking.
384	Justin	Hinchcliffe	
385	Jon	Sen	
386	Kerry	McKinnon	
387	Matthew	McKinnon	
388	Daniel	Green	
389	Delyth	Howard	
390	Anna	Rimington	
391	Andrew	McCallum	
392	Amanda	Milsom	

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393	Peter	Scott	
394	Joe	Chapman	This is an outragous idea!
395	Adam	Sterling	
396	Carl		
397	Clare	Uchima	
398	Marian	Broderick	
399	Rhiannon	Evans	
400	Ruth	Cherrington	This needs joined up thinking! the Ladder is congested enough as it is.
401	Mark	Alexander	A greater review on the impact on surrounding roads is required before this scheme is considered.
402	Toby	Castle	
403	Gareth	Mostyn	I think we should know how many vehicles an hour will be coming through the ladder roads and this should not happen if this is excessive
404	Kirsten	Wright	
405	Jessamy	Broom	
406	Jeeten	Poonit	
407	Rebecca	Borrows	
408	Debi	Allen	
409	Matthew	Taylor	
410	Maren	Meinhardt	
411	Paul	Mckay	Please instigate20 mph limit on Wightman road and further traffic calming measures such as more activated crossing points. It is going to take some time to change peoples attitudes to car use. 20 mph has improved wood green high road. Realistically shutting off one of the two access routes from Enfield to Islington is going to cause displacement and high levels of congestion on an area of residential housing that has been actively campaigning for many years for less through traffic!!
412	Nicholas	Canham	
413	Alex	Benzi	
414	Frederick	Burdekin	
415	Jessie	Burdekin	
416	Peter	Hunter	
417	Marie	Brown	
418	David	Smith	
419	Chris	Conway	
420	DANIEL ELIAS	DE LA TORRE	
421	MARGARITA SANDOVAL	MUELAS	
422	Alan	Wylie	
423	Mick	Imlah	
424	Saba	Choudhury	
425	Thomas	Webb	
426	Lilian	Pipe	
427	Jason	Cox	I strongly object to the traffiic being rerouted through the ladder
428	David	Gebbie	
429	Rachel	Fisher	
430	Madeline	Palm	These roads do not need more traffic and congestion. This proposal will not only affect the ladder area but the surrounding roads around Finsbury Park which already have problems associated with traffic re-routing, congestion charges and bus lanes.
431	Ellen	Hewings	
432	Robin	Hewings	The plan may be right but I agree a thorough review is needed.
433	Phillipa	White	

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434	Alan	Rutter	
435	Madeleine	Rogers	
436	Anne	McArthur	
437	Pedro	Ortiz	
438	Emma	Ortiz	
439	Roman	Ortiz	
440	Sophia	Ortiz	
441	CELIA	MCKEON	
442	Angela	Smith	
443	MR A.	DEB	
444	Penny	Turner	
445	Kate	Jelly	
446	Anna	Thomas	
447	Chris	Hewett	
448	Candida	Barbato	
449	Rebecca	Mitchell	
450	Graeme	Crowley	

To: Harringay Residents
WOOD GREEN TOWN PLAN (SPD) TRANSPORT IMPLICATIONS FOR THE HARRINGAY LADDER

Background

The Wood Green SPD document contains many sensible proposals for the improvement of the built environment of Wood Green Town Centre. However the document fails to place Wood Green in its proper context in relation to traffic and transport. Specifically, it fails to show a clear understanding of the impact of some of the proposals for the surrounding area. At no point in the document is there consideration of traffic flowing through – rather than within or to and from – Wood Green. By neglecting through traffic, it becomes easy to neglect the impact on surrounding areas of displaced through traffic resulting from proposals such as a Bus only High Road or to a lesser extent as a result of increases in congestion from removing bus lay-byes or removing the Shopping City bridge and replacing it with a ground level crossing.

Tfl best practice guidance states that a Transport Assessment should be able to demonstrate how developments affect demands for travel and how all travel demands and service requirements will be met. Given recent experier

The theme of sustainability has a high profile within the document. This manifests itself through a number of prop

For more information visit Harringay Online

THIS PETITION WILL CLOSE AT MIDNIGHT ON 22nd JUNE 2008

Petition Statement

Closure of Wood Green High Road to vehicles other than buses and allowing south-bound traffic to turn right at S

We note that, inspite of its paying lip service to sustainability, and in the absence of proper traffic modelling the C

We believe that:

A direct consequence of some of the proposals in the SPD would be the displacement of traffic around Wood Green and, in particular, through the Harringay Ladder.

We demand that:

The Council have proper regard for planning guidance and conduct a thorough traffic assessment including a comprehensive survey and modelling exercise using independent expertise having consulted residents and interested parties in Harringay and St Ann's wards, amongst others, on the terms of reference of such work.

That no changes be made to the status of Wood Green High Road until such surveying and modelling is complete and interested parties have had a chance to consider and be consulted on the conclusions.

Sincerely,

NEW TRAFFIC THREAT!

- **Well done everyone. Shopping City's plan for late night juggernaughts was turned down in May, thanks to everyone who wrote in.**

- **<u>BUT</u>: The Council are proposing to close the High Road to traffic except buses during shopping hours.**

- **This means that all the High Road traffic will come down our streets, in addition to the traffic we have already.**

- **This means all day rush hour traffic - more cars and juggernauts coming down Park Avenue, Station Road, Mayes Road and Hornsey Park Road.**

- **To object to this, cut off the letter opposite, sign and post it to the address at the top – as soon as possible, and <u>before Wednesday 25 June !</u>**

To: Deborah Hogan
Physical Regeneration Team
Haringey Council
Unit 212, Technopark
Ashley Road
Tottenham N17 9LN

RECEIVED
25 JUN 2008

Dear Ms Hogan

Re: Wood Green Town Centre SPD Consultation – Bus Only High Road proposal
I object to the proposal in the Wood Green Town Centre SPD Consultation Draft for the Council to consider a bus only High Road during shopping hours, for the following reasons:

1. The High Road currently has status as a London Distributor Route, second only in the hierarchy of routes in the network. The High Road is the major route North-South through the Borough, and serves to channel traffic away from residential streets. This road carries thousands of vehicles per day, both cars and Heavy Goods Vehicles.

2. Removal of this route from general use will generate a devastating increase in traffic on already heavily loaded side streets. Closing the High Road to traffic will have a massive impact on nearby streets as vehicles attempt to migrate from the High Road to other routes.

3. This can only serve to make even worse the disruption and degradation to the local quality of life caused by the noise, vibration and pollution from ever increasing levels of traffic in local streets. Traffic levels are a long running and serious issue in our area and the proposal will adversely affect many hundreds of residents.

4. The effects of elevated levels of background noise are well documented as causing illness The mental and physical wellbeing of those living on streets through which displaced traffic will travel must be protected and must not be compromised.

5. Residents should be supported by efforts to ensure, maintain and improve environmental quality so that the central area of the Borough remains a place where people want to live. The proposal for a bus only High Road is unacceptable, and should be dropped.

Yours sincerely

.....
(signature)

Name: ..... Date: .....

Address: .....

.....

1. Which of the following change options would you most like to see implemented for Duckett's Common? Please score each option by ticking one number between 1 to 8 for each. Score the change you would most like to see with 1 and the one you are least interested in with 8. A different score must be given to each option, so that your preferences are clearly ranked between 1 and 8, e.g. you cannot score both "more sports facilities" and "Regular trimming of trees" with a 3.

	1	2	3	4	5	6	7	8	Rating Average	Response Count
New footpath from Queen's Head pub to middle of common	14.1% (13)	9.8% (9)	8.7% (8)	**19.6% (18)**	7.6% (7)	10.9% (10)	14.1% (13)	15.2% (14)	4.62	92
Removal of black container by basketball courts	2.2% (2)	6.6% (6)	8.8% (8)	6.6% (6)	15.4% (14)	19.8% (18)	**23.1% (21)**	17.6% (16)	5.66	91
Refurbishment of railings around the common	6.6% (6)	13.2% (12)	17.6% (16)	15.4% (14)	**20.9% (19)**	15.4% (14)	9.9% (9)	1.1% (1)	4.22	91
More flowerbeds and planted areas	**24.2% (22)**	**24.2% (22)**	23.1% (21)	4.4% (4)	5.5% (5)	5.5% (5)	6.6% (6)	6.6% (6)	3.19	91
Regular trimming of trees	1.2% (1)	9.4% (8)	10.6% (9)	**18.8% (16)**	16.5% (14)	17.6% (15)	14.1% (12)	11.8% (10)	5.08	85
More sports facilities	4.3% (4)	7.6% (7)	16.3% (15)	13.0% (12)	9.8% (9)	**17.4% (16)**	15.2% (14)	16.3% (15)	5.11	92
New play area & café near the Turnpike Lane/Green Lanes junction	**37.5% (36)**	15.6% (15)	9.4% (9)	11.5% (11)	8.3% (8)	7.3% (7)	4.2% (4)	6.3% (6)	3.07	96
Control of pigeon feeding	11.7% (11)	16.0% (15)	6.4% (6)	12.8% (12)	13.8% (13)	6.4% (6)	12.8% (12)	**20.2% (19)**	4.72	94
									answered question	99
									skipped question	1

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HARINGEY COUNCIL

EQUALITY IMPACT ASSESSMENT FORM

Haringey Council

Service: Economic Regeneration

Directorate: Urban Environment

Title of Proposal: Wood Green Town Centre Supplementary Planning Document (SPD)

Lead Officer: Mark Hopson – Physical Regeneration Manager

Names of other Officers involved: Deborah Hogan

Step 1 - Identify the aims of the policy, service or function

State what effects the proposal is intended to achieve and who will benefit from it.

The overall purpose of the Wood Green Town Centre Supplementary Planning Document (SPD) will be to provide strategic planning guidance for the town centre and surrounding area for the next 25 years. The SPD will form part of the wider Local Development Framework (LDF), a portfolio of policies that will control and enhance development within Haringey

The Wood Green Town Centre SPD will be compiled following extensive consultation with the local community and stakeholders. Three themes will make up the vision for the SPD: community; quality and sustainability.

These themes will aim to:

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

The SPD will conform to relevant national, regional, sub-regional and local planning policy and will seek to take into account all equalities issues. Key policy and strategy documents that have relevance to the SPD are:

- National planning policy guidance, such as:
  i. **PPS1 Delivering Sustainable Development** – This document contains a section highlighting government guidelines on Social Cohesion and Inclusion (Planning for Sustainable Development, p. 7). Development Plan policies should seek to: ensure that that impact of development on the social fabric of communities is considered; reduce social inequalities; address accessibility for all members of the community to jobs, health, housing, education, shops, leisure, and community facilities; take into account the needs of the community in relation to age, sex, ethnic background, religion, disability and income; delivery safe, healthy and attractive places to live; support the promotion of health and wellbeing by making provision for physical activity.
  ii. **PPS6 Planning for Town Centres** – This document contains a section highlighting government policy objectives for town centres (Planning for Town Centres, p.5) to promote vitality and viability. The wider objectives relate to: improving social inclusion; investment to regenerate deprived areas creating additional employment opportunities and improved physical environment; promote economic growth of regional, sub-

regional and local economies; to develop more sustainable patterns of development promoting sustainable transport choices.

iii. **PPS12 Local Spatial Planning** – This document sets out government policy on Local Development Frameworks and includes guidance on the preparation of Supplementary Planning Documents. The document draws attention to the importance of wide consultation on Core Strategies, under which documents such as the SPD sit. One element of the Core Strategy is the Statement of Community Involvement SCI. The role of the SCI (Local Spatial Planning, p.12) is to ensure that: details on how to engage with diverse sections of the community is included; identify which umbrella organisations and community groups need to be involved at difference stages of the planning process; explain the process and appropriate methods for effective community involvement; include information on how the SCI will be monitored, evaluated and scrutinised at the local level; include details of where community groups can get more information on the planning process.

- Regional and sub-regional planning policy guidance including:
  i. **Supplementary Planning Guidance (SPG) - Planning for Equality and Diversity in London** – This document is aimed at Local Authorities and provides guidance on how to implement the key London Plan relating to addressing the needs of London's different communities. The SPG also highlights the spatial impacts of wider socio-economic issues such as poverty and discrimination. The document covers: promoting equality and diversity in the planning process, key spatial and social issues for London and addressing the spatial needs of target equality groups.

- Local planning policy guidance, including:
  i. **Haringey UDP and forthcoming LDF** – These documents follow guidance set down in PPS12 on Local Spatial Planning;
  ii. **Haringey Council's Greenest Borough Strategy** – The document includes an Equalities Impact Assessment;
  iii. **Haringey Council's Regeneration Strategy** – Objective 1 "People" highlight's the Council's desire to increase skills, raise employment and reduce worklessness. Objective 3 "Prosperity" includes a priority to build on Haringey's young, ethnically diverse community to take advantage of innovation and global trade opportunities and promote entrepreneurialism;
  iv. **Haringey Safer Communities Strategy** – The strategy was formed as a result of extensive consultation to understand the concerns of the local community. It focuses on key local priorities including Young People, crime and victimisation. The strategy highlights community engagement as a key approach to tackling crime and anti-social behaviour;
  v. **Haringey Sustainable Community Strategy** – The strategy was formed as a result of extensive consultation. It focuses on key outcomes impacting on all elements of the local community. Outcome areas include:
     1. People at the Heart of Change – building on a cohesive and included community;
     2. An Environmentally Sustainable Future – including engagement with children and young people in environmental issues and promoting the concept of the "green generation";
     3. Economic Vitality and Prosperity Shared by All – to increase employment and the number of people in work, creating greater prosperity, opportunity and enterprise with a particular focus on children and young people;
     4. Be Safer for All – reduce the instances and fear of crime supporting the most vulnerable members of the community;
     5. Healthier People with a Better Quality of Life – tackle health inequalities and create more decent homes focusing on those communities at the highest risk of poor health;
     6. Be People and Customer Focused – Greater opportunities for civic engagement and volunteering drawing in local people to work together, including children and young people. Bring communities and the generations together to tackle social isolation and exclusion.
  vi. **The Haringey Guarantee** – This programme works with employers, schools, colleges, training providers, employment services and local communities. The key aims of the programme are to provide: jobs for unemployed local people; jobs for local people with relevant skills following successful completion of a training programme; routes into

structured training and education for local young people and support for local businesses.

Intended beneficiaries
The SPD will benefit all who live, work and visit Wood Green. The SPD will be compiled as a direct result of a 2-stage consultation process. All recommendations made in the SPD will therefore be representative of the views of the local community and stakeholders.

Main Stakeholders
The main stakeholders to be consulted for the draft SPD include: The Environment Agency; English Heritage; Natural England; English Partnerships; the GLA; Cabinet Members; Ward Councillors, key Council Officers and all the local communities who live, work or visit Wood Green.Once adopted, the document will provide guidance for Council Officers and developer who intend to make any changes or additions to the streetscape within the geographical remit of the SPD. The SPD will have particular relevance for Council services such as: Planning; Frontline Services and Neighbourhood Management.

Stakeholders will want the SPD to offer guidance and clarity on planning policies within the town centre as well as a wide range of issues relating to the built and natural environment in line with relevant national and regional policies.

Step 2 - Consideration of available data, research and information

You should gather all relevant quantitative and qualitative data that will help you assess whether at presently, there are differential outcomes for the different equalities target groups – diverse ethnic groups, women, men, older people, young people, disabled people, gay men, lesbians and transgender people and faith groups. Identify where there are gaps in data and say how you plug these gaps.

In order to establish whether a group is experiencing disproportionate effects, you should relate the data for each group to its population size. The 2001 Haringey Census data has an equalities profile of the borough and will help you to make comparisons against population sizes.
http://harinet.haringey.gov.uk/index/news_and_events/fact_file/statistics/census_statistics.htm

2 a) Using data from equalities monitoring, recent surveys, research, consultation etc. are there group(s) in the community who:
- *are significantly under/over represented in the use of the service, when compared to their population size?*
- *have raised concerns about access to services or quality of services?*
- *appear to be receiving differential outcomes in comparison to other groups?*

On-street consultation event targeting young people –Young people were encouraged to add their concerns and hopes for Wood Green to a display board and map out the future types of service offers they would like to see in the town centre. Comments included:
- feeling that there is a perception that crime and gangs on the High Road is significant
- there should be more community facilities, particularly those aimed at young people.

Haringey Phoenix Group walking audit – The group for the blind and partially sighted undertook their own Wood Green town centre audit the findings from which were fed into the draft SPD. Key findings included
- the need to make a variety of improvements to pedestrian crossings

- reduce obstacles on pavements or make them more easily detectable.

Individual Stakeholder meeting with Shop Mobility representative -
The Shop Mobility scheme in Wood Green represents people with physical disabilities in the local area. It was therefore very important to obtain the views of this particular group. Key points raised by this group were:

- A number of shops and cafes have steps at their entrances making them not DDA compliant;
- Some of the pavements along the High Road and town centre do not have dropped kerbs;
- The junction of the High Road and Gladstone Road is difficult to cross, and there is a problem with tree routes obstructing pavements;
- There could be more help for visually impaired users of the town centre.

Ethnicity:
Consistent equalities monitoring of those who contributed through the consultation process did not take place and therefore a clear assessment of responses from diverse ethnic groups could not be made. Specific consultation with some BME stakeholders did however take place:

Retail Health Check – This activity measured Wood Green in terms of its vitality and viability. Key indicators relevant to equalities included: diversity of the main town centre; retailer representation and accessibility. A strength identified in the Retail Health Check is that there is significant ethnic representation amongst businesses on Turnpike Lane. There are potentially adverse implications if this group is not protected.

Individual Stakeholder meeting with Sol Ali (Chair of the Turnpike Lane Traders Association) – The Turnpike Lane Traders Association represents a range of BME businesses. Sol Ali, as Chair of the Association, represents a key stakeholder in the future of Wood Green town centre and connecting roads. Key points raised by this group were:

- Turn Turnpike Lane into an 'Asian Oxford Street'. The road should be multi-cultural, and complementary to the High Road;
- There is a problem with too many groups of youths using the street;
- There is a need to improve the physical appearance of the street. The lighting, street furniture and quality of the pavements could all be improved (Ilford Lane was cited as an appropriate example). Small trees and an increase in 'greenery' could also help to improve the appearance;
- The smaller, independent shops should be relocated to Turnpike Lane, to make room for larger shops along the High Road;

Gender, religious belief and sexual orientation:

It is likely that representatives from each of these 3 groups responded during the course of both the initial and statutory consultation periods. The groups, however, were not targeted specifically and this highlights a gap in the consultation process. In addition, insufficient equalities monitoring provision was made for the draft SPD feedback forms. Any gaps will be addressed prior to any future consultation activity and will be identified in the Equality Impact Assessment Action Plan.

Whilst the Council cannot prove the extent of the diversity of responses received during the consultation process, significant qualitative and quantitative data was obtained as a result of both consultation phases.

2 b) What factors (barriers) might account for this under/over representation?

The aims of the SPD may have differential outcomes for certain equality target groups in the following ways:

Disability and Older People

- Physically moving around the town centre. Wood Green High road is quite cluttered and improvements could be made to the lay out and provision of facilities to enable improved mobility around the town centre.
- Accessing appropriate travel to and around Wood Green. Disabled people may require improved transport links in order to access the town. The London Plan sets out that the parking needs of disabled motorists and motorcyclists need to be more clearly accounted for within Supplementary Planning Documents.
- Accessing shopping and other local facilities.
- The SPD is a complex document and the language may be a barrier to engaging people with communication needs in the consultation process.

Ethnicity and Religion or Belief

- People from ethnic minority groups and faith communities may face barriers to accessing culturally appropriate services and facilities if these are not protected.

Step 3 - Assessment of Impact

Using the information you have gathered and analysed in step 2, you should assess whether and how the proposal you are putting forward will affect existing barriers and what actions you will take to address any potential negative effects.

3 a) How will your proposal affect existing barriers? (Please tick below as appropriate)

Increase barriers?	Reduce barriers? X	No change?

Comment

In general the aims of the SPD are to reduce barriers faced by particular equality target groups in accessing Wood Green.

3 b) What specific actions are you proposing in order to respond to the existing barriers and imbalances you have identified in Step 2?

- Improvements to the public realm and reduction in street furniture making the street less cluttered and more user-friendly and improve disabled access.
- Language within the SPD to be improved for clarity in relation to access and inclusive design.
- Enhancement of accessibility into and within the town centre.
- Consideration of the parking needs of disabled motorists or motorcyclists as set out in the London Plan.
- Improvements to pedestrian safety at the Alexandra Road/High Road junction to include road narrowing at the pedestrian crossing point to improved disabled access.

3 c) If there are barriers that cannot be removed, what groups will be most affected and what Positive Actions are you proposing in order to reduce the adverse impact on those groups?

Haringey Shop Mobility said that many shop entrances are not DDA compliant. It would be impossible to enforce this with existing businesses however consideration of DDA guidelines will be taken into account with any new building development.

Promote character areas and complementary role of Turnpike Lane – the geographical remit of the SPD does not at present extend to this area.

Where a proposal is made that may impact directly on one particular community group, the SPD will emphasise that extensive consultation will need to take place before any decision is made. This will be the case for any proposed development/redevelopment in the town centre.

Step 4 - Consult on the proposal

Consultation is an essential part of impact assessment. If there has been recent consultation which has highlighted the issues you have identified in Steps 2 and 3, use it to inform your assessment. If there has been no consultation relating to the issues, then you may have to carry out consultation to assist your assessment.

Make sure you reach all those who are likely to be affected by the proposal, ensuring that you cover all the equalities strands. Do not forget to give feedback to the people you have consulted, stating how you have responded to the issues and concerns they have raised.

4 a) Who have you consulted on your proposal and what were the main issues and concerns from the consultation?

Consultation has taken place in 2 phases.

Phase 1:

The draft SPD was produced and drafted on the back of extensive initial consultation with stakeholders including: local residents and businesses, strategic partners, community representatives, Councillors and Council Officers. The format of consultation included:

- High Street consultation event aimed at Young People, 19 July 2007;
- Town Centre Walking Audit, 13 October 07;
- Member/Senior officer visioning sessions;
- Meetings with local partnership groups;
- Steering Group, drawn from within the Council and other key stakeholders including TfL and the PCT.

Feedback from the consultation was summarised in a Draft Evidence Base and Consultation Report which was published on the Council's web site together with the draft SPD and Sustainability Appraisal.

Phase 2:
A 6 week statutory consultation period on the draft SPD took place between 17 May and 25 June. This gave the opportunity for local residents and stakeholders to see their initial proposals drafted into one document and again to feedback views. This also included feedback on the accompanying Sustainability Appraisal and Consultation Report which were undertaken in conjunction with the main SPD report.

In line with corporate guidance the statutory consultation included a weekend exhibition and launch at The Mall shopping followed by an exhibition highlighting key proposals of the draft SPD at the Wood Green library for the duration of the consultation period. Hard copies of the documents were available to view at the library and at River Park House as well as electronically, on the Council's web site and planning consultation portal Lime House.

4 b) How, in your proposal have you responded to the issues and concerns from consultation?

A Consultation Summary Report was produced incorporating all responses received from Phase 2 of the consultation process. In line with regulations, the Consultation Summary Report presents a response to all feedback received. On the basis of the agreed suggestions, the SPD will be amended accordingly and the final draft will go to Planning Committee for review on 8 September and to Cabinet for adoption on 14 October.

4 c) How have you informed the public and the people you consulted about the results of the consultation and what actions you are proposing in order to address the concerns raised?

A formal SPD page on the Council's website provides constantly updated information: www.haringey.gov.uk/woodgreenspd. Feedback of consultation results will be posted at this location.

There is a dedicated Wood Green SPD website that can be found at: http://www.woodgreenspatialplan.net/.

Step 5 - Addressing Training

The issues you have identified during the assessment and consultation may be new to you or your staff, which means you will need to raise awareness of them among your staff, which may even involve training. You should identify those issues and plan how and when you will raise them with your staff.

Do you envisage the need to train staff or raise their awareness of the issues arising from any aspects of your proposal and as a result of the impact assessment, and if so, what plans have you made?

Where any proposals or projects from the SPD are taken forward equalities issues will need to be assessed. Where staff training is identified as a requirement, this should be provided by the service delivering the project.

There are regular Urban Environment Equalities meetings, chaired by the Assistant Director of Economic Regeneration, at which equalities issues and queries relating to the SPD may be raised and any training gaps identified.

Step 6 - Monitoring Arrangements

If the proposal is adopted there is a legal duty to monitor and publish its actual effects on people. Monitoring should cover all the six equality strands. The purpose of equalities monitoring is to see how the policy is working in practice and to identify if and where it is producing disproportionate adverse effects and to take steps to address the effects. You should use the Council's equal opportunities monitoring form which can be downloaded from Harinet. Generally, equalities monitoring data should be gathered, analysed and report quarterly, in the first instance to your DMT and then to the Equalities Team.

What arrangements do you have or will put in place to monitor, report, publish and disseminate information on how your proposal is working and whether or not it is producing the intended equalities outcomes?

- *Who will be responsible for monitoring?*
- *What indicators and targets will be used to monitor and evaluate the effectiveness of the policy/service/function and its equalities impact?*
- *Are there monitoring procedures already in place which will generate this information?*
- *Where will this information be reported and how often?*

These issues will be considered in future monitoring exercises.

Where a proposal is made that may impact directly on one particular community group, the SPD will emphasise that extensive consultation will need to take place before any decision is made. This will be the case with any proposed development/redevelopment in the town centre.

Step 7 - Summarise impacts identified

In the table below, summarise for each diversity strand the impacts you have identified in your assessment

Age	Disability	Religion /Belief	Gender	Ethnicity	Sexual Orientation
OLDER PEOPLE People with limited mobility may experience unfair outcomes if the requirements outlined within the EIA have not been accounted for. YOUNGER PEOPLE Young people could face unfair outcomes if the needs they outlined are not accounted for in the SPD. Young People felt particularly concerned about gangs and crime in the Wood Green high road area.	People with limited mobility may experience unfair outcomes if the requirements outlined within the EIA have not been accounted for. Specifically, people with physical disabilities face barriers to benefiting from the SPD in terms of: ▪ Accessing shops ▪ Moving around the town centre ▪ Accessing transport facilities. LEARNING DISABILITIES People with learning disabilities and communication needs may not engage with the SPD and be able to participate in planning development work because information is often complex and difficult to understand.	No Evidence of impact.	No Evidence of impact.	No Evidence of impact.	No Evidence of impact.

Step 8 - Summarise the actions to be implemented

Please list below any recommendations for action that you plan to take as a result of this impact assessment.

Issue	Action required	Lead person	Timescale	Resource implications
Not all equalities strands (gender, sexual orientation & religious belief, ethnicity) were represented in the SPD consultation process.	Include equalities monitoring questions in all future consultation activity in order to identify any groups who are not participating in consultation, and to compare feedback from different equalities groups.	Project Managers	For the lifespan of the SPD	Project plans will need to reflect time required for further consultation activity
Equalities issues will not be monitored in any work undertaken as a result of the SPD	Regular equalities monitoring to take place at the Urban Environment Equalities meeting.	Planning Service	Regular project monitoring will need to take place with regard any actions resulting from proposals made in the SPD	A regular Urban Environment Equalities meeting already takes place on a regular basis
Information on consultation activity is not always disseminated to the general public	All resident consultation and engagement activity to be reported through the Council's Corporate Consultation process.	Project Managers	For the lifespan of the SPD	An e-form is available to all Council Officers to complete. Once the consultation information has been submitted an automatic process will ensure that all findings are reported on the Council's online consultation database
SPD is not easily accessible to the general public, and specifically to those who have communication needs.	Language within the SPD to be improved for clarity in relation to access and inclusive design.	Physical Regeneration	Prior to Planning Committee on 8 September 2008	Urban Practitioners will incorporate any changes into the SPD as part of their remit of work
Enhancement of accessibility into and within the town centre.	Reduce street furniture making the street less cluttered and more user-friendly and improve disabled access.	Frontline Services	For the lifespan of the SPD	Project plans will need to reflect time required for further consultation activity
Disabled and Older	Consideration of the parking needs of disabled	Frontline Services	For the lifespan of the	Project plans will need to

people may face barriers to accessing the town by car or bike.	motorists or motorcyclists as set out in the London Plan.		SPD	reflect time required for further consultation activity
Physical Access for pedestrians with physical mobility problems.	Improvements to pedestrian safety at the Alexandra Road/High Road junction to include road narrowing at the pedestrian crossing point to improved disabled access.	Frontline Services	For the lifespan of the SPD	Project plans will need to reflect time required for further consultation activity

Step 9 - Publication and sign off

There is a legal duty to publish the results of impact assessments. The reason is not simply to comply with the law but also to make the whole process and its outcome transparent and have a wider community ownership. You should summarise the results of the assessment and intended actions and publish them. You should consider in what formats you will publish in order to ensure that you reach all sections of the community.

When and where do you intend to publish the results of your assessment, and in what formats?

Assessed by (Author of the proposal):

Name: Mark Hopson

Designation: Physical Regeneration Manager

Signature:

Date: 20/08/08

Quality checked by (Equality Team):

Name: Bethan Williams

Designation: Equalities Project Officer

Signature:

Date: 20/08/08

Sign off by: (Sponsor of the proposal):

Name: David Hennings

Designation: Assistant Director for Economic Regeneration

Signature:

Date: 20/08/08

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