



## NOTICE OF MEETING

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# Planning Committee

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

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

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

### AGENDA

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

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 10 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 - 48)**

To confirm and sign the Minutes of the Planning Committee held on 10 November 2008 and the Special Planning Committee held on 17 November 2008.

**6. APPEAL DECISIONS (PAGES 49 - 62)**

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

**7. DELEGATED DECISIONS (PAGES 63 - 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 13 October 2008 and 16 November 2008.

**8. PERFORMANCE STATISTICS (PAGES 85 - 96)**

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 10 November 2008 Committee meeting.

**9. PLANNING PERFORMANCE AGREEMENT CHARTER (PAGES 97 - 104)**

To inform the Committee of the responses obtained from the consultation on the proposed Planning Performance Agreement Charter and to ask the Committee to formally adopt the Planning Performance Agreement Charter.

## **10. PLANNING APPLICATIONS**

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.

## **11. FURNIVAL HOUSE, 50 CHOLMELEY PARK N6 ~ LISTED BUILDING CONSENT (PAGES 105 - 114)**

Listed Building Consent for change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising 6 x 3 bed, 7 x 2 bed and 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, and 15 cycle spaces. Refuse / re-cycling facilities and associated landscaping.  
RECOMMENDATION: Grant permission subject to Government office for London.

## **12. FURNIVAL HOUSE, 50 CHOLMELEY PARK N6 (PAGES 115 - 150)**

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: Re-resolve to grant permission subject to conditions and subject to direction from GOL.

## **13. ALBERT ROAD RECREATION GROUND, ALBERT ROAD N22 (PAGES 151 - 158)**

Redevelopment of site comprising of the re-orientation, extension of six existing tennis courts, two existing basket ball courts to form six full size tennis courts, four mini tennis courts and two basketball courts and the installation of 52 floodlights on 31 columns.  
RECOMMENDATION: Grant permission subject to conditions.

**14. LAND REAR OF 27 - 47 CECILE PARK N8 (PAGES 159 - 176)**

Demolition of existing 39 garages and erection of 5 x 2/3 storey three bedroom houses with associated landscaping and 10 no. car parking spaces  
RECOMMENDATION: Refuse permission.

**15. LAND REAR OF 27 - 47 CECILE PARK N8 ~ CONSERVATION AREA CONSENT (PAGES 177 - 184)**

Conservation Area Consent for demolition of existing 39 garages and erection of 5 x 2/3 storey three bedroom house with associated landscaping and 10no. car parking spaces.  
RECOMMENDATION: Refuse permission.

**16. LAND AT THE BACK OF MUSWELL HILL LIBRARY, AVENUE MEWS N10 (PAGES 185 - 196)**

Erection of 4 x 2 bedroom apartments, with four car spaces, bicycle parking and refuse storage.  
RECOMMENDATION: Grant permission subject to conditions.

**17. EDGE COT GROVE N15 (PAGES 197 - 208)**

Development of new multi use games area, boundary railways, planting comprising of 4 meter high weld mesh fencing, basket ball and football units.  
RECOMMENDATION: Grant permission subject to conditions.

**18. BRANTWOOD AUTOS, BRANTWOOD ROAD N17 (PAGES 209 - 218)**

Demolition of existing office/ warehouse building (B8 use) and erection of a new canopy building and boundary fence to create a working area for the dismantling of vehicles/ de-pollution facility (B2 use) and a new customer car park (AMENDED DESCRIPTION).  
RECOMMENDATION: Grant permission subject to conditions.

**19. 316 HIGH ROAD N15 (PAGES 219 - 232)**

Demolition of existing building and erection of a four storey building comprising two ground floor retail units (A1/A2) 2 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flat.  
RECOMMENDATION: Grant permission subject to conditions.

**20. 316 HIGH ROAD N15 ~ CONSERVATION AREA CONSENT (PAGES 233 - 238)**

Conservation Area Consent for demolition of existing building and erection of part Three/part four storey building comprising two ground floor retail units (A1/A2), 2 x 1 bed flats, 3 x 2 bed flats and 1x 3 bed flat.  
RECOMMENDATION: Grant consent subject to conditions.

**21. ORANGE DAY NURSERY, 24 WILLOUGHBY ROAD N8 (PAGES 239 - 248)**

Renewal of planning permission HGY/2006/1222 for the continuation of permission for use as a day nursery.

RECOMMENDATION: Grant permission subject to conditions.

**22. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**23. DATE OF NEXT MEETING**

Tuesday 13 January 2009.

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26 November 2008

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**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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

Also Present: Councillors Gorrie and Santry

| <b>MINUTE NO.</b> | <b>SUBJECT/DECISION</b>   | <b>ACTION BY</b> |
|-------------------|---|------------------|
| <b>PC278.</b>     | <b>APOLOGIES</b><br><br>None received.  |                  |
| <b>PC279.</b>     | <b>URGENT BUSINESS</b><br><br>There were no items of urgent business.   |                  |
| <b>PC280.</b>     | <b>DECLARATIONS OF INTEREST</b><br><br>Cllr Hare declared an interest in item 11, as he had been involved with the application since 2001 and had addressed the Committee to object to the application when considered at the Planning Committee meeting held on 8 September 2008. Cllr Hare advised that he would leave the meeting when this item was considered.   |                  |
| <b>PC281.</b>     | <b>DEPUTATIONS/PETITIONS</b><br><br>None received.  |                  |
| <b>PC282.</b>     | <b>MINUTES</b><br><br>The Committee was asked to agree the minutes of the Special Planning Committee held on 25 September 2008 and the Planning Committee meeting held on 6 October 2008.<br><br><b>RESOLVED</b><br><br>That the minutes of the Special Planning Committee held on 25 September 2008 and the Planning Committee meeting held on 6 October 2008 be agreed and signed.  |                  |
| <b>PC283.</b>     | <b>APPEAL DECISIONS</b><br><br>The Committee was asked to note the outcome of 10 appeal decisions determined by the Department for Communities and Local Government during September 2008 of which 6 (60%) were allowed and 4 (40%) were dismissed.<br><br>The Committee was particularly asked to note that of the 6 appeals allowed, one appeal, a place of worship, was approved on the basis of the time period involved. However, the principle of |                  |

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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|               | <p>the case was dismissed therefore, the case was lost by the applicant.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>   |  |
| <b>PC284.</b> | <p><b>DELEGATED DECISIONS</b></p> <p>The Committee was asked to note the decisions made under delegated powers by the Heads of Development Control (North and South) and the chair of the Planning Committee determined between 15 September 2008 and 12 October 2008.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>   |  |
| <b>PC285.</b> | <p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement Work since the 6 October 2008 Committee meeting.</p> <p>The Officer drew the Committee's attention to page 70 of the agenda. All major applications (3) were 100% determined within 13 weeks. Of the minor applications 81% were determined within 8 weeks, 4% below the Haringey target but well above the Government target. In respect of other applications 92% were determined within 8 weeks, 2% above the Haringey and Government targets.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>   |  |
| <b>PC286.</b> | <p><b>DESIGNATION OF VALLANCE ROAD CONSERVATION AREA (NO 29)</b></p> <p>The Committee was informed that on the 11 February 2008 the Council approved and adopted the second phase of the ongoing programme of Conservation Area Character Appraisals. This involved the following three conservation areas; Muswell Hill (No.4), Wood Green Common (No.10) and Trinity Gardens (No.12).</p> <p>The houses in this area were built in a wave of development of the Muswell Hill area between 1909 and 1914, predominantly containing fine examples of Arts and Crafts inspired houses of conservation area quality. Based on its predominantly Arts and Crafts style and distinct character the area was considered to be</p> |  |



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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|                      | <p>of suitable, but independent, conservation area quality to the adjoining Muswell Hill Conservation Area and Alexandra Palace and Park Conservation Area and should, therefore, be designated as a new conservation area. The Committee was asked to agree to the designation of a new conservation area.</p> <p>Members enquired whether there had been a consultation and in response were informed that in the consideration of the new conservation area the Council's conservation officers had taken into account all the comments received as part of the consultation carried out between 29 June and 10 September 2007 and agreed on 11 February 2008.</p> <p><b>RESOLVED</b></p> <p>That the designation of a new Vallance Road Conservation Area be agreed.</p>   |  |
| <p><b>PC287.</b></p> | <p><b>INFORMATION ITEM; FURNIVAL HOUSE, CHOLMELEY PARK N6</b></p> <p>The Committee was informed that this was an information item. Members were advised that at the Planning Committee meeting of 25 September 2008, Members had considered the report on a planning application to do works of conversion and extension to Furnival House. It was resolved to grant permission subject to a Section 106 Legal Agreement covering affordable housing, education and highways contributions.</p> <p>Prior to the signing of the agreement and the issue of the decision, the Council were notified that the building had been made a Grade II Listed Building, following an inspection by English Heritage. The listing of the building now became a material consideration for dealing with the planning application. It also meant that a Listed Building Consent was required for alterations to the building and that the applicants had already submitted an application for Listed Building Consent.</p> <p>English Heritage had visited the property and advised the Council that they had concerns about the details of the scheme submitted as part of the planning application.</p> <p>Given the above the Council was not in a position to issue the Planning permission. It was the intention to bring both planning and listed building applications to the Committee at the same time. Members were asked to note the current position with regard to proposals for Furnival House, in light of the Listing of the building as being of special historic and architectural interest.</p> <p><b>RESOLVED</b></p> |  |

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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|               | That the report be noted.   |  |
| <b>PC288.</b> | <p><b>235-237 ARCHWAY ROAD N6</b></p> <p>The officer presented the report and advised that the Planning Committee had at its meeting on 8 September 2008, resolved to grant permission for the building of five flats at 235-237 Archway Road N6, subject to a Section 106 Legal Agreement. The Section 106 Agreement sought an education contribution and included provision for the scheme to be car-free. The applicants had declined to sign the Section 106 Legal Agreement because they considered there were no grounds for the scheme to be car-free.</p> <p>Given the applicants were unwilling to enter into the Section 106 agreement the Council would therefore have to refuse the application on the grounds of inadequate parking provision for the development. This decision could therefore, in turn, be subject to a planning appeal and it would be for the LPA to demonstrate that the proposal would adversely affect parking conditions within the immediate vicinity of the site and amenities of neighbouring occupiers.</p> <p>It was particularly noted there was a parking bay area, which could provide parking for four cars, immediately next to the side frontage of the site. It was further considered that the on-street car parking generated with the proposal could be accommodated within the immediate vicinity of the site without adversely affecting the parking conditions of other local residents.</p> <p>Given the specific nature of the site, the comments contained in the previous appeal decision and the existing level of public transport use, it was considered that the request for this scheme to be car-free was onerous and one which would be difficult to successfully justify and defend on appeal.</p> <p>The Committee was asked to confirm their decision of 8 September 2008 to grant permission for the development of the site, subject to a Section 106 Legal Agreement without the request that the scheme be 'car-free' and therefore without any need for an amendment of the Traffic Management Order.</p> <p>The Chair moved a motion to agree the recommendation that the Section 106 Agreement for this development should not include the clause requiring the development to be 'car-free'. On a vote there being 1 against and 7 in favour the motion was carried.</p> <p><b>RESOLVED</b></p> <p>That the application be granted planning permission, subject to a Section 106 Legal Agreement without the clause requiring the</p> |  |

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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|               | development to be 'car-free' be agreed.  |  |
| <b>PC289.</b> | <p><b>158 TOTTENHAM LANE N8</b></p> <p>The Officer advised the Committee that this application was deferred from the last scheduled meeting of the Planning Committee on 6 October 2008, in order for a consultation to take place with the Governors, Head Teacher and parents of the adjacent Rokesly School. It was now understood that the applicants had met with the representatives of the school on 26 October 2008. The application was now returned to the Planning Committee for Members consideration and decision. The Committee was reminded that the development was an outline application for the erection of 9 x 3 storey, four bedroom townhouses with associated parking and access.</p> <p>Two representatives from Rokesly addressed the Committee and objected to the application, following the consultation with the applicant on the following grounds:</p> <ul style="list-style-type: none"> <li>• That the development would have a serious detrimental effect on the character of the area.</li> <li>• Concerns regarding the safety of the children in Rokesly school.</li> <li>• Loss of amenity.</li> <li>• Intrusion</li> <li>• Over shadowing</li> <li>• Concerns regarding highway and pedestrian safety</li> </ul> <p>The road layout was a concern as children would find it difficult to cross the roundabout and was considered to be an accident waiting to happen. In respect of the application the refuse collection arrangements were considered to be unsatisfactory and located too far from occupants' front doors.</p> <p>The proposed development was further considered to be visually intrusive as the 3 storey building would loom over the playground. The children would be penned in the playground surrounded by high garden walls. The proposed arrangements for the windows and balconies would create further overlooking onto the playground. The flat roofs would be used by residents as terraces and they would be able to see into the south facing classrooms. The development would further cause considerable over shadowing of the playground, significantly throughout the day, which was heavily used in the mornings and at playtimes.</p> <p>Cllr Santry entered the meeting at 7:40pm.</p> <p>Members enquired of the objectors whether they had been consulted by the applicants. The Committee was informed that the objectors had met with the applicants and the issues were</p> |  |

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

discussed in detail however, on reflection it was felt that the application did not address the issues raised.

Cllr Gorrie addressed the Committee to receive confirmation on the following three points:

1. That the applicants had consulted with Rokesly School and that feedback from the school had been received.
2. Whether officers felt that the site was suitable for residential development.
3. To clarify the responsibility of the Council in terms of the process to be followed, bearing in mind that the application was for outline permission. How the application would be reviewed and discussed with stakeholders and any changes to the scheme would need to be consulted and managed by the school.

The planning officer confirmed that in the UDP the site was identified for mixed use residential and retail development and was considered to be suitable as an analysis had been carried out previously to arrive at this decision. In terms of the outline application, the Committee could add conditions for example; the walls could be made a certain height to the satisfaction of the Authority. Future modifications were subject to the same process as the outline planning application. Any major modifications may need a further application and consultation.

The applicant addressed the Committee and advised that discussions had taken place with the Highways department regarding the roundabout and the proposals outlined were considered to be the safest approach. The Committee could condition that a traffic light be placed at the junction of the roundabout.

The applicants had already agreed to work with the school regarding over looking and had already taken away the balconies/terraces at the first floor level. In relation to over shadowing a BRE test had been carried out and the development was now one and half storeys lower than the original scheme. The development was for 9 family houses which met the need for housing in the borough.

The Committee then viewed the plans.

A local resident addressed the Committee in support of the development and looked forward to the site being developed to overcome a long period of time where the site had been used for dumped rubbish and littering. There had previously been houses on the site and this was demonstrated by a photograph of the site in 1935, showed to the Committee.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

Following further discussion the Committee agreed to the inclusion of the following conditions:

1. That a Section 278 agreement be entered into with the applicant regarding works to the highway.
2. The removal of balconies.
3. That the wall at the rear be 4 metres in height to include details of design and materials.
4. There would be no terraces.
5. A tree route survey to be carried out on the structure of near by trees.
6. That the date (23.10.08) on page 125 be changed to one month from the date of the Planning Committee meeting if application was granted.

The Chair moved a motion to grant outline permission subject to reserved matters, the extra conditions and subject to a Section 106 Legal Agreement.

**RESOLVED**

That outline permission be granted subject to reserved matters, the extra conditions and subject to a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2008/1643  
FOR PLANNING COMMITTEE DATED 10/11/2008

Location: 158 Tottenham Lane N8

Proposal: Outline application for erection of 9 x 3 storey, four bedroom townhouses with associated parking and access.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 73130A/AR/A1, 73130A/AR/A3, 73130A/AR/A4, 3291/01, 3291/02, 3291/03, 3291/04 & 3291/04 - 110.

Conditions:

1. Application must be made to the Local Planning Authority for approval of any matters reserved in this OUTLINE planning permission, not later than the expiration of 3 years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

a) The expiration of 3 years from the date of this permission or

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

b) The expiration of 2 years from the final date of approval of any of the reserved matters.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. Hard and Soft Landscaping details also surface water drainage works along with 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.

3. 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.

4. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the dwellings. 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.

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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. 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.

7. 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.

8. 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.

9. That at no time shall any balconies or terraces be constructed or added to the constructed structure or any roof structure be used as a balcony on the west and north elevations of the building.

Reason: In order to prevent overlooking of the adjacent school playground and residential properties to the north to the detriment of the well being of the children of the adjoining school and residential amenities of nearby residents.

10. That the rear boundary wall with the school playground shall be constructed to a height of 4 metres and permanently retained as such prior to the occupation of the properties and that details of the design and materials of the wall shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. The wall to be designed and be constructed in the manner and materials as agreed.

Reason: To protect the visual amenities of the locality and the well being of the children of the adjoining school.

11. That details of a tree root survey in relation to nearby trees to inform the design and construction of the foundations of proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

Reason: In order to ensure that the construction of the development does not result in damage to the trees root systems of the adjoining trees.

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 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', 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'.

Section 106: Yes



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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| <p><b>PC290.</b></p> | <p><b>BUILDERS YARD, FORMER RAILWAY SIDINGS AND EMBANKMENT, SAFESTORE STORAGE COMPOUND, STATION ROAD AND ADJOINING WOOD GREEN COMMON N22</b></p> <p>The planning officer addressed the Committee and stated that there were changes to some of the conditions outlined in the report as follows:</p> <p>Condition 2. The development approved plans should have included that the dwellings would be in accordance with remedial sites.</p> <p>Condition 12. The level of noise emitted from the wind turbine should read as singular as there was only one. The air handling units should be 10 decibels as detailed in the noise consultant's report which they confirmed that could be achieved.</p> <p>Condition 19. The Green Travel Plans should be submitted three months after the school was occupied.</p> <p>Condition 20. The Highway works would be done at the entry of the site. Traffic signal installation would be carried out within three months of the date of this submission.</p> <p>An extra condition. The advertising hoarding along the site should be removed before the occupation of the school building.</p> <p>The Committee was informed that this site was located in the northern part of Haringey. The site was bounded on the west side by the main east coast railway line. The site was 2.5 hectares in size and had a mix of current uses which included; commercial use (storage, builders yard/scaffolding), a wooded scrub section and an access road along the west boundary of the site. There was limited built structures on the site, with over 50% of the site consisting of hard surfacing.</p> <p>The application was accompanied by an Environmental Impact Assessment which covered a wide range of areas. The applicant had also carried out a consultation over a nine month period before submitting the planning application. There was an identified need for a new secondary school in the centre of the Borough, to accommodate a growing school population; the proposal met the Heartlands Policy Framework. The school would cater for 11 – 16 year olds.</p> <p>The design concept was to provide a main core building parallel to the railway, effectively three storeys high, containing a main assembly hall, sports hall, dining area, resource centre and circulation space (The Forum). The two wings on the eastern side, separated by a landscaped courtyard were respectively four and five storeys high when viewed from Wood Green Common.</p> |  |
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**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

The building would be flat roofed with green roofs. The staircase towers would be clad in terracotta rendered panels, stock brick to both sides of the elevated wings and white render to the main core building. The rear wall of the main building facing the railway would be an acoustic wall of concrete with insulation, but clad with trellis and climbing plants to form a Green Wall. The embankment would be punctuated by new buildings and there would be the need to remove a number of trees however, this would be mitigated by the provision of new landscaped areas and by the planning of 176 new trees in different parts of the site. The Committee was asked to grant permission subject to conditions; noting that the application would have to be referred formally to the Greater London Authority (GLA).

Members drew the Committee's attention to page 191 of the agenda and enquired whether the applicant had answered the questions raised by Mr Fadida. In response the officer replied that the applicant had responded and that the energy would be provided by a wind turbine. Parking permits would be covered in the travel plan, floodlights were covered in condition 15 and all other enquiries had been replied to.

A local resident addressed the Committee to object to the proposal due to the scale and size of the development which was recognised would have an impact on its surroundings. It was felt that the development would not enhance the character of the Conservation Area and would impact on the properties along Station Road. The traffic investigation was further considered to have been widely underestimated as Station Road was already a rat run for cars. The proposed floodlights would also impact on the dwellings on Station Road.

An objector raised concerns regarding the significant loss of day light due to the games buildings to be provided. There would be no need to have the multi use games areas and therefore running the risk of destruction of nature that would otherwise be caused on the site. It would only take 18 minutes to walk to White Hart Lane Sports Centre which could provide all the games facilities the school would require.

Another local resident addressed the committee and outlined reasons why the proposed development would not work for the following reasons:

- The location of a school next to a railway. Better value for money would be achieved at another location.
- The scale of the buildings considered to large.
- The height of the proposed scheme was disproportionate to surrounding dwellings i.e. the Decorum.
- The enclosure of Wood Green Common.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

- Destruction of ecological corridor.
- Destruction of Wood Green boundary wall would have an effect on the Conservation Area.
- The entrance to the school could be placed at the side of the wall.
- The impact of the proposed road works and the redesign of the land to enlarge the junction.
- The destruction of mature trees on the site.
- The transport arrangements are not for the school.
- Travel plans should be for the children.
- The air handling units should be included in condition 12 and should not be used overnight.
- The floodlight assessment did not indicate whether there would or would not be an impact on residents or sky glow.
- The school would be compromised because of the site.

A representative from the Alexandra Park & Palace Area Advisory Committee (CAAC) spoke to Members and advised of the serious shortcomings of the Strategic Sites Appraisal which provided the justification for the proposed site. The minimum size standards were not met particularly due to the irregular size and shape of the site. Another minimum requirement was that the site should be adjacent to a park or playing field and the proposed site was not. The appraisal was more than four years old and considered to now be out of date. An alternative site should be made available for the school with an up to date appraisal made on the site.

The Committee enquired whether the CAAC representative was against development of the proposed site or as a school. In response the Committee was informed that there was a need for a school however, there were alternative sites within the area which would meet the needs of a school and not the proposed site.

The applicants addressed the Committee in relation to the issues and concerns raised by the objectors. The design of the school was in relation to the site. In terms of the ecology this was considered to be balanced as stated in the report and an environment impact assessment had recently been carried out. The roofs of the proposed school would be made of sedum. A programme of extensive tree planting was also proposed. In relation to the highways a signalised junction was required to deal with queuing traffic matters. The signalised junction would be movement controlled during the day. Conservation officer had made no comments in relation to the report. A notable feature of the proposed development was the wall around the site, the western edge would be retained with only the removal of two panels to install a pedestrian crossing. The Fire Authority matters were satisfactorily resolved.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

In relation to the changes to conditions:

- Condition 2: Acceptable to the applicants.
- Condition 3: Details of the materials could be agreed before the building works took place.
- Condition 17 The trees have not been subjected to a bat survey.
- Condition 19 & 20. The first occupation of the school would be in September 2010, the travel plan would need to be developed as the school intake increased. The applicants would prefer twelve months after occupation of the school instead of three months.
- Condition 22 This had already been submitted.
- Condition 28 There was an existing boundary fence along the railway which would be retained.

A Member enquired whether the exit to the school would be gated and whether traffic in and out of the school would be controlled by the signals. The applicant replied that the entrance to the school would be gated by remote control. Signalling would be introduced to reduce the traffic build up between the two roundabouts on Station Road. The Transportation Officer explained that there would be approximately 200 vehicle movements when the school opened. Traffic signalling was proposed to meet pedestrian/cycling safety crossing the road. The existing streetscape did not provide for their safety and which was why signalling was now appropriate. The Committee further enquired whether the development met the minimum size standard. The applicant stated that the guidelines were clear on space requirements on site. The school had been developed in close consultation with local residents and a balance was achieved. The ecology corridor was broken by the layout of the site at present. There would be greenery all the way along the site once the school was developed. The green roofs would give a positive sustainable drainage and extra biodiversity as opposed to brown roofs which required a significant depth of soil and high levels of maintenance, which the school would have to maintain.

Members questioned whether the site was large enough for a school five storeys high and the possible impact on the Conservation Area and was possibly not an ideal location. The planning officer replied that the site was an appropriate site for a school as it located away from public transport and there was no reason to say that this site was unsuitable.

The Committee then viewed the plans.

Following further discussion the Committee requested whether it was possible to add further conditions:

1. The name of a nominated site manager and contact details

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

should be made available to local residents.

2. The nature conservation officer to look at the site particularly in relation to bat sensitive lighting.

The Chair moved a motion to grant permission subject to conditions; extra condition, noting that the application would have to be referred formally to the Greater London Authority (GLA). On a vote there being 7 in favour and 2 against the motion was carried.

**RESOLVED**

That planning permission be granted subject to conditions and a referral of the application formally to the GLA.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2008/1431  
FOR PLANNING COMMITTEE DATED 10/11/2008

Location: Builders Yard, Former Railway Sidings and Embankment, Safestore Storage Compound, Station Road and Adjoining Wood Green Common, N22

Proposal: Erection of a Secondary School arranged over three to five floor levels (gross floor area 10,930 sq metres), for approx. 1,100 students; formation of pedestrian access in wall facing Wood Green Common, and vehicular access from Western and Station Roads; provision of 39 car parking spaces, 80 cycle spaces, hard and soft landscaping, multi-use games areas, 1 roof-mounted wind turbine, new fencing to Station Road and Wood Green Common; installation of LED media screen to North elevation of South wing.

Recommendation: Grant subject to conditions and to be referred formally to the GLA

Decision: Grant subject to conditions and to be referred formally to the GLA

Drawing No's: S5227 D0001 P1, S5227 D0050 P3, S5227 D0051 P2, S5227 D0400 P1, S5227 D0401 P1, S5227 D0402 P1, S5227 D0403 P1, S5227 D0404 P1, S5227 D0405 P1, S5227 D0406 P1, S5227 D0100 P2, S5227 D0101 P2, S5227 D0102 P2, S5227 D0103 P2, S5227 D0104 P2, S5227 D0105 P3, S5227 D0200 P3, S5227 D0201 P3, S5227 D0202 P3, S5227 D0203 P3, S5227 D0300 P3, S5227 D0301 P3, S5227 D0302 P3 & S5227 D0500 P1.

HED.770.501 Rev A Green (Sheet1), HED.770.501 Rev A (Sheet2), HED.770.502 Rev A, HED.770.101 Rev A, HED.770.201, HED.770.202, HED.770.301, HED.770.302, HED.770.303 (1 of 2), HED.770.304 (2 of 2), HED.770.305, HED.770.401 (Sheet 1 of 1), HED.770.402 (Sheets 2 of 2), HED.770.601, CBA6931.01B &

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

CBA6931.04.

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. This shall include the Remediation of the site in accordance with the Remediation Method Statement dated July 2008 submitted by STATS Limited which accompanied the application.

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. Prior to the commencement of work the following details and information shall be submitted to and approved in writing by the Planning Authority;

" Samples Panels of all facing materials;

" Plans and elevations, fully annotated and dimensioned, showing the proposed detailed design, facing materials, colour and finishes, of the new front entrance gates in the existing brickwork boundary wall, at a scale of 1; 20,

Reason: To ensure a high quality development to preserve the character and appearance of Wood Green Common Conservation Area;

5. The proposed planting scheme hereby authorised, shall be fully implemented by the end of the first planting season, after completion of the development, as per drawing HED.770.302.

Reason: In order to ensure appropriate landscaping is undertaken in the interest of biodiversity and visual amenity.

6. All protective measures must be installed as specified and protective fencing as shown on drawing CB6931.04. All works that impact on the Root Protection Area (RPA) of trees to be retained must be supervised by the Consulting Arboriculturalist (CBA Trees).

Reason: In order to ensure the safety and well being of the trees on the

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

site during constructional works that are to remain after building works are completed.

7. Tree protection fencing must be erected as specified in the Arboricultural Development Statement tree report and installed in accordance with the tree protection site plan (drawing CB6931.04.)

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

8. A pre-commencement site meeting must take place with the Architect, the local authority Arboriculturist, Consulting Arboriculturist, the Planning Officer and the Construction Site Manager, to confirm the protective measures to be implemented, not less than 28 days prior to commencement of development;

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

9. A three-year tree programme to include regular maintenance must be implemented as a minimum requirement to ensure successful establishment. Any new trees or shrubs that fail to establish within a three-year period must be replaced.

Reason: To ensure the satisfactory implementation of the landscape strategy hereby permitted.

10. The construction works of the development hereby granted shall not be carried out before 0730 or after 1830 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.

11. Prior to the commencement of work a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

12. The level of noise emitted from the wind turbine and Air Handling Units, hereby approved shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of an existing neighbouring property at the time of this decision notice. The wind turbine and Air Handling Units shall be serviced regularly in accordance with manufacturer's instructions, and as necessary to ensure that the requirements of the condition are met; if the requirements of the Condition are not met, then the wind turbine and Air Handling Units shall not operate until such time as necessary remedial works have been undertaken to comply with the Condition.

Reason: To ensure that the proposed development does not prejudice the

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

amenities of occupiers of neighbouring properties.

13. 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.

14. No development shall be commenced until precise details of the design and materials to be used in connection with the proposed railing / fencing along the footpath on the west side of Wood Green Common have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of Wood Green Conservation Area.

15. Prior to construction of the Multi Use Games Area (MUGA), details of the proposed, operation, location and specification of the floodlighting shall be submitted to, and approved in writing by LBH and Network Rail. The floodlighting shall not be operated after 10 p.m. on any day.

Reason: To ensure the proposed floodlighting shall not have a detrimental impact on neighbouring properties / foraging and commuting bats and to ensure the floodlights meet Network Rail Health and Safety Standards.

16. A recognised Bat Specialist shall require to be consulted in the preparation of the detailed floodlighting proposals for the Multi Use Games Area's, prior to commencement of development.

Reason: To avoid a detrimental impact on foraging / migrating bats.

17. Prior to the commencement of development, a dawn Bat Survey shall be undertaken by a recognised Bat Specialist, to assess whether there are bat roosts present in any of the trees identified as having some potential for bat roosts within the Entec Phase 1 Habitat Survey (June 2008) (namely no's: 9, 11, 12, 13, 22, 24, 25, 27, 31, 36, 37, 42, 47, 48 and Group 11).

Reason: To avoid damage or disturbance of possible nesting sites.

18. Development should not be commenced until 'Impact Studies' of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand;

19. A Green Travel Plan shall be submitted within three months of the occupation of the school by the first intake of pupils, and approved in



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

writing by the Local Planning Authority. This shall specifically address public transport capacity, Controlled Parking Zone, cycle parking and pedestrian / cycle movement.

Reason: To ensure sustainable transportation measures are put in place prior to occupation and to minimise the traffic impact of this development on the adjoining roads.

20. Detailed drawings of proposed highway improvement works shall be submitted to the Local Planning Authority within 3 months of the granting of this permission, and these works shall be completed before occupation of the school.

Reason: To ensure the required highways works are identified and put in place prior to occupation of the development and to improve the traffic capacity/highway safety of the site access junction and improve pedestrian conditions at this location.

21. No development shall be commenced until precise details of the proposed 'Green Roof' and 'Green Wall' are submitted to and approved in writing by the LPA.

Reason: To ensure the opportunities for biodiversity enhancement are maximised through the proposed development.

22. Confirmation of the BREEAM 'excellent' rating shall be submitted to the Local Planning Authority, in the form of a BREEAM pre-assessment, prior to commencement of development.

Reason: To ensure the proposed energy efficiency targets are achievable.

23. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 20% reduction in carbon dioxide emissions from on-site renewable energy generation, 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

24. Teaching sessions or other organised events shall not be held within the outdoor amphitheatre area before 0800 or after 1800 hours Monday to Friday or before 0900 or after 1400 hours on Saturday and not at all on Sundays or Bank Holidays, unless approved writing by the Local Planning Authority.

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

25. The use of amplified sound equipment within the amphitheatre area shall not be permitted unless agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the proposal does not prejudice the

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

enjoyment of neighbouring occupiers of their properties.

26. Details of design, specification and operation of the proposed LED Media Screen require to be submitted to and approved in writing by the LPA prior to the installation and operation of this feature.

Reason: To protect the character and setting of the Conservation Area and to avoid detrimental impact on residential amenity.

27. An Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reason: To maximise the ecological and biodiversity opportunities onsite.

28. Details of boundary fencing, external lighting and landscaping adjacent to the railway shall be submitted to and approved by LBH (in conjunction with Network Rail's Territory Outside Parties Engineer), prior to commencement of development.

Reason: To ensure the integrity and health and safety of the adjacent railway is not compromised.

29. All existing advertisement hoardings on the site shall be removed prior to occupation of the school building.

Reason: In order that the appearance of the site, upon redevelopment, shall make a positive contribution to the street scene and to the appearance of the locality.

**INFORMATIVE:** Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres / minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

**INFORMATIVE:** A Training and Employment Strategy must be prepared and submitted to LBH for approval prior to commencement of development.

Reason: To ensure a plan of action is prepared for Local Community training and employment benefits from the development.

**INFORMATIVE:** Pursuant to condition no. 28, Network Rail require details of the proposed access road adjacent to the railway, the collection and diversion of surface and foul water, the Development Method Statement (including fail safe procedures) and details of excavations and earthworks adjacent to the railway, to be submitted to Network Rail for approval, prior to commencement of development.

**INFORMATIVE:** Pursuant to Conditions 3 and 6 above, the Council would wish to see a revised design for the 'Green Wall' on the west and

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

north elevations of the building, to incorporate some planting boxes or troughs at higher levels along the walls of the western and northern elevations, in order to improve coverage of the walls by climbing plants.

INFORMATIVE: As part of Condition 11 above, details of a nominated Site Manager together with phone number for that person, shall be provided within the Construction Management Plan.

INFORMATIVE: Further to Condition 20 above, the Council would wish to see that junction improvements at the main vehicular access to the site from Station Road, do not include a traffic signal controlled junction but rather a modification of the existing roundabout junction.

INFORMATIVE: Further to Condition 3 above regarding materials, the Council would urge the construction of the development to incorporate locally-sourced materials wherever possible; and the Council would wish to see use of a London Stock brick which would blend in with the locality on those parts of the elevations shown to be in brickwork.

INFORMATIVE: Pursuant to Condition 5 above, the Council would wish to see semi-mature trees planted where possible.

**REASONS FOR APPROVAL**

The proposed development is considered consistent with Site Specific Policy 4, Policies AC1 'The Heartlands / Wood Green', EMP1 'Defined Employment Areas - Regeneration Areas' and CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan (2006), and is considered consistent with Haringey Heartlands Development Framework (2005). It is considered the proposed development shall create visual interest and shall be a landmark building within Haringey Heartlands, in line with the objectives of Haringey Heartlands Development Framework (2005) and as such, is also considered acceptable in relation to Policy UD4 'Quality Design' of the Haringey Unitary Development Plan (2006). It is considered, on balance, the provision of the facility, with the proposed mitigation measures and conditions, outweighs the impact on the Ecological Corridor (Policy OS6 'Ecologically Valuable Sites and their Corridors') and the Conservation Area (Policy CSV1 'Development in Conservation Areas'), as identified within Haringey Unitary Development Plan (2006).

It is considered sufficient mitigation measures and conditions have been proposed as part of the development, in relation to impact on residential amenity and proposed tree loss. As such the application is considered consistent with Policies UD3 'General Principles', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution' and OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006). It is considered there shall not be a detrimental impact on the public and private transport networks. As such the proposed development is considered consistent with Policies M2 'Public Transport Network', M3 'New Development Location and

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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|               | <p>Accessibility' and M10 'Parking for Development' of the Haringey UDP (2006). It is considered there shall be no detrimental impact on Strategic Views from Alexandra Palace and as such, the proposed development is considered acceptable in terms of Policy UD5 'Strategic Views' of the Haringey UDP (2006).</p> <p>Section 106: No</p>   |  |
| <b>PC291.</b> | <p><b>HORNSEY SCHOOL FOR GIRLS, INDERWICK ROAD N8</b></p> <p>This item was deferred to the next meeting.</p>  |  |
| <b>PC292.</b> | <p><b>ST ALOYSIUS PLAYING FIELD, HURST AVENUE N8</b></p> <p>The Officer informed the Committee that the subject site consisted of grassed recreational land adjacent to Coolhurst Lawn Tennis Club. The site lay in the south-eastern corner of St Aloysius College Sport Field. The site was designated as Significant Local Open Land (SLOL) and is in the Crouch End Conservation Area.</p> <p>The proposed courts were for sporting use and were considered to be ancillary to SLOL's current use as a sports field. The proposal courts were small in scale, occupying approximately 3% of its area. The proposed would bring hard surfacing , floodlights and fencing to the SLOL. It was further considered that these would not detract from its open nature and character.</p> <p>The courts and floodlighting would expand the existing tennis facilities and accommodate more players, including juniors from local schools, thereby making such facilities available to the wider community. It was also considered that the light from the proposed floodlight columns would fall to a maximum of 20 metres away from the courts.</p> <p>The proposed pathway in Hurst Avenue would not allow access to the courts and is separated by a high fence, with a locked self-closing gate which would not be available for use after 20:00pm. There would not be any significant traffic that would have a noticeable adverse impact on the adjoining road, or a significant negative impact on public or private transport networks, including highways or traffic conditions. The applicant had proposed 12 cycle spaces.</p> <p>A local resident addressed the Committee and objected on the grounds that the report had not taken into account the objections raised. There was only one local resident in support of the application whose residence backed onto the site. In relation to the floodlighting it was proposed to operate until 10:00pm. The objector requested the Committee to limit the hours of operation to 8:30pm as the lighting would be intrusive.</p> |  |

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

The applicant addressed the Committee and advised that the proposal would provide a proper and fit use for a playing field. The detailed report had been prepared and looked at by professionals. The Police had confirmed to the Council that the fence and footpath would increase and not decrease security. The relationship between Coolhurst and St Aloysius was shared and it was proposed to jointly develop the tennis courts. The courts would be made available to other schools in the area.

The Committee questioned whether it was possible to have tree planting along the field site of the Courts and the height of the floodlights. In response the Committee was advised that tree planting was included in condition 4 and that the height of the floodlights was 10 metres from garden level and the total height would be 14 metres. Members requested a condition that the nearest tennis court to residential properties would close at 8:30pm during Winter months until the screening was in place.

**RESOLVED**

That the application be granted subject to conditions and a further condition that the nearest tennis court to residential properties would close at 8:30pm during Winter months until the screening was in place.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2008/1439  
FOR PLANNING COMMITTEE DATED 10/11/2008

Location: St Aloysius Playing Field, Hurst Avenue N8

Proposal: Construction of three floodlit porous macadam tennis courts and associated access pathways (additional information supplied in support of application including suggested planning conditions).

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 2008-021-001, 2008-021-002, 2008-021-003, 2008-021-004, 2008-021-105, 2008-021-106 & 2008-021-007.

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.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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 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.

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: 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 residential amenity of the area.

5. That a scheme for the screening of the courts shall be submitted to, and approved in writing by, the Local Planning Authority. Such agreed scheme is to be implemented before the use of the courts hereby approved commences.

Reason: In order to minimise light nuisance to neighbouring properties.

6. The lights on the southernmost court shall not be used past 2030 between 01 November and 01 May each year, for a period of four years.

Reason: In order to protect nearby residents from light nuisance until there is adequate natural screening between the lights and neighbouring residential properties.

7. The courts hereby approved shall be operated on a "last on, first off" basis, so that, during times when floodlights are required, the courts shall only be used when the existing floodlit courts are not available.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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|               | <p>Reason: In order to minimise light nuisance to neighbouring properties.</p> <p>8. Notwithstanding the description of lighting in the application, no development shall be commenced until precise details of the lighting to be used in connection with the access pathway hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.</p> <p>Reason: To ensure that the lighting scheme for the pathway will not cause a light nuisance to adjoining residents.</p> <p>9. That the southern most court adjacent to the rear gardens of the properties in Avenue Road shall not be used after 8.30pm until the next day during the winter months until the extra planting and tree screening is in place.</p> <p>Reason: In order to protect the amenities of the adjoining nearby residents.</p> <p><b>REASONS FOR APPROVAL</b></p> <p>Subject to appropriate conditions, the proposed floodlights and path lighting are considered to cause no harm to residential amenity through light intrusion. The noise generated from the 3 courts will not be significantly different in nature or degree to existing noise levels. The development will be secure and pose no security risks to neighbouring properties and will generate no significant increase in traffic or parking on adjoining roads. The additional court capacity and improved access will be of substantial benefit to the local community by accommodating a greater range of users. The proposal is therefore considered to be in compliance with Planning Policy Guidance 17 'Sport and Recreation', and 'Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', ENV7 'Air, Water and Light Pollution' and OS3 'Significant Local Open Land (SLOL)' of the Unitary Development Plan 2006.</p> <p>Section 106: No</p> |  |
| <b>PC293.</b> | <b>185A PARK ROAD N8</b>  |  |
|               | This item was deferred to the next meeting.   |  |
| <b>PC294.</b> | <b>ALEXANDRA PARK SCHOOL, BIDWELL GARDENS N11</b>   |  |
|               | This item was deferred to the next meeting.   |  |
| <b>PC295.</b> | <b>375, 377, 379 HIGH ROAD N17</b>  |  |
|               | This item was deferred to the next meeting.   |  |
| <b>PC296.</b> | <b>FORMER MIDDLESEX UNIVERSITY, WHITE HART LANE N17</b>   |  |
|               | This item was deferred to the next meeting.   |  |

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 10 NOVEMBER 2008**

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|               |   |  |
| <b>PC297.</b> | <b>NEW ITEMS OF URGENT BUSINESS</b><br><br>There were no new items of urgent business.  |  |
| <b>PC298.</b> | <b>DATE OF NEXT MEETING</b><br><br>Special Planning Committee ~ Monday 17 November 2008<br><br>The meeting concluded 10:15pm. |  |

**COUNCILLOR SHEILA PEACOCK**  
Chair



**MINUTES OF THE SPECIAL PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

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

\* Denotes Members present

Also Present: Councillors Allison, Amin, Diakides, Lister, Oakes, Thompson and Vanier

| <b>MINUTE NO.</b> | <b>SUBJECT/DECISION</b>  | <b>ACTION BY</b> |
|-------------------|--|------------------|
| <b>PC299.</b>     | <b>CHAIR'S ANNOUNCEMENTS</b><br><br>The Chair welcomed members of the public to the Special meeting of the Planning Committee and noted that some members of the members of the public would be listening to the proceedings in the Reception Hall from the loud speakers and asked speakers to confirm who they were and who they represented. The Chair referred to the tragic death of Baby P and requested that speakers should not bring this into their representations to the Committee.<br><br>The Chair referred to the death of Councillor Fred Knight a former Member of the Committee who passed away on the 13 November 2008. All present stood in a minute's silence as a mark of respect.   |                  |
| <b>PC300.</b>     | <b>POINTS OF ORDER</b><br><br>By permission of the Chair, Cllr Oakes raised two points of order. First, that the Chair should stand down as having a predisposition interest in respect of applications concerning the Wards Corner site to disqualify on the Grainger applications as well as the alternative Coalition application. Secondly, that Cllr Stanton should also stand down as his partner Zena Brabazon had led the project for the redevelopment of Wards Corner. The Council's Planning Solicitor advised the Committee that the first point of order had already been covered in correspondence. The Head of Legal Services had reviewed representations in the light of published guidance from the Standards Board for England and taken the firm view that the assertions were far too frail to disqualify Cllr Peacock from participating in decisions on the Grainger applications. On the second point of order the Solicitor stated that Zena Brabazon had not been involved with the project for over three years and advised the Committee against the point of order.<br><br>Cllr Diakides had laid a paper round the table for Committee Members only. The Chair ruled that this was out of order. |                  |

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

|        |   |  |
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| PC301. | <p><b>APOLOGIES</b></p> <p>Apologies for absence were received from Cllr Mallett for whom Cllr Adamou was substituting and from Cllr Patel for whom Cllr Stanton was substituting.</p>  |  |
| PC302. | <p><b>URGENT BUSINESS</b></p> <p>There were no items of urgent business.</p>  |  |
| PC303. | <p><b>DECLARATIONS OF INTEREST</b></p> <p>Cllr Beacham declared a personal interest in agenda item 5, Wards Corner site, N15. Cllr Beacham advised that he was employed by London Underground Limited.</p>  |  |
| PC304. | <p><b>WARDS CORNER SITE, HIGH ROAD N15</b></p> <p>The Planning Officer advised the Committee that in respect of the application before them there were some amendments to the drawings as follows:</p> <ul style="list-style-type: none"> <li>• Drawing number P(0222) was not submitted as part of the application and therefore removed from part of the decision.</li> <li>• Drawing number 100A should be 100B and,</li> <li>• Drawing number 101A should be 101B.</li> </ul> <p>The planning authority had also received a number of objections which had been received after the planning application report had been written:</p> <ol style="list-style-type: none"> <li>1. A letter from David Lammy MP dated 13 November 2008, explained his position and welcomed development on the site which would benefit everyone in the future.</li> <li>2. Seven emails of objections were received on 13 November 2008.</li> <li>3. An email from David Schmidt dated 14 November 2008. An email objection from Sue Penny, Justin Hinchcliff, representative of Tottenham Conservatives, Philip Roberts objections, two further email were received, three letters were also received.</li> <li>4. A further 43 letters of objections were received on 17 November 2008, consisting of standard letters signed by local people.</li> <li>5. A number of emails were also received on 17 November 2008.</li> <li>6. A petition with approximately 20 pages, each page had 24 signatures, making an approximate total of 480 signatures.</li> <li>7. Nineteen typed letters, with no headers, footers or</li> </ol> |  |

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

signatures were also received.

8. A total of 128 standard letter format, signed by individual people objecting to the application was received.

The Officer presented the report and informed the Committee that the Wards Corner site comprised 227 - 259 High Road, 709 – 723 Seven Sisters Road, 1a -11 West Green Road and 8 – 30 Suffield Road. The site contained the former Wards Corner department store and was situated above the Seven Sisters Victoria Line Underground Station and tunnels.

The front of the site fell within the Page Green/Seven Sisters Conservation Area. The Tottenham High Road historic corridor policy identified Wards Corner as a key regeneration site. The site also fell within the Bridge NDC boundary and within Wards Corner/Seven Sisters Underground Development Brief dated January 2004.

The proposed development comprised retail on the ground floor of the Seven Sisters, High Road and West Green Road frontages. A variety of unit sizes were proposed amounting in total 3700 square metres of floor space with access via a secure service road with gated entrance onto Suffield Road. A café-bar/restaurant was proposed at first floor level on the High Road frontage. The residential development comprised 197 new flats at first floor level and above, and 18 family units with direct access onto Suffield Road situated around a communal garden square at first floor level, accessed via a main foyer with access from the High Road frontage. The proposed development would include improvements to the public realm on the High Road and other frontages including the provision of public art. The proposal included the provision of 44 car parking spaces, including 3 disabled spaces in the basement car park.

The Planning Officer further advised that in January 2004 the council adopted a development brief for Wards Corner/Seven Sisters Underground Station. The land covered by the brief included Apex House, however the brief focused on the Wards Corner site which was the application thought to be most likely to come forward for development and incorporated the following aspects:

- The regeneration of the public realm,
- Provision of a safe, attractive and convenient public square and transport interchange,
- Economic regeneration through a transformation of the quality and range of shops and other services on offer.
- Housing regeneration through the creation of nearly 200 new homes.
- Physical regeneration, through the creation of a landmark development, in terms of design and construction.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

- A reduction in crime and the perception of crime.
- The creation of employment and skills based training.

The planning officer went on to explain that the design whilst being modern, was intended to reflect the traditional elements of the existing buildings in the High Road by using appropriate proportion and sub division of the facades of the proposed new buildings and traditional facing materials including brick. The design was based upon a study of Tottenham High Road. The High Road had a number design characteristics including individual terraces, vertical rhythms of house design, shop fronts and windows, varying window framing and brick being the predominant material.

West Green Road and Tottenham High Road frontages were identified as primary frontages in the UDP. Seven Sisters Road was within a secondary frontage. The size and layout of the shops had been designed so that the large units were on the High Road frontage and the smaller units were on the West Green Road and Seven Sisters Road frontages where it was considered that they better matched the type of shops and trading at those locations. The proposed development would provide 3,792 metre squared of new retain floor space including the re-provision of the market subject to conditions.

The application site was within a defined town centre and had excellent public transport links by train, underground and bus. The proposed residential development was provided in the form of duplexes and flats. The London Plan proposed a residential density of between 650 and 1,100 habitable rooms per hectare for this type of site. The proposed development density was 795 habitable rooms per hectare.

The Planning Officer further advised that the GLA toolkit endorsed the view that the scheme was not viable with on site affordable housing. The Council as Housing Authority had given assurances regarding the provision of off site affordable housing to complement the proposed development and to fulfil the objectives of comprehensive development of the Wards Corner brief. The proposed mix of dwellings to be provided was 5 studios (2.5%), 48 x 1 bed (24%), 107 x 2 bed (54.5%) and 37 x 3 bed (19%). Due to the location and the commercial nature of the proposed development it was not considered a suitable location for large family units. It was proposed that all the homes provided would be of a Lifetime Homes Standard with the exception of the 19 Duplex within Suffield Road and 4 flats and two other duplex units which could be adapted in the future to include a small entry-level living room and ground floor water closet with shower which would enable the lifetime homes criteria to be fulfilled. In accordance with the Council's SPG policy 10% of the total number of dwellings to be provided, would be wheelchair

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

accessible or easily adapted for wheelchair use.

It was proposed that a competition be held and the chosen artwork be erected at the front of the site on the High Road frontage including the design of a frieze on the proposed corner building totalling £100,000.

Proposed works to the public realm included enhancement to transport / station entrance improvements be provided and that the applications enter into a Section 278 of the Highways Act Agreement in connection with the works. A separate agreement would be reached with the relevant statutory parties and owners in order to carry out the works.

There was provision of 1538 square metres of amenity within the central courtyard at first floor level overlooked by the surrounding residential units. The amenity space was laid out as a landscaped area on two levels and included ornamental trees and good cover planting, lawn areas, seating and timber decking ramped access to lower gardens, pouring and lighting to the main footways. The area also incorporated a children's play space.

Included within the development was thermal fabric performance improvements over building regulations requirements and energy efficient lighting to reduce Co2 emissions by 8% for the proposed development. In order to provide renewable energy the use of a dual bio-fuel boiler was proposed and would achieve a 10.5% reduction in Co2 emissions from the use of renewable energy. The proposed development was designed to achieve level 3 of the code of sustainable homes.

The site was well located in relation to public transport and therefore would reduce the need for car-use and where other sustainable travel modes could be encouraged.

The development proposed 44 car parking spaces in the basement and would compensate for the loss of the existing 48 car parking spaces on the site and would limit the car parking impact upon nearby roads. Future occupiers of the residential development with the exception of the 12 houses to be situated in Suffield Road would not be issued with car parking permits for the CPZ. The applicants had agreed to submit two travel plans one for residential and one for commercial use.

A day light and sunlight assessment in relation to the proposed development based upon Building Research Establishment (BRE) guidelines had been submitted by the applicants. The assessment concluded that retained levels of daylight and sunlight were good and in compliance with the BRE guidelines.

The indoor market was re-provided as shown on the proposed

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

development drawings subject to the conditions shown in the report.

The Committee were further advised of the other elements of the proposed scheme:

- Implementation of travel plans for key land uses.
- Provision of a central energy centre and reduction of Co2 emission of up to 20%.
- Achievement of at least level 3 under the Code for Sustainable Homes. Establishment of a management company that would have responsibility for the ongoing site management and security.
- Establishment of a CCTV system and central monitoring suite.
- Procurement of goods and services from local businesses and recruitment of local people.
- Construction training and local labour agreement.
- Provision of maintenance of Podium Garden and Play space.
- No entitlement for occupiers to residents parking permits (except for 12 permits for the houses in Suffield Road).

The Committee questioned officers on the proposed development in relation to the following issues:

1. In relation to affordable housing what guarantees were given to provide social housing elsewhere and why not on the proposed site.
2. In terms of construction delivery, goods would travel by freight. Had other delivery options been explored to reduce the amount of additional traffic which would be caused in the area.
3. An explanation was requested in relation to the term landmark development, where the term came from and how it was possible to judge that the scheme would be a landmark development.
4. English Heritage had considered that the building would not contribute to the Conservation Area and this would indicate that the building would not be considered as a landmark development.

The Committee was advised in response to the questions raised above that:

1. The proposed development was a difficult site with considerable construction costs. The normal practice would be to use the GLA toolkit to demonstrate whether there was sufficient capacity to allow affordable housing on the site. In this case it had been verified by the valuation office at the GLA that it was not possible to provide

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

affordable housing on the site. The viability was to provide 50% affordable housing that this could not be provided on this site and to also bring forward a scheme. The amount of affordable housing to be provided for this site was yet to be determined. The scheme proposed was a large difficult scheme in terms of the location, creation of the public realm, within an area of low land value made this scheme complicated and expensive.

2. The transportation officer informed the Committee that possible delivery options by road were not explored however, the applicants were asked to utilise surface rail and it was possible that some deliveries could be transported by small businesses using transit vans.
3. The Committee was informed that another term used in stead of landmark was gateway and that they were presentational but significant terms that stood out. It meant that the development would become a place that focused the community.
4. The planning officer stated in comparison to the current state of the buildings, the report made recommendations for the proposed scheme. The development would be a key southern entrance to Haringey, the scheme was larger, more complex, developed more floor space and regeneration. Comparison should be made to the design of the art centre and the large public square. The proposed scheme would provide a much stronger physical presence than what was there currently.

The Committee allowed four interested parties to address the Committee and outline their objections, who represented the Wards Corner Community Coalition, Tottenham Traders Association, local small business owners and local residents. The Committee was informed that the proposed development was unpopular and would not be considered a landmark development. It would have extremely negative impacts on existing local businesses, homes, social amenity and community cohesion. Objections related specifically to loss of longstanding, diverse and viable businesses and jobs; detriment to community cohesion in Tottenham through targeted harm to ethnic minority communities, poor quality, monumental design out of keeping with the location, destruction of a well regarded heritage building.

The Committee was further informed that over the past years the Council had neglected the site but despite this the traders had survived. The applicants had held a meeting with the Market Traders to explain the revised plan but no other consultation had taken place. It was felt that the planning application was being rushed for other ulterior reasons.

The scheme did not meet the principles of key national or local policies, particularly the UDP. The planning report did not weigh

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

up the Section 106 planning gains. It was not possible to relocate and preserve the entire market as required by the London Mayor. The proposed application was deeply flawed and potentially very damaging:

- Poor or non-existent consultation
- Substantial local opposition
- Opposition from nation organisations

It was considered that two public authorities had no regard for social housing, family homes, a locally listed building lost forever and a thriving community destroyed. An alternative could be considered, a new scheme which incorporated part restoration and part new build so that existing businesses could remain on the site. The Prince's Regeneration Trust were prepared to broker a fresh approach in cooperation with all parties involved. The Wards Corner site was important for the local community and represented mixed nationalities in one centre. A collaboration of all interested parties of Wards Corner was what was required.

Members questioned the objectors on their proposal to part restore and part renew the site and how it would work. There were further enquiries in respect of how much consultation had taken place with local traders/residents, what would be the effects on the market while the area was developed, was it viable that 60% of the traders could return to the market and whether any of the traders lived on the site. The objectors responded that they would like to see the Victorian/Edwardian frontage kept and restored as they would have to move which created uncertainty. The steel trained building on the edge of the site should be retained. The Princes Regeneration Trust felt it could be brought back to it's former glory and that these buildings could be saved. In response to the subsequent questions raised Members were informed that traders did live on the site and no provision was made for them during the interim development period. No arrangements had been made for consultation meetings, groups or letters from the Council.

A supporter of the development addressed the Committee and stated that the Words Corner Coalition was not representative of the whole community. The proposed development would create a range of shops and cafes which would benefit the whole community. The current shopping options did not meet the needs of the community however, it was hoped that the market would be retained for current traders.

A local resident addressed the Committee in support of the application that the current site was a landmark for decay as it was falling down. The proposed plan would bring investment to the wider community, safety and jobs for everyone to enjoy. The vocal and negative element previously made do not speak for



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

everyone. The regeneration the development would bring would spread along Tottenham High Road for the benefit of the whole community.

A representative of The Bridge New Deal for Communities (NDC) and a local resident for 26 years in Tottenham wanted to leave a lasting legacy for local people. There had been several attempts to regenerate Wards Corner and it was their goal to see the site transformed for the wellbeing/benefits of local people. Contrary to press reports the NDC had put in place proposals to support the market traders during the temporary period of site development. The following consultations had taken place:

- The GLA endorsed the development
- The Police had been consulted by the architects
- The plan included crime reduction measures

The majority of residents in the NDC area were in support of the application and the proposals were long overdue. Residents were tired of seeing the same building and wanted to look forward to a decent standard of living. The committee was asked if the building was considered to be so important why had it not achieved listed status and why should it hold back regeneration in the area.

The Committee queried whether the market traders had been involved in the proposals for the site and in response was informed that Consultation had began in 2003, and continued throughout 2003, 2005 and 2007. A public consultation was held in July 2005, where newsletters were despatched to 10,000 homes. An exhibitions was held in July 2007 attended by 350 residents and local businesses. The consultations had been on-going and stakeholder meetings had taken place.

Cllr Lister addressed the Committee and raised two issues:

1. The link between this development and Apex House, paragraph 6.7 in the report related to affordable housing which would need to be taken into account to comply with the London Plan and local development framework. The two sites would need to be connected.
2. The two proposals were in conflict and if the proposed application were agreed where would the other stand and would it be considered?

Cllr Vanier addressed the Committee and advised that everyone wanted to see some improvement on the site. It was not an option for the site to remain in its current condition, however it was felt that the current proposal should not be granted simply because residents did not want the proposed scheme. Opposition to this proposal had not been seen in Tottenham since

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

the 1970s. There needed to be real discussion so interested parties could examine both proposals. If the application for Wards Corner was granted it would impact on the Apex House application. The community needed to be involved and in a meaningful way.

Cllr Diakides addressed the Committee and objected to the proposals on the following grounds:

1. The changing circumstances and errors had turned out a proposal that failed to meet the planning brief objectives and what's more blighted the area, jobs would be lost along with valuable local facilities and upset the local residents.
2. The local traders reflected the rich cosmopolitan mixture of the local community and their businesses responded to the special needs of those communities. These would not be accommodated within the proposed development.
3. The plan did not meet the UDP prescription of 50% affordable housing.
4. The proposal did not meet the basic Section 106 expectation for the introduction of 200 new housing units i.e. demand for education, health, environment and other services.
5. The proposal was not a landmark development but mediocre, developer's minimalism.

The Committee was asked to reject the proposal and therefore, open the way for a proper regeneration plan, a proposal which was considered more popular.

The Committee received a representation from the Tottenham Conservation Area Advisory Committee (TCAAC) who explained that the TCAAC had advised the Council to reject the application for planning permission. The Council's policy on regeneration should be heritage lead. Haringey's historical buildings were historical local landmarks and created a sense of place and stability. It was hoped that Wards Corner could be refurbished/restored. The Wards Corner Brief asked for a gateway but also to retain the locally listed buildings as they contributed to the Conservation Area.

The representative of the TCAAC was asked by Members whether it was still the intention to get the buildings listed by English Heritage. In response the Committee was advised that the buildings were locally listed, had architectural merit and would have more presence if restored. The current buildings were considered to be special, distinctive, unique and there was nothing else like them in Tottenham.

Cllr Allison informed the Committee that there were so many

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

reasons to oppose the application:

1. The development brief required a scheme proposing a high quality landmark for the Tottenham area. The current application was not attractive nor a land mark building. Regeneration of an area did not mean demolish a landmark already in existence.
2. The proposed scheme provided for flats which were not designed for the existing community. No affordable housing was to be provided on the site therefore segregated the community.
3. The jobs of the market traders were not just jobs but considered to be their way of life.

Cllr Allison further requested the planners to go back to the drawing board.

Cllr Oakes advised the Committee that they were dealing with two applications for one site. The two applications were dependent upon what decision the Committee made in respect of the application before them. The plans should come back to the Committee after consultation with the Wards Corner community. The development brief stated that the department store had architectural merit. The proposed scheme sought to demolish it. The buildings form part of the communities heritage, sense of place and the fact that it had survived. The building deserved to be preserved and should be the focal part of a new scheme.

The applicants addressed the Committee and interested parties in response and stated that the proposed scheme would facilitate change, Wards Corner was a strategic site located near a tube station and twelve bus routes. The diverse community made Tottenham a unique community. Tottenham Green had seen an increase in crime and this was supported by the Police. An independent ICM poll stated that 80% of local people felt substantial investment was a good idea, 65% said they felt unsafe around Wards Corner at night. There was a desire for change, the site was complex, particularly because of increased costs and multiple ownership. In 2007, and after 25 designs, it was considered that the proposed scheme was possible and viable. The applicants had invested considerably in a consultation process:

- Four extra consultation meetings
- 31, different leaflets had been distributed
- Website press articles
- Design panels
- Three development forums and
- Other methods of consultation

The development brief had been significantly altered to include

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

accommodation for the market and to develop quality convenient shopping. Agreement had been reached to compensate market traders to temporarily leave the site. It also included the provision of a central arts centre. The proposal would provide much needed clarity of the site.

The applicants explained the features and design of this large site, considered to be an ambitious regeneration brief. There were three key elements to the development; shops, restaurants, cafes, homes and public spaces. There was tremendous support for improvement on the High Road frontage which would make the area easier and more enjoyable to move through. There would be public involvement in the competition and new shop fronts would line the street frontages, including a wider range of shop sizes to provide modern space for the market traders to survive. The main entrances to the flats faced onto the square. There would be a concierge service providing security to the homes. The homes were arranged in ten blocks around the square. CABA were especially complimentary about the accommodation to be provided. Each of the four streets had a different character. The development was broken down into four buildings of different heights and the flats would be connected to the shops below. CABA and the GLA had commented favourably on the approach for this development. The corner building would provide a prominent landmark clearly visible to all.

The applicants further advised that the site was in decline for many years and they had invested capital to find a solution, taking into account feedback received during the consultations. The results of the independent reports concluded that the development would provide safe, secure, sustainable homes for residents and visitors to the area.

Members again questioned the applicants on why they had taken the approach not to provide affordable housing on the site. Apex House was to provide 50% affordable housing and when was this to be proposed. In response the applicants stated that the proposal contained no affordable housing, however affordable housing was linked to housing in the wider area. The development brief called for a transformation and work on this proposal had taken place over the last two years. Four percent of respondents to the ICM poll had identified Wards Corner as a location of high importance. There were key policies for this site; regeneration for the area, appropriate housing density, housing targets, homes with gardens which don't exist at present. The proposed development took into account money that needed to be ploughed into the public realm. Those policy aims were considered to be more important than affordable housing on the site. It had been negotiated that affordable housing would be considered on an alternative site and the Local Authority were committed to affordable housing in the local area. The Planning

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

Authority was clear there were other sites available to deliver all the affordable housing for this site.

The Committee enquired about the criticism received in respect of the compensation for market traders to move out temporarily and that the proposed rents should be for local small business and not national retailers. The applicant replied that the rents had been outlined and conditioned in the proposed Section 106 Legal Agreement, that open market rents would be affordable. Compensation had been calculated on the basis of leases and not licences and on the basis that market traders had operated for 14 years. The current licences included a paragraph that the site would be open to development.

The Committee viewed the plans at 9:58pm.

The Committee raised concerns regarding the transportation of goods onto the site, the viability of the market traders who could be split up, that there was no guarantee that the rents would be at a level affordable for market traders. In response the applicants advised that the market traders had previously moved from the site and returned. The traders would be treated as leaseholders in terms of compensation, this condition would be set out in the Section 106 notice and considered to be fair and strong. Transport, access and the servicing was considered to be much improved as there would be access, egress and turning for parking. Many schemes of this size in London functioned with the arrangements that were proposed. A Member enquired whether the applicants had looked at the feasibility of retaining the buildings and in response was informed that the buildings were not of any national note however, this was based on judgement. The report outlined the aspects that could be argued for retention, balanced against the cost of maintenance and came to a conclusion. The height of the proposed scheme was required in relation to the width of the High Road.

Cllr Dodds moved a motion to move to the vote. The Chair put the motion to the Committee. On a vote there being 5 in favour and 4 against the Committee agreed to move to the vote.

The Chair moved a motion to agree the recommendations in the report and the conditions outlined on pages 47 - 55. On a vote there being 5 in favour and 4 against the motion was carried.

**RESOLVED**

The Committee agreed to grant planning permission subject to condition and a Section 106 Legal Agreement subject to direction of the GLA.

INFORMATION RELATING TO APPLICATION REF:

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

HGY/2008/0303  
FOR PLANNING COMMITTEE DATED 17/11/2008

Location: Wards Corner Site, High Road N15

Proposal: Demolition of existing buildings and erection of mixed use development comprising Class C3 residential and Class A1/A2/A3/A4 with access parking and associated landscaping and public realm improvements.

Recommendation: Grant subject to conditions and Legal Agreement subject to direction of the GLA

Decision: Grant subject to conditions and Legal Agreement subject to direction of the GLA

Drawing No's: P (00) 00, P (00) 01C, P (00) 02, P (00) 03, P (00) 04, P (00) 05, P (00) 06, P (00) 07A, P (00) 08A, P (00) 09, P (00) 10, P (00) 20, P (00) 21, P (00) 100B, P (00) 101A, P (00) 102A, P (00) 103A, P (00) 110A, P (00) 111A.

Design and Access Statement: Wards Corner Seven Sisters Design and Access Statement and accompanying statements Pollard Thames Edwards Architects January 2008.

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 5 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 of the relevant part 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. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

Local Planning Authority before any of the relevant part of the 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.

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. 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.

7. In order to ensure that the shops are accessible to people with disabilities and people pushing double buggies, the door must have a minimum width of 900mm, and a maximum threshold of 25mm.

Reason: In order to ensure that the shop unit is accessible to all those people who can be expected to use it in accordance with Policy RIM 2.1 'Access For All' of the Haringey Unitary Development Plan.

8. Detailed plans of the design and external appearance of the shopfronts, including details of the fascias, shall be submitted to and approved in writing by the Local Planning Authority before any shopfront is installed.

Reason: In the interest of visual amenity of the area.

9. 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'.

10. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

11. That details of and on site parking management plan shall be submitted to and approved by the local planning authority prior to the commencement of the use of the basement car parking area. Such agreed plan to be implemented and permanently maintained in operation to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

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

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

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 authorised development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development.

15. That details of a management plan for the management and maintenance of the first floor gardens play space and roof gardens shall be submitted to and approved by the Local Planning Authority prior to the occupation of the residential units such agreed details to be implemented and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that a satisfactory standard of amenity space and play facilities is maintained for the future occupiers of the proposed development.



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

16. That details of a site specific Environmental Management Plan as referred to in the Air Quality Assessment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed plan shall be implemented to the satisfaction of the Local planning Authority during the period of construction.

Reason: In order to ensure that the effects of the construction upon air quality is minimised.

17. That all the residential units with the proposed development with the exception of these referred to directly in the Design and Access Statement as not being able to be compliant shall be designed to Lifetime Homes Standard.

Reason: To ensure that the proposed development meets the Councils Standards in relation to the provision of Lifetime Homes.

18. That at least 20 flats within the proposed development shall be wheelchair accessible or easily adaptable for wheelchair use.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings.

19. That details of the specification of the glazing to be used in connection with the proposed development in relation to reducing noise levels within the residential units shall be submitted to and approved by the Local Planning Authority prior to the commencement of the relevant part of the works. Such agreed specification to be implemented and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of occupiers of the residential units

20. That the service road ventilation plant noise emissions shall be in accordance with the limiting sound pressure level referred to in the Noise and Vibration Assessment.

Reason: In order to protect the amenity of the occupiers of the proposed development.

21. That the proposed development shall provide service covered storage for 197 cycle racks for the residential units and 38 cycle racks for the commercial units, a total of 235 cycle racks to be provided.

Reason: In order to promote a sustainable mode of travel and improve conditions for cyclists at this location.

22. That the commercial uses shall not be operational before 0700 or after 0100 hours on any day.

Reason: In order to protect the amenity of adjoining residential occupiers.

23. That the applicant shall submit 2 travel plans, one for the residential one for the commercial use, the details of which shall be agreed in writing by the Local Planning Authority prior to the occupation of the proposed development. Such agreed details shall be implemented and permanently maintained to the satisfaction of the

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

Local Planning Authority.

Reason: In order to ensure sustainable travel and minimise the impact of the proposed development in the adjoining road network.

24. That details of the routeing of the associated construction traffic and networks of delivering of goods to the retail/commercial uses of the proposed development be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed details shall be implemented and where appropriate permanently maintained to the satisfaction of the local Planning Authority

Reason: In order to ensure that the proposed development does not disrupt the movement of vehicles and pedestrians doing the adjoining roads and footways.

25. Prior to the commencement of development, the applicant shall provide details to be agreed in writing by the Local Planning Authority of measures to reduce CO2 emissions from renewable energy technologies by 10.5%.

Reason: To be consistent with London Plan Policies 4A.1 and 4A.7 and UDP Policy UD2 Sustainable Design and Construction.

26. Prior to the commencement of development, the applicant shall provide full details, to be agreed in writing by the Local Planning Authority, of the biofuel boiler type, air quality impact, fuel supply and carbon intensity.

Reason: To be consistent with London Plan Policies 4A.1 and 4A.7 and UDP Policy UD2 Sustainable Design and Construction.

27. The applicant shall implement no more than one energy centre and heat network, connecting all uses and incorporating a CHP as the lead boiler sized to minimise carbon dioxide emissions and a biofuel-only boiler as the primary top-up boiler.

Reason: To be consistent with London Plan Policies 4A.1 and 4A.7 and UDP Policy UD2 Sustainable Design and Construction.

28. The applicant shall implement energy efficiency measures for the residential units to reduce CO2 emissions by at least 8% beyond the Target Emissions Rate in line with the Fulcrum Consulting energy strategy dated 04/09/2008.

Reason: To be consistent with London Plan Policies 4A.1 and 4A.7 and UDP Policy UD2 Sustainable Design and Construction.

29. Notwithstanding the information shown on the approved drawings the detailed design and materials of the following elements shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development:

- Replacement bus stops
- Alterations to Seven Sisters underground station entrances (above ground)
- Footway alterations and improvements to High Road, West Green Road, Suffield Road and Seven Sisters Road and Seven Sisters Road.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

Reason: To ensure that the proposed development results in improvements to the safety and safe access of pedestrians on the public highway and users of public transport.

30. That 15 months from the practical completion of the development, the applicant shall submit to the Local Planning Authority a statement confirming the amount of biofuel used by the development in the preceding year. Such a statement shall be submitted annually until the expiration of 5 years.

Reason: To be consistent with London Plan Policies 4A.1 and 4A.7 and UDP Policy UD2 Sustainable Design and Construction.

31. Energy models for the commercial units based on NCM compliant methods shall be submitted to the Local Planning Authority and approved prior to commencement of works to those units.

Reason: To be consistent with London Plan Policies 4A.1 and 4A.7 and UDP Policy UD2 Sustainable Design and Construction.

INFORMATIVE: No residents within the proposed developments, with the exception of up to 12 of the proposed houses on Suffield Road 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." The applicant must contribute a sum of £1000 (One Thousand pounds) towards the amendment of the TMO for this purpose.

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 accordance with Section 34 of the Environmental Protection Act and the Duty of, Care, any waste generated from construction/excavation on site is to be stored in a safe and secure manner in order to prevent its escape or its handling by unauthorised persons. Waste must be removed by a registered carrier and disposed of at an appropriate waste management licensed facility following the waste transfer or consignment note system, whichever is appropriate.

INFORMATIVE: The carbon intensity of the biofuel should be confirmed against the Government's Renewable Transport Fuel Obligation carbon and sustainability methodology for biofuels.

**REASONS FOR APPROVAL**

The proposed development of the site for a mixed use development comprising retail shops and restaurants and residential accommodation with servicing parking and amenity space has been assessed against and found on balance to comply with all the relevant Governmental, National, Regional, Sub Regional and Local Planning Policies which within considered constraints support the regeneration of the Wards

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

|                      |  |  |
|----------------------|--|--|
|                      | <p>Corner site.</p> <p>Section 106: Yes</p>  |  |
| <p><b>PC305.</b></p> | <p><b>WARDS CORNER SITE, HIGH ROAD N15 ~ CONSERVATION AREA CONSENT</b></p> <p>The application for Conservation Area Consent was for the demolition of 18 buildings which fell within the boundary of Seven Sisters/Page Green Conservation Area within the application site. The remainder of the buildings on the application site fell outside the Conservation Area boundary and do not therefore require consent to be demolished. There were no listed buildings on the site.</p> <p>The Planning Officer informed the Committee that it had been demonstrated that the cost of repair and maintenance and the loss of value associated with the retention would be prohibitive in relation to the existing buildings. It was further demonstrated that the alternatives to demolition in the form of retention of the Wards Corner building, retention, replication or redesign of the façade would not be viable.</p> <p>The proposed development was considered to contribute to the character of Seven Sisters Conservation Area and fulfil the vision of the planning brief, which would result in a range of positive benefits to the community and kick start the regeneration of the locality.</p> <p>It was considered that the decision in this case as to whether or not to allow Conservation Area Consent should be made in the context of the significant community benefits which would result from the proposed redevelopment of the application site.</p> <p>The Committee was asked to consider Conservation Area Consent for the demolition of 227 -259 High Road. 1a, 1b and 1 West Green Road N15.</p> <p>The Chair moved a motion to grant Conservation Area Consent for the above proposal subject to conditions and a Section 106 Legal Agreement subject to Direction of the GLA.</p> <p><b>RESOLVED</b></p> <p>On a vote there being five in favour and four against Conservation Area Consent was granted. The Committee agreed to grant Conservation Area Consent as planning permission for the application outlined in PC302 above was granted.</p> <p>INFORMATION RELATING TO APPLICATION REF:<br/>HGY/2008/0322</p> |  |

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

FOR PLANNING COMMITTEE DATED 17/11/2008

Location: Wards Corner Site, High Road N15

Proposal: Conservation Area Consent for demolition of existing buildings and erection of mixed use development comprising Class C3 residential and Class A1/A2/A3/A4 with access parking and associated landscaping and public realm improvements.

Recommendation: Grant subject to conditions and Legal Agreement subject to direction of the GLA

Decision: Grant subject to conditions and Legal Agreement subject to direction of the GLA

Drawing No's: P (00) 00, P (00) 01C, P (00) 02, P (00) 03, P (00) 04, P (00) 05, P (00) 06, P (00) 07A, P (00) 08A, P (00) 09, P (00) 10, P (00) 20, P (00) 21, P (00) 100B, P (00) 101A, P (00) 102A, P (00) 103A, P (00) 110A, P (00) 111A.

Design and Access Statement: Wards Corner Seven Sisters Design and Access Statement and accompanying statements Pollard Thames Edwards Architects January 2008.

Conservation Area Audit and Statement Addendum Report 2008

Former Wards Corner Store - 227 -229 Tottenham High Road - appraisal of options for retention or redevelopment

Public Artwork Outline Brief Dated 20th June 2008.

Conditions:

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been granted for the redevelopment for which the contract provides.  
Reason: In order to safeguard the special architectural or historic interest of the building.

**REASONS FOR APPROVAL**

The proposed development of the site for a mixed use development comprising retail shops and restaurants and residential accommodation with servicing parking and amenity space has been assessed against and found on balance to comply with all the relevant Governmental, National, Regional, Sub Regional and Local Planning Policies which within considered constraints support the regeneration of the Wards Corner site.

Section 106: Yes

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 17 NOVEMBER 2008**

|               |   |  |
|---------------|---|--|
| <b>PC306.</b> | <b>DATE OF NEXT MEETING</b><br><br>Monday 8 December 2008<br><br>The meeting concluded at 10:45pm |  |
|---------------|---|--|

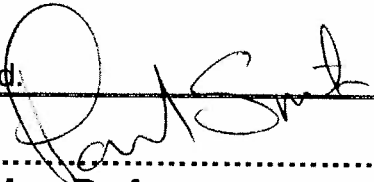
COUNCILLOR SHEILA PEACOCK  
Chair



Agenda item:

[ ]

**Planning Committee** **On 8<sup>th</sup> December 2008**

|   |                                       |
|---|---------------------------------------|
| <b>Report Title: Appeal decisions determined during October 2008</b>  |                                       |
| <b>Report of: Niall Bolger Director of Urban Environment</b>  |                                       |
| <b>Wards(s) affected: All</b>   | <b>Report for: Planning Committee</b> |
| <p><b>1. Purpose</b><br/>To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during October 2008.</p>   |                                       |
| <p><b>2. Summary</b><br/>Reports outcome of 19 appeal decisions determined by the Department for Communities and Local Government during October 2008 of which 5 (26%) were allowed and 13 (68%) were dismissed and 1 (6%) was a split decision (allowed in part).</p>  |                                       |
| <p><b>3. Recommendations</b><br/>That the report be noted:</p>  |                                       |
| <p>Report Authorised by: <br/> <span style="margin-left: 100px;">PP. <b>Marc Dorfman</b></span><br/> <span style="margin-left: 100px;"><b>Assistant Director Planning &amp; Regeneration</b></span></p>  |                                       |
| <p>Contact Officer: <b>Ahmet Altinsoy</b><br/> <span style="margin-left: 100px;"><b>Senior Administrative Officer</b></span> <span style="float: right;"><b>Tel: 020 8489 5114</b></span></p>   |                                       |
| <p><b>4. Local Government (Access to Information) Act 1985</b><br/> 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: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p> |                                       |

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**APPEAL DECISION OCTOBER 2008**

**PLANNING APPEALS**

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Alexandra</b>     |
| <b>Reference Number:</b> | <b>HGY/2007/1535</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**135A Alexandra Park Road N22 7UL**

**Proposal:**

Erection of a shed in the rear garden

**Type of Appeal:**

Written Representation

**Issues:**

The effect upon the amenities of adjoining residents

The effect upon the appearance of the locality

**Result:**

Appeal **Dismissed** 10 October 2008

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Fortis Green</b>  |
| <b>Reference Number:</b> | <b>HGY/2007/1829</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**Land Between 27-29 Aylmer Road N2 0BS**

**Proposal:**

Provision of three lawn tennis courts with pavilion and parking for 6 vehicles

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed development on the nature conservation value of the site and in turn on the character and appearance of the Highgate Conservation Area

**Result:**

Appeal **Dismissed** 28 October 2008

|                          |                                 |
|--------------------------|---------------------------------|
| <b>Ward:</b>             | <b>Fortis Green</b>             |
| <b>Reference Number:</b> | <b>HGY/2007/2278 &amp; 2277</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>                |

**150 Fortis Green N10 3PA**

**Proposal:**

Appeal A – HGY/2007/2278

Demolition of existing building and erection of part four/part five storey building comprising of clinic on ground floor level, 6 x 3 bed and 3 x 2 bed flats with 10 parking spaces, bicycle store, refuse and private amenity space

Appeal B – HGY/2007/2277

Conservation Area Consent for demolition of existing building and erection of part four/part five storey building comprising of clinic on ground floor level, 6 x 3 bed and 3 x 2 bed flats with 10 parking spaces, bicycle store, refuse and private amenity space

**Type of Appeal:**

Written Representation

**Issues:**

Whether the proposed development would preserve or enhance the character and appearance of the Muswell Hill Conservation Area

The effect on neighbouring residents living conditions in terms of loss of light, outlook and privacy

Whether the development includes a satisfactory dwelling mix in terms of small units and affordable housing

**Result:**

Both Appeals **Dismissed** 10 October 2008

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Fortis Green</b>  |
| <b>Reference Number:</b> | <b>HGY/2007/2118</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**54 Great North Road N6 4LT**

**Proposal:**

Conversion of the existing residential house to four residential units

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed development on the character and appearance of the property and the street scene

The effect on the living conditions of neighbouring and future residents

Whether having regards to the Councils policies and guidance towards Houses in Multiple Occupation and dwelling mixes for conversions, the proposed mix of dwelling units would be appropriate

**Result:**

Appeal **Dismissed** 10 October 2008

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Harringey</b>     |
| <b>Reference Number:</b> | <b>HGY/2007/2507</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**48 Grand Parade, Green Lanes N4 1AG**

**Proposal:**

Change of use from council offices to an 'adult gaming centre' (sui generis) incorporating new shop front

**Type of Appeal:**

Public Inquiry

**Issues:**

The effects of the proposal, in combination with other uses, on the amenities of nearby commercial and residential occupiers by reason of noise, litter, nuisance or anti-social behaviour including crime and the fear of crime

The effect of the proposed development on the attractiveness, vitality and viability of the district shopping centre at Green Lanes

**Result:**

Appeal **Allowed** 6 October 2008

Cost: Part costs awarded against the Council in relation to the Council's reason for refusal relating to noise, litter and over-concentration of associated uses

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|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Highgate</b>      |
| <b>Reference Number:</b> | <b>HGY/2007/1791</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**18 Bishopswood Road N6 4NY**

**Proposal:**

Erection of new front wall, gates and railings

**Type of Appeal:**

Written Representation

**Issues:**

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

**Result:**

Appeal **Dismissed** 7 October 2008

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Muswell Hill</b>  |
| <b>Reference Number:</b> | <b>HGY/2008/0261</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**30 Church Crescent N10 3NE****Proposal:**

Creation of one bedroom basement flat

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on parking/traffic conditions, the availability of single family houses.

The effect on the living condition of neighbouring residents having particular regard to noise/disturbance.

**Result:**

Appeal **Allowed** 15 October 2008

|                         |                      |
|-------------------------|----------------------|
| <b>Ward:</b>            | <b>Muswell Hill</b>  |
| <b>Reference Number</b> | <b>HGY/2007/1334</b> |
| <b>Decision Level:</b>  | <b>Delegated</b>     |

**Buckingham Lodge, 2 Muswell Hill N10 3TG****Proposal:**

Replacement of existing metal "crittall" windows with UPVC windows

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the UPVC replacement windows on the character and appearance of the building and the surrounding area.

**Result:**

**Split Decision** in part and allowed in part, in relation to the rear elevation 7 October 2008

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Muswell Hill</b>  |
| <b>Reference Number:</b> | <b>HGY/2007/1823</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**Former Hornsey Central Hospital, Park Road N8 8JL**

**Proposal:**

Redevelopment of site to provide for 70 residential units and associated parking

**Type of Appeal:**

Informal Hearing

**Issues:**

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

The effect of the proposed density of development, including on the living conditions of future occupiers in terms of outlook and amenity space provision

Whether the dwelling mix proposed would meet the needs of the local community

Whether, in the light of adopted policies, the proposal makes sufficient provision for the additional education, environmental and highway needs generated by the proposed development, and affordable housing

**Result:**

Appeal **Dismissed** 10 October 2008

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Muswell Hill</b>  |
| <b>Reference Number:</b> | <b>HGY/2007/2363</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**Flat 1, 68 Priory Road N8 7EX**

**Proposal:**

Erection of trellis screen around perimeter of garden and a small garden shed

**Type of Appeal:**

Written Representation

**Issues:**

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

**Result:**

Appeal **Dismissed** 7 October 2008

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|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Seven Sisters</b> |
| <b>Reference Number:</b> | <b>HGY/2007/1739</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**27 Ferndale Road N15 6UF**

**Proposal:**

Erection of a single storey rear extension and the conversion of the property into two self contained flats

**Type of Appeal:**

Written Representation

**Issues:**

Whether the proposal would be likely to affect existing residential amenities in the street in a materially adverse way

**Result:**

Appeal **Allowed** 24 October 2008

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Stroud Green</b>  |
| <b>Reference Number:</b> | <b>HGY/2007/2629</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**47E Ridge Road N8 9LJ**

**Proposal:**

Conversion of rear dormer/part pitched roof into balcony

**Type of Appeal:**

Written Representation

**Issues:**

The effect upon the residential amenity of neighbours

**Result:**

Appeal **Allowed** 10 October 2008

|                          |                        |
|--------------------------|------------------------|
| <b>Ward:</b>             | <b>Tottenham Green</b> |
| <b>Reference Number:</b> | <b>HGY/2008/0415</b>   |
| <b>Decision Level:</b>   | <b>Delegated</b>       |

**261 High Road N15 4RR**

**Proposal:**

Retention of a non-illuminated advertising panel measuring 6.4m x 1.6

**Type of Appeal:**

Written Representation

**Issues:**

Whether the poster panel would affect the character and appearance of the appeal premises and the conservation area

**Result:**

Appeal **Dismissed** 29 October 2008



|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>West Green</b>    |
| <b>Reference Number:</b> | <b>HGY/2008/0092</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**308 West Green Road N15 3QR**

**Proposal:**

Redevelopment of the site involving construction of a single block of 3 to 4 storeys comprising 43 residential units with 511 m2 ground floor commercial/retail units(s) and associated access, parking, cycle parking, landscaping and associated works

**Type of Appeal:**

Informal Hearing

**Issues:**

Whether for reasons of design or size, the built development would appear over-prominent or overbearing in its local context

Whether the proposed mix or size of residential units has material defects, given the likely inhabitants

Whether the proposed retail space would be likely to result in local over-provision or adversely affect the local shopping centre

**Result:**

Appeal **Allowed** 31 October 2008

|                          |                        |
|--------------------------|------------------------|
| <b>Ward:</b>             | <b>White Hart Lane</b> |
| <b>Reference Number:</b> | <b>HGY/2008/0181</b>   |
| <b>Decision Level:</b>   | <b>Delegated</b>       |

**291 The Roundway N17 7AJ****Proposal:**

Extensions and alterations

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed development on the character and appearance of the existing dwelling and the area nearby

The impact of the proposal on the living conditions of the occupiers of the neighbouring property with particular reference to overlooking and outlook

**Result:**

Appeal **Dismissed** 7 October 2008

|                          |                      |
|--------------------------|----------------------|
| <b>Ward:</b>             | <b>Woodside</b>      |
| <b>Reference Number:</b> | <b>HGY/2008/0079</b> |
| <b>Decision Level:</b>   | <b>Delegated</b>     |

**Land Adjacent to 39 Eldon Road N22 5DX****Proposal:**

Erection of new two bedroom dwelling on vacant brown field site

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the character and appearance of the street scene and on the living conditions of its potential occupants with particular regard to amenity space provision

**Result:**

Appeal **Dismissed** 13 October 2008

**ENFORCEMENT APPEAL AUGUST 2008**

|                          |                     |
|--------------------------|---------------------|
| <b>Ward:</b>             | <b>Muswell Hill</b> |
| <b>Reference Number:</b> | <b>N/A</b>          |
| <b>Decision Level:</b>   | <b>Enforcement</b>  |

**Flat 1, 68 Priory Road N8 7EX**

**Proposal:**

Erection of a trellis screen on the front boundary walls

**Type of Appeal:**

Written Representation

**Issues:**

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

**Result:**

Appeal **Dismissed** 7 October 2008

|                          |                     |
|--------------------------|---------------------|
| <b>Ward:</b>             | <b>Stroud Green</b> |
| <b>Reference Number:</b> | <b>N/A</b>          |
| <b>Decision Level:</b>   | <b>Enforcement</b>  |

**72 Stroud Green Road N4 3ER**

**Proposal:**

Erection of railings on flat roof

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the development on the living conditions of neighbouring residents with particular regard to overlooking and privacy

**Result:**

Appeal **Dismissed** 7 October 2008

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Agenda item:

[ ]

**Planning Committee** **On 8<sup>th</sup> December 2008**

Report Title: **Decisions made under delegated powers between 13 October 2008 and 16 November 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 13 October 2008 and 16 November 2008.

**3. Recommendations**  
See following reports.

Report Authorised by: *Paul Smith*  
*PP* **Marc Dorfman**  
**Assistant Director Planning & Regeneration**

Contact Officer: **Ahmet Altinsoy**  
**Senior Administrative Officer** **Tel: 020 8489 5114**

**4. Local Government (Access to Information) Act 1985**  
Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://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 13/10/2008 AND 16/11/2008**

#### 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](http://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: | <b>HGY/2008/1892</b>   | Officer:       | Robin Campbell    |  |
| Decision:       | REF  | Decision Date: | 14/11/2008        |  |
| Location:       | 121 Dukes Avenue N10 2QD   |                |                   |  |
| Proposal:       | Insulation and rendering to external surface of existing rear extension walls.   |                |                   |  |
|                 |  |                |                   |  |
| Application No: | <b>HGY/2008/1806</b>   | Officer:       | Robin Campbell    |  |
| Decision:       | GTD  | Decision Date: | 10/11/2008        |  |
| Location:       | 55 The Avenue N10 2QE  |                |                   |  |
| Proposal:       | Erection of a single storey rear extension.  |                |                   |  |
|                 |  |                |                   |  |
| Application No: | <b>HGY/2008/1915</b>   | Officer:       | Matthew Gunning   |  |
| Decision:       | REF  | Decision Date: | 06/11/2008        |  |
| Location:       | 147 Muswell Avenue N10 2EN   |                |                   |  |
| Proposal:       | Erection of a single storey building with mansard roof to create a two-bedroom self contained residential unit (AMENDED DESCRIPTION) |                |                   |  |
|                 |  |                |                   |  |
| Application No: | <b>HGY/2008/1869</b>   | Officer:       | Michelle Bradshaw |  |
| Decision:       | GTD  | Decision Date: | 06/11/2008        |  |
| Location:       | 72 Grove Avenue N10 2AN  |                |                   |  |
| Proposal:       | Erection of single storey rear extension.  |                |                   |  |
|                 |  |                |                   |  |
| Application No: | <b>HGY/2008/1805</b>   | Officer:       | Robin Campbell    |  |
| Decision:       | PERM DEV   | Decision Date: | 06/11/2008        |  |
| Location:       | 55 The Avenue N10 2QE  |                |                   |  |
| Proposal:       | Certificate of Lawfulness for erection of side dormer and rear roof extension  |                |                   |  |
|                 |  |                |                   |  |
| Application No: | <b>HGY/2008/1755</b>   | Officer:       | Michelle Bradshaw |  |
| Decision:       | GTD  | Decision Date: | 16/10/2008        |  |
| Location:       | 1 Dagmar Road N22 7RT  |                |                   |  |
| Proposal:       | Demolition of existing single storey cafe building and erection of single storey one bed dwelling.                                   |                |                   |  |
|                 |  |                |                   |  |
| Application No: | <b>HGY/2008/1884</b>   | Officer:       | Michelle Bradshaw |  |
| Decision:       | PERM DEV   | Decision Date: | 14/10/2008        |  |
| Location:       | 204 Alexandra Park Road N22 7UQ  |                |                   |  |
| Proposal:       | Erection of single storey rear extension.  |                |                   |  |
|                 |  |                |                   |  |
| Application No: | <b>HGY/2008/1770</b>   | Officer:       | Robin Campbell    |  |
| Decision:       | GTD  | Decision Date: | 14/10/2008        |  |
| Location:       | 1 Cranbourne Road N10 2BT  |                |                   |  |
| Proposal:       | Erection of rear dormer window to facilitate loft conversion.  |                |                   |  |



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Application No: **HGY/2008/1717** Officer: Ruma Nowaz  
Decision: GTD Decision Date: 13/10/2008  
Location: Alongside 298 Alexandra Park Road N22 7BD  
Proposal: Erection of new double Royal Mail pouch box.

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WARD: **Bounds Green**

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Application No: **HGY/2008/1898** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 07/11/2008  
Location: 29 Eastern Road N22 7DD  
Proposal: Conversion of existing property into two self contained flats with provision of single storey rear extension, rear dormer window with 1 velux skylight to front elevation

Application No: **HGY/2008/1811** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 28/10/2008  
Location: Land to the rear of Cornwall Avenue and Braemar Avenue N22  
Proposal: Demolition of existing derelict garages and erection of single storey 3 bedroom house with associated single car parking space.

Application No: **HGY/2008/1625** Officer: Matthew Gunning  
Decision: REF Decision Date: 28/10/2008  
Location: 133 Whittington Road N22 8YP  
Proposal: Demolition of existing buildings and erection of three, 2 storey blocks comprising of 10 x one bed flats.

Application No: **HGY/2008/1789** Officer: Matthew Gunning  
Decision: GTD Decision Date: 24/10/2008  
Location: 391 High Road N22 8JB  
Proposal: Change of use of a doctor's surgery (D1) into five self contained residential units, incorporating rear dormer window with insertion of rooflights and internal alterations.

Application No: **HGY/2008/1762** Officer: Subash Jain  
Decision: REF Decision Date: 15/10/2008  
Location: 5 Gordon Road N11 2PA  
Proposal: Change of outbuilding (shed - artist studio) within the confines of a single dwelling house to a living space. (One bedroom self-contained flat).

Application No: **HGY/2008/1753** Officer: Tara Jane Fisher  
Decision: REF Decision Date: 15/10/2008  
Location: 79 Myddleton Road N22 8NE  
Proposal: Conversion of upper floors of existing property into two self-contained flats to provide 1 x one bed flat and 1 x two bed flat.

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WARD: **Bruce Grove**

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Application No: **HGY/2008/1927** Officer: Michelle Bradshaw  
Decision: REF Decision Date: 14/11/2008  
Location: 32 Greyhound Road N17 6XW  
Proposal: Conversion of property into two self contained flats.

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Application No: **HGY/2008/1889** Officer: Robin Campbell  
Decision: GTD Decision Date: 13/11/2008  
Location: 202 Philip Lane N15 4HH  
Proposal: Change of use from social club to A3 / A5 restaurant / cafe / hot food takeaway.

Application No: **HGY/2008/1369** Officer: Matthew Gunning  
Decision: GTD Decision Date: 13/11/2008  
Location: 1 Woodside Gardens N17 6UY  
Proposal: Conversion of property into two self contained flats.

Application No: **HGY/2008/1728** Officer: Tara Jane Fisher  
Decision: REF Decision Date: 14/10/2008  
Location: 185 Lordship Lane N17 6XF  
Proposal: Change of use of ground floor commercial unit to (A3) Cafe.

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WARD: **Crouch End**

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Application No: **HGY/2008/1933** Officer: Megan Cochrane  
Decision: GTD Decision Date: 11/11/2008  
Location: Flat C, 13 Edison Road N8 8AE  
Proposal: Replacement of existing wooden windows to rear of property with white UPVC double glazed windows, insertion of wood framed velux window to front elevation.

Application No: **HGY/2008/1890** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 11/11/2008  
Location: 8 Berkeley Road N8 8RY  
Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front roofslope to facilitate loft conversion.

Application No: **HGY/2008/1991** Officer: Megan Cochrane  
Decision: GTD Decision Date: 10/11/2008  
Location: 4 Topsfield Parade, Tottenham Lane N8 8PR  
Proposal: Change of use of first floor office unit to self-contained two bedroom flat.

Application No: **HGY/2008/1891** Officer: Jeffrey Holt  
Decision: GTD Decision Date: 30/10/2008  
Location: 10 Sandringham Gardens N8 9HU  
Proposal: Erection of side dormer window.

Application No: **HGY/2008/1809** Officer: Ruma Nowaz  
Decision: REF Decision Date: 28/10/2008  
Location: 13 Weston Park N8 9SY  
Proposal: Demolition of existing conservatory and erection of single storey rear extension.

|                 |  |                |                     |
|-----------------|--|----------------|---------------------|
| Application No: | <b>HGY/2008/1792</b>   | Officer:       | Stuart Cooke        |
| Decision:       | REF  | Decision Date: | 22/10/2008          |
| Location:       | Rear Of 29 Haringey Park N8 9JD  |                |                     |
| Proposal:       | Conservation Area Consent for demolition of existing work and storage garage and erection of single storey three bedroom dwellinghouse with associated single car garage, terrace and rear garden.                                       |                |                     |
| Application No: | <b>HGY/2008/1791</b>   | Officer:       | Stuart Cooke        |
| Decision:       | REF  | Decision Date: | 22/10/2008          |
| Location:       | Rear Of 29 Haringey Park N8 9JD  |                |                     |
| Proposal:       | Demolition of existing work and storage garage and erection of single storey three bedroom dwellinghouse with associated single car garage, terrace and rear garden.   |                |                     |
| Application No: | <b>HGY/2008/1783</b>   | Officer:       | Jeffrey Holt        |
| Decision:       | GTD  | Decision Date: | 22/10/2008          |
| Location:       | 20 Topsfield Parade, Tottenham Lane N8 8PT   |                |                     |
| Proposal:       | Installation of new shopfront. (Revised scheme).   |                |                     |
| Application No: | <b>HGY/2008/1780</b>   | Officer:       | Jeffrey Holt        |
| Decision:       | GTD  | Decision Date: | 22/10/2008          |
| Location:       | 20 Topsfield Parade, Tottenham Lane N8 8PT   |                |                     |
| Proposal:       | Display of 1 x timber fascia sign with trough lighting and 1 x traditional projecting sign (Amended description).  |                |                     |
| Application No: | <b>HGY/2008/1775</b>   | Officer:       | John Ogenga P'Lakop |
| Decision:       | GTD  | Decision Date: | 22/10/2008          |
| Location:       | First Floor Flat, 64 Weston Park N8 9TD  |                |                     |
| Proposal:       | Installation of pair of sliding doors and railings to first floor conservatory. (Amended scheme).  |                |                     |
| Application No: | <b>HGY/2008/1778</b>   | Officer:       | John Ogenga P'Lakop |
| Decision:       | GTD  | Decision Date: | 22/10/2008          |
| Location:       | 3 Haringey Park N8 9JG   |                |                     |
| Proposal:       | Partial demolition of existing ground floor rear extension and erection of single storey rear extension to provide kitchen / dining room and utility space.  |                |                     |
| Application No: | <b>HGY/2008/1796</b>   | Officer:       | Jeffrey Holt        |
| Decision:       | GTD  | Decision Date: | 22/10/2008          |
| Location:       | 10 Topsfield Parade Tottenham Lane N8 8PR  |                |                     |
| Proposal:       | Extension to existing kitchen extraction system.   |                |                     |
| Application No: | <b>HGY/2008/1244</b>   | Officer:       | Matthew Gunning     |
| Decision:       | GTD  | Decision Date: | 16/10/2008          |
| Location:       | Roden Court, 113-115 Hornsey Lane N6 5NL   |                |                     |
| Proposal:       | Approval Of Details pursuant to Condition 4 (Levels), Condition 8 (Tree Protection Measures), Condition 14 (Construction), Condition 18 (Bat Survey), and Condition 19 (Energy Assessment) attached to planning reference HGY/2007/2509. |                |                     |
| Application No: | <b>HGY/2008/1654</b>   | Officer:       | Oliver Christian    |
| Decision:       | GTD  | Decision Date: | 14/10/2008          |
| Location:       | Former Mountview Theatre School, 104 Crouch Hill N8 9EA  |                |                     |
| Proposal:       | Approval Of Details pursuant to Conditions 3 (materials), 6 (site investigation) and 7 (recycling, sustainability and energy efficiency) attached to planning permission reference HGY/2007/0920 for the erection of 4 dwelling houses.  |                |                     |

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**WARD: Fortis Green**

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Application No: **HGY/2008/1910** Officer: Subash Jain  
Decision: GTD Decision Date: 11/11/2008  
Location: Our Lady of Muswell Roman Catholic Infants and Junior School, Pages Lane N10 1PS  
Proposal: Erection of timber shed.

Application No: **HGY/2008/1877** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 11/11/2008  
Location: 7 Woodside Avenue N6 4SP  
Proposal: Demolition of existing garage and erection of single storey side extension.

Application No: **HGY/2008/1751** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 11/11/2008  
Location: 31 Aylmer Road N2 0BS  
Proposal: Erection of 2 storey side and single storey front and rear extension.

Application No: **HGY/2008/1840** Officer: Subash Jain  
Decision: PERM DEV Decision Date: 28/10/2008  
Location: 37 Fortismere Avenue N10 3BN  
Proposal: Erection of part single storey rear extension, insertion of rooflights to front / rear and alteration to front / rear elevations.

Application No: **HGY/2008/1853** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 28/10/2008  
Location: 30 Creighton Avenue N10 1NU  
Proposal: Creation of vehicle crossover.

Application No: **HGY/2008/1820** Officer: Oliver Christian  
Decision: REF Decision Date: 22/10/2008  
Location: 1 Greenfield Road N15 5EP  
Proposal: Erection of 2 storey, 2 bedroom dwellinghouse.

Application No: **HGY/2008/1822** Officer: Subash Jain  
Decision: GTD Decision Date: 21/10/2008  
Location: 33 Ringwood Avenue N2 9NT  
Proposal: Conversion of existing garage into a habitable room. Proposed single storey rear extension.

Application No: **HGY/2008/1836** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 14/10/2008  
Location: 2 Sussex Gate, Sussex Gardens N6 4LS  
Proposal: Erection of single storey rear extension.

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**WARD: Harringay**

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|                 |   |                |                     |
|-----------------|---|----------------|---------------------|
| Application No: | <b>HGY/2008/1988</b>  | Officer:       | Megan Cochrane      |
| Decision:       | REF   | Decision Date: | 11/11/2008          |
| Location:       | The Salisbury, 1 Grand Parade N4 1JX  |                |                     |
| Proposal:       | Retention of use of first floor as a place of worship (D1)  |                |                     |
| Application No: | <b>HGY/2008/1873</b>  | Officer:       | John Ogenga P'Lakop |
| Decision:       | GTD   | Decision Date: | 10/11/2008          |
| Location:       | 111 Turnpike Lane N8 0DU  |                |                     |
| Proposal:       | Conversion of 6 existing bedspaces of HMO (House in Multiple Occupation) into 2 self-contained flats, erection of rear dormer window with insertion of 2 x velux windows to front roofslope to provide additional habitable floorspace. |                |                     |
| Application No: | <b>HGY/2008/1747</b>  | Officer:       | John Ogenga P'Lakop |
| Decision:       | GTD   | Decision Date: | 23/10/2008          |
| Location:       | 72 Seymour Road N8 0BE  |                |                     |
| Proposal:       | Use of property as four self contained studio flats.  |                |                     |
| Application No: | <b>HGY/2008/1718</b>  | Officer:       | John Ogenga P'Lakop |
| Decision:       | REF   | Decision Date: | 23/10/2008          |
| Location:       | Rear of 601 Green Lanes N8 0RE  |                |                     |
| Proposal:       | Conversion of existing workshop into 3 x live / work units.   |                |                     |
| Application No: | <b>HGY/2008/1739</b>  | Officer:       | John Ogenga P'Lakop |
| Decision:       | GTD   | Decision Date: | 22/10/2008          |
| Location:       | 37 Warham Road N4 1AR   |                |                     |
| Proposal:       | Use of property as two self-contained flats.  |                |                     |
| Application No: | <b>HGY/2008/1763</b>  | Officer:       | John Ogenga P'Lakop |
| Decision:       | GTD   | Decision Date: | 21/10/2008          |
| Location:       | 3 Seymour Road N8 0BJ   |                |                     |
| Proposal:       | Erection of rear dormer window and insertion of three velux windows to front roofslope.   |                |                     |
| Application No: | <b>HGY/2008/1731</b>  | Officer:       | John Ogenga P'Lakop |
| Decision:       | GTD   | Decision Date: | 14/10/2008          |
| Location:       | 130a Wightman Road N4 1RL   |                |                     |
| Proposal:       | Erection of single storey rear extension and minor works to front bay comprising three new low level slot windows to provide light to basement.   |                |                     |
| Application No: | <b>HGY/2008/1734</b>  | Officer:       | Stuart Cooke        |
| Decision:       | GTD   | Decision Date: | 14/10/2008          |
| Location:       | 91 Warham Road N4 1AS   |                |                     |
| Proposal:       | Use of property as two self contained flats comprising of 1 x two bed and 1 x one bed flats.  |                |                     |
| Application No: | <b>HGY/2008/1730</b>  | Officer:       | Oliver Christian    |
| Decision:       | GTD   | Decision Date: | 14/10/2008          |
| Location:       | 319 Wightman Road N8 0NA  |                |                     |
| Proposal:       | Use of upper floor of property as two self contained flats.   |                |                     |

WARD: **Highgate**

|                 |  |                |                   |
|-----------------|--|----------------|-------------------|
| Application No: | <b>HGY/2008/1911</b>   | Officer:       | Michelle Bradshaw |
| Decision:       | REF  | Decision Date: | 11/11/2008        |
| Location:       | 2 Southwood Lawn Road N6 5SF   |                |                   |
| Proposal:       | Erection of rear dormer window and replacement of fence.   |                |                   |
| Application No: | <b>HGY/2008/1842</b>   | Officer:       | Subash Jain       |
| Decision:       | GTD  | Decision Date: | 11/11/2008        |
| Location:       | 473 Archway Road N6 4HX  |                |                   |
| Proposal:       | Conversion of property into two self contained flats.  |                |                   |
| Application No: | <b>HGY/2008/1867</b>   | Officer:       | Tara Jane Fisher  |
| Decision:       | GTD  | Decision Date: | 10/11/2008        |
| Location:       | 8 Northwood Road N6 5TN  |                |                   |
| Proposal:       | Creation of new external rear terrace, with new door and window of upper ground floor level.   |                |                   |
| Application No: | <b>HGY/2008/1888</b>   | Officer:       | Tara Jane Fisher  |
| Decision:       | GTD  | Decision Date: | 30/10/2008        |
| Location:       | 10 Broadlands Road N6 4AN  |                |                   |
| Proposal:       | Replacement of existing glazed garden structure with a glazed summer house.  |                |                   |
| Application No: | <b>HGY/2008/1826</b>   | Officer:       | Matthew Gunning   |
| Decision:       | GTD  | Decision Date: | 28/10/2008        |
| Location:       | 12 North Hill Avenue N6 4RJ  |                |                   |
| Proposal:       | Demolition of existing two storey rear extension and erection of a part single and a part two-storey rear extension with mansard roof.                     |                |                   |
| Application No: | <b>HGY/2008/1499</b>   | Officer:       | Tara Jane Fisher  |
| Decision:       | GTD  | Decision Date: | 28/10/2008        |
| Location:       | Heathways, Courtenay Avenue N6 4LR   |                |                   |
| Proposal:       | Approval Of Details pursuant to Condition 8 (Details of all means of enclosure to all boundaries) attached to planning permission reference HGY/2008/0137. |                |                   |
| Application No: | <b>HGY/2008/1797</b>   | Officer:       | Ruma Nowaz        |
| Decision:       | GTD  | Decision Date: | 21/10/2008        |
| Location:       | 3 Jacksons Lane N6 5SR   |                |                   |
| Proposal:       | Tree works to include removal of dead limb and reduce back to previous pruning points of 1 x Oak tree.   |                |                   |
| Application No: | <b>HGY/2008/1765</b>   | Officer:       | Ruma Nowaz        |
| Decision:       | GTD  | Decision Date: | 21/10/2008        |
| Location:       | 23 Denewood Road N6 4AQ  |                |                   |
| Proposal:       | Tree work to include reduction of 2 x beech trees by 20 - 25%, thin out dead wood and reshape.   |                |                   |

Application No: **HGY/2008/1759** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 21/10/2008  
 Location: 33 Yeatman Road N6 4DS  
 Proposal: Erection of single storey rear extension and erection of rear dormer window.

Application No: **HGY/2008/1761** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 21/10/2008  
 Location: Top floor, Flat 1, 9 Bishops Road N6 4HP  
 Proposal: Widening of existing dormer window and new external roof balcony in association with internal improvements to existing 1st & 2nd floor flat.

Application No: **HGY/2008/1800** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 15/10/2008  
 Location: 12 Toyne Way N6 4EG  
 Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front roofslope to facilitate loft conversion and provide one habitable room.

Application No: **HGY/2008/1727** Officer: Robin Campbell  
 Decision: GTD Decision Date: 13/10/2008  
 Location: 4 Denewood Road N6 4AJ  
 Proposal: Renewal of unimplemented permission, for erection of side / rear extension at first floor level.

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WARD: **Hornsey**

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Application No: **HGY/2008/1895** Officer: Megan Cochrane  
 Decision: PERM DEV Decision Date: 11/11/2008  
 Location: 18 Nightingale Lane N8 7QU  
 Proposal: Certificate of Lawfulness for the erection of single storey rear extension and detached external work area (proposed) (AMENDED DESCRIPTION).

Application No: **HGY/2008/1929** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 10/11/2008  
 Location: Cold Store, Cranford Way N8 9DG  
 Proposal: Erection of two storey extension and installation of canopy to loading area of existing cold store.

Application No: **HGY/2008/1838** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 30/10/2008  
 Location: 6- 8 High Street N8 7PD  
 Proposal: Erection of single storey rear extension to Dental Surgery.

Application No: **HGY/2008/1832** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 30/10/2008  
 Location: Flat A, 30 Middle Lane N8 8PL  
 Proposal: Conversion of the existing 2 bedroom maisonette on first and second floors to form 2 x 1 bedroom flats. (Revised Scheme).

Application No: **HGY/2008/1828** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 28/10/2008  
 Location: 30 Harold Road N8 7DE  
 Proposal: Erection of single story rear extension, insertion of 3x velux windows to front and rear elevations and conversion of property into two self contained flats.

Application No: **HGY/2008/1807** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 28/10/2008  
 Location: 1 Glebe Road N8 7DA  
 Proposal: Erection of single storey rear ground floor extension.

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**WARD: Muswell Hill**


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Application No: **HGY/2008/1896** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 14/11/2008  
 Location: 111-117 Muswell Hill Road N10 3HS  
 Proposal: Listed Building Consent for installation of rear shopfront and installation of air conditioning unit with internal alterations.

Application No: **HGY/2008/1904** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 13/11/2008  
 Location: 54 Muswell Hill Road N10 3JR  
 Proposal: Creation of vehicle crossover on classified road.

Application No: **HGY/2008/1843** Officer: Robin Campbell  
 Decision: GTD Decision Date: 06/11/2008  
 Location: 6 Onslow Gardens N10 3JU  
 Proposal: Erection of pitched roof dormer to front roofslope

Application No: **HGY/2008/1837** Officer: Subash Jain  
 Decision: GTD Decision Date: 21/10/2008  
 Location: 26 St James's Lane N10 3DB  
 Proposal: Erection of rear dormer window, insertion of velux conservation rooflight, formation of an attic store room in roof space and internal alterations.

Application No: **HGY/2008/1810** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 21/10/2008  
 Location: 48 Cascade Avenue N10 3PU  
 Proposal: Tree works to include crown reduction and thinning by 30% of 1 x Silver Birch tree.

Application No: **HGY/2008/1790** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 21/10/2008  
 Location: 12 Fortis Green Road N10 3HN  
 Proposal: Display of 1 x internally illuminated Sainsbury's building letter sign, 1 x internally illuminated projecting box sign and 1 x wall mounted sign.



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|                 |  |                |                  |
|-----------------|--|----------------|------------------|
| Application No: | <b>HGY/2008/1772</b>   | Officer:       | Valerie Okeiyi   |
| Decision:       | GTD  | Decision Date: | 21/10/2008       |
| Location:       | 300C Park Road N8 8LA  |                |                  |
| Proposal:       | Removal of existing shopfront and installation of new shopfront.   |                |                  |
| Application No: | <b>HGY/2008/1827</b>   | Officer:       | Robin Campbell   |
| Decision:       | GTD  | Decision Date: | 16/10/2008       |
| Location:       | 80 Springfield Avenue N10 3SY  |                |                  |
| Proposal:       | Erection of single storey side extension and excavation of basement to create habitable room.  |                |                  |
| Application No: | <b>HGY/2008/1801</b>   | Officer:       | Subash Jain      |
| Decision:       | REF  | Decision Date: | 16/10/2008       |
| Location:       | 42 Cranley Gardens N10 3AL   |                |                  |
| Proposal:       | Roof cut-away and glazing at roof level.   |                |                  |
| Application No: | <b>HGY/2008/1799</b>   | Officer:       | Subash Jain      |
| Decision:       | REF  | Decision Date: | 16/10/2008       |
| Location:       | 42 Cranley Gardens N10 3AL   |                |                  |
| Proposal:       | Erection of side and rear dormer window to facilitate a loft conversion.   |                |                  |
| Application No: | <b>HGY/2008/1748</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 16/10/2008       |
| Location:       | Hornsey Central Hospital, Park Road N8 8JL   |                |                  |
| Proposal:       | Installation of four air conditioning units with louvered enclosure, a dirty extractor and kitchen extractor.  |                |                  |
| Application No: | <b>HGY/2008/1746</b>   | Officer:       | Tara Jane Fisher |
| Decision:       | GTD  | Decision Date: | 16/10/2008       |
| Location:       | Safestore Ltd, 118 Priory Road N8 7HP  |                |                  |
| Proposal:       | Display of 1 x externally illuminated fascia sign, 1 x non-illuminated loading bay sign, 1 x internally illuminated totem sign and 1 x non-illuminated 'lock' logo sign. |                |                  |
| Application No: | <b>HGY/2008/1781</b>   | Officer:       | Robin Campbell   |
| Decision:       | PERM DEV   | Decision Date: | 14/10/2008       |
| Location:       | 27 Muswell Hill Place N10 3RP  |                |                  |
| Proposal:       | Erection of full-width rear dormer window and insertion of 3 x roof lights to front of roof slope.   |                |                  |
| Application No: | <b>HGY/2008/1844</b>   | Officer:       | Subash Jain      |
| Decision:       | GTD  | Decision Date: | 14/10/2008       |
| Location:       | 27 Hillfield Park N10 3QT  |                |                  |
| Proposal:       | Erection of single storey and new side infill to create a new bathroom.  |                |                  |
| Application No: | <b>HGY/2008/1386</b>   | Officer:       | Gary Savins      |
| Decision:       | GTD  | Decision Date: | 14/10/2008       |
| Location:       | 87 Park Avenue South N8 8LX  |                |                  |
| Proposal:       | Demolition of existing conservatory and erection of single storey extension.   |                |                  |

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**WARD: Noel Park**

Application No: **HGY/2008/1870** Officer: Robin Campbell  
 Decision: GTD Decision Date: 10/11/2008  
 Location: 59 Morley Avenue N22 6NG  
 Proposal: Erection of first floor single storey rear extension.

Application No: **HGY/2008/1868** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 06/11/2008  
 Location: 78 Hornsey Park Road N8 0JY  
 Proposal: Erection of single storey side and rear extension.

**WARD: Northumberland Park**

Application No: **HGY/2008/1851** Officer: Robin Campbell  
 Decision: GTD Decision Date: 06/11/2008  
 Location: St Pauls and All Hallows Church of England Junior School, Worcester Avenue N17 0TU  
 Proposal: Erection of single storey rear extension to provide additional class / teaching area and additional storage area for main assembly hall.

Application No: **HGY/2008/1725** Officer: Matthew Gunning  
 Decision: REF Decision Date: 14/10/2008  
 Location: Back Yard 675 High Road N17 8AD  
 Proposal: Change of use of back yard of 675 High Road from storage use to function room to be used in connection with A3 use to 675.

**WARD: St. Ann's**

Application No: **HGY/2008/1854** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 06/11/2008  
 Location: First Floor Flat 4 Grove Road N15 5HJ  
 Proposal: Erection of a mansard roof and conversion the premises to create 1 x 1 bed and 1 x 3 bed self-contained flats.

Application No: **HGY/2008/1834** Officer: Megan Cochrane  
 Decision: GTD Decision Date: 22/10/2008  
 Location: 16 Warwick Gardens N4 1JF  
 Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2008/1833** Officer: Stuart Cooke  
 Decision: GTD Decision Date: 22/10/2008  
 Location: 432 St Anns Road N15 3JJ  
 Proposal: Conversion of property into 4 self contained flats, insertion of 2 x velux windows to front elevation and alterations to elevations.

Application No: **HGY/2008/1723** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 14/10/2008  
 Location: 339 West Green Road N15 3PB  
 Proposal: Change of use of existing three bedroom flat for expansion of the surgery to D1 use, and new proposed fire escape staircase at rear.

WARD: **Seven Sisters**

Application No: **HGY/2008/1975** Officer: Jeffrey Holt  
Decision: PERM DEV Decision Date: 11/11/2008  
Location: 48 Wiltshire Gardens N4 1HG  
Proposal: Certificate of Lawfulness for erection of single storey rear extension to provide a disabled toilet.

Application No: **HGY/2008/1959** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 11/11/2008  
Location: Harringay Green Lanes Cafe, Harringay Green Lanes Station, Green Lanes N4 1ES  
Proposal: Change of use from A1 (Retail) to A3 (Restaurant / Cafe).

Application No: **HGY/2008/1905** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 11/11/2008  
Location: 116 Gladesmore Road N15 6TD  
Proposal: Demolition of existing extension and erection of new ground floor extension.

Application No: **HGY/2008/1903** Officer: Jeffrey Holt  
Decision: PERM DEV Decision Date: 11/11/2008  
Location: 2 Franklin Street N15 6QH  
Proposal: Certificate of Lawfulness for erection of rear dormer window.

Application No: **HGY/2008/1909** Officer: Jeffrey Holt  
Decision: REF Decision Date: 11/11/2008  
Location: 62 Lealand Road N15 6JT  
Proposal: Conversion of HMO (House in Multiple Occupation) to 2 x two bed self contained flats.

Application No: **HGY/2008/1949** Officer: Megan Cochrane  
Decision: GTD Decision Date: 10/11/2008  
Location: 14 Wellington Avenue N15 6AS  
Proposal: Erection of front and rear dormer windows to facilitate loft conversion.

Application No: **HGY/2008/1865** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 06/11/2008  
Location: 214 Hermitage Road N4 1NN  
Proposal: Certificate of Lawfulness for use of property as two self contained flats

Application No: **HGY/2008/1829** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 28/10/2008  
Location: 7 Elm Park Avenue N15 6AL  
Proposal: Erection of single storey rear extension and erection of front and rear dormer windows to facilitate a loft conversion.

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Application No: **HGY/2008/1831** Officer: Jeffrey Holt  
Decision: PERM REQ Decision Date: 28/10/2008  
Location: 31 Riverside Road N15 6DA  
Proposal: Erection of single storey rear extension to provide a shower and toilet.

Application No: **HGY/2008/1756** Officer: Jeffrey Holt  
Decision: GTD Decision Date: 14/10/2008  
Location: 25 - 60 Leabank Valley, Grovelands Road N15 6BT  
Proposal: Replacement of existing windows with new PVCU double glazing.

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WARD: **Stroud Green**

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Application No: **HGY/2008/1925** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 11/11/2008  
Location: 7 Scarborough Road N4 4LX  
Proposal: Erection of single storey rear extension to form 2 bed ground floor unit from existing 1 bedroom unit.

Application No: **HGY/2008/1885** Officer: John Ogenga P'Lakop  
Decision: REF Decision Date: 11/11/2008  
Location: 70A Ridge Road N8 9LH  
Proposal: Erection of rear dormer window and insertion of 3 x velux windows to front roofslope and 2 x velux windows to rear roofslope.

Application No: **HGY/2008/1406** Officer: Jeffrey Holt  
Decision: GTD Decision Date: 11/11/2008  
Location: 39 Uplands Road N8 9NN  
Proposal: Tree works to include felling of 1 x Cypress tree.

Application No: **HGY/2008/1872** Officer: Jeffrey Holt  
Decision: GTD Decision Date: 10/11/2008  
Location: 48 Woodstock Road N4 3EX  
Proposal: Erection of a single story rear extension.

Application No: **HGY/2008/1846** Officer: John Ogenga P'Lakop  
Decision: REF Decision Date: 07/11/2008  
Location: 95 Stapleton Hall Road N4 4RH  
Proposal: Erection of rear dormer window and insertion of 3 x rooflights to front roofslope to facilitate loft conversion.

Application No: **HGY/2008/1852** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 06/11/2008  
Location: 5 Mannock Road N22 6AT  
Proposal: Erection of single storey rear extension

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|                 |  |          |                       |                           |
|-----------------|--|----------|-----------------------|---------------------------|
| Application No: | <b>HGY/2008/1882</b>   | Officer: | Jeffrey Holt          |                           |
| Decision:       | REF  |          |                       | Decision Date: 28/10/2008 |
| Location:       | 45 Quernmore Road N4 4QP   |          |                       |                           |
| Proposal:       | Display of 1 x internally illuminated fascia sign.   |          |                       |                           |
| Application No: | <b>HGY/2008/1835</b>   | Officer: | Elizabeth Ennin-Gyasi |                           |
| Decision:       | REF  |          |                       | Decision Date: 28/10/2008 |
| Location:       | Flat B, 37 Uplands Road N8 9NN   |          |                       |                           |
| Proposal:       | Erection of rear dormer window with French doors and metal balustrade. Installation of 5 rooflights to create a loft conversion. |          |                       |                           |
| Application No: | <b>HGY/2008/1821</b>   | Officer: | John Ogenga P'Lakop   |                           |
| Decision:       | NOT DEV  |          |                       | Decision Date: 28/10/2008 |
| Location:       | 45 Florence Road N4 4DJ  |          |                       |                           |
| Proposal:       | Internal alterations of existing 2 flats to convert into 5 bedroom single dwellinghouse.   |          |                       |                           |
| Application No: | <b>HGY/2008/1881</b>   | Officer: | Jeffrey Holt          |                           |
| Decision:       | REF  |          |                       | Decision Date: 28/10/2008 |
| Location:       | 45 Quernmore Road N4 4QP   |          |                       |                           |
| Proposal:       | Erection of a canopy on shop front.  |          |                       |                           |
| Application No: | <b>HGY/2008/1813</b>   | Officer: | Jeffrey Holt          |                           |
| Decision:       | GTD  |          |                       | Decision Date: 22/10/2008 |
| Location:       | 60A Stapleton Hall Road N4 3QG   |          |                       |                           |
| Proposal:       | Erection of single storey rear extension.  |          |                       |                           |
| Application No: | <b>HGY/2008/1742</b>   | Officer: | Jeffrey Holt          |                           |
| Decision:       | GTD  |          |                       | Decision Date: 15/10/2008 |
| Location:       | 26C Stapleton Hall Road N4 3QD   |          |                       |                           |
| Proposal:       | Erection of rear dormer window with insertion of 2 x velux rooflights to front elevation.  |          |                       |                           |
| Application No: | <b>HGY/2008/1741</b>   | Officer: | Jeffrey Holt          |                           |
| Decision:       | GTD  |          |                       | Decision Date: 15/10/2008 |
| Location:       | 9 Upper Tollington Park N4 3EJ   |          |                       |                           |
| Proposal:       | Excavation of basement to form habitable room.   |          |                       |                           |
| Application No: | <b>HGY/2008/1733</b>   | Officer: | Jeffrey Holt          |                           |
| Decision:       | REF  |          |                       | Decision Date: 15/10/2008 |
| Location:       | 86 Victoria Road N4 3SW  |          |                       |                           |
| Proposal:       | Erection of first floor side extension and insertion of 2 x velux rooflights.  |          |                       |                           |
| Application No: | <b>HGY/2008/1913</b>   | Officer: | Megan Cochrane        |                           |
| Decision:       | NOT DEV  |          |                       | Decision Date: 14/10/2008 |
| Location:       | 9 Oxford Road N4 3HA   |          |                       |                           |
| Proposal:       | Conversion of ground and first floor flat to form a single maisonette.   |          |                       |                           |

Application No: **HGY/2008/1394** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 14/10/2008  
 Location: 42 Denton Road N8 9NS  
 Proposal: Tree works to include felling as close as possible to ground level of 1 x Large Willow tree.

WARD: **Tottenham Green**

Application No: **HGY/2008/1738** Officer: Stuart Cooke  
 Decision: GTD Decision Date: 28/10/2008  
 Location: 97-99 Philip Lane N15 4JR  
 Proposal: Retention and rebuilding of existing fire-damaged building, including two storey extension to rear to provide 8 x one bed flats, 2 x two bed flats and 2 x three bed flats (12 flats in total).

Application No: **HGY/2008/1795** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 27/10/2008  
 Location: 76 Kirkton Road N15 5EY  
 Proposal: Change of use from A2 (office) to a 24hr radio controlled mini cab office (sui generis).

Application No: **HGY/2008/1444** Officer: Stuart Cooke  
 Decision: GTD Decision Date: 23/10/2008  
 Location: 1A Bedford Road N15 4HA  
 Proposal: Approval Of Details pursuant to Conditions 4 (hard landscaping), 6 (treatment of surroundings) and 9 (car parking / unloading) attached to planning permission reference HGY/2004/0358.

Application No: **HGY/2008/1754** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 14/10/2008  
 Location: 20-22 Bernard Road N15 4NE  
 Proposal: Display of non illuminated built up letters to side elevation of building.

WARD: **Tottenham Hale**

Application No: **HGY/2008/1876** Officer: Oliver Christian  
 Decision: GTD Decision Date: 28/10/2008  
 Location: 57 Dowsett Road N17 9DL  
 Proposal: Conversion of existing garage to 2 storey, 2 bedroom house, erection of single storey side extension and partial demolition of existing garage to form a courtyard garden.

Application No: **HGY/2008/1793** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 22/10/2008  
 Location: Sentinel House, 1 Ashley Road N17 9LP  
 Proposal: Continuation of use of building as non residential education and training centre.

Application No: **HGY/2008/1773** Officer: Stuart Cooke  
 Decision: REF Decision Date: 22/10/2008  
 Location: 2A & 3A Collins Yard, Scotland Green  
 Proposal: Conversion of existing garage into two bedroom detached single dwellinghouse and partial demolition front / side wall, erection of new external wall.

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Application No: **HGY/2008/1776** Officer: Jeffrey Holt  
Decision: GTD Decision Date: 14/10/2008  
Location: Land at Tottenham Marshes, Watermead Way N17  
Proposal: Display of 1 x non illuminated flag.

Application No: **HGY/2008/1652** Officer: Oliver Christian  
Decision: PERM DEV Decision Date: 14/10/2008  
Location: 39 Lansdowne Road N17 0LS  
Proposal: Use of property as residential care home.

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WARD: **West Green**

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Application No: **HGY/2008/1875** Officer: Subash Jain  
Decision: REF Decision Date: 11/11/2008  
Location: 468 West Green Road N15 3PT  
Proposal: Change of use of ground floor from retail A1 to A2 -financial and professional services, erection of ground floor and first floor extension at its rear boundary to facilitate conversion of the property to form 2 x 4 bedroom self-contained flats.

Application No: **HGY/2008/1788** Officer: Subash Jain  
Decision: PERM DEV Decision Date: 21/10/2008  
Location: 56 Walpole Road N17 6BL  
Proposal: Erection of rear dormer window, insertion of 2 x velux windows to front elevation to facilitate a loft conversion.

Application No: **HGY/2008/1785** Officer: Subash Jain  
Decision: GTD Decision Date: 21/10/2008  
Location: 56 Walpole Road N17 6BL  
Proposal: Erection of single storey rear extension and side enclosed access.

Application No: **HGY/2008/1757** Officer: Tara Jane Fisher  
Decision: REF Decision Date: 21/10/2008  
Location: 237 Lordship Lane N17 6AA  
Proposal: Change of use from residential (C3) to dental surgery (D1).

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WARD: **White Hart Lane**

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Application No: **HGY/2008/1883** Officer: Robin Campbell  
Decision: REF Decision Date: 12/11/2008  
Location: 51 Risley Avenue N17 7HJ  
Proposal: Erection of two storey side extension to provide an additional bedroom, bathroom and kitchen / dining room.

Application No: **HGY/2008/1815** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 28/10/2008  
Location: 112 White Hart Lane N17 8HP  
Proposal: Use of property as 8 self contained units.

Application No: **HGY/2008/1769** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 22/10/2008  
 Location: 28 Great Cambridge Road N17 7BU  
 Proposal: Change of use of ground floor from computer training office (D1) to Sub Post Office (A1).

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**WARD: Woodside**


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Application No: **HGY/2008/1878** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 11/11/2008  
 Location: 6 Earlham Grove N22 5HJ  
 Proposal: Creation of vehicle crossover to allow 2 x car parking spaces.

Application No: **HGY/2008/1897** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 06/11/2008  
 Location: Wood Green Youth & Community Centre, White Hart Lane N22 5QW  
 Proposal: Erection of single storey extension to White Hart Lane elevation to provide new office and dance studio.

Application No: **HGY/2008/1818** Officer: Robin Campbell  
 Decision: GTD Decision Date: 30/10/2008  
 Location: 22 Lyndhurst Road N22 5AT  
 Proposal: Erection of rear dormer window.

Application No: **HGY/2008/1804** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 28/10/2008  
 Location: 314 High Road N22 8JR  
 Proposal: Installation of shutters in front of the shop and a new vehicle crossover.

Application No: **HGY/2008/1784** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 23/10/2008  
 Location: 116 Perth Road N22 5QP  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1695** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 22/10/2008  
 Location: 550-552 Lordship Lane N22 5BY  
 Proposal: Variation of Condition 3 (Personal) attached to planning permission HGY/48576 to allow property to be used as Social Accommodation for Vulnerable People.

Application No: **HGY/2008/1812** Officer: Subash Jain  
 Decision: GTD Decision Date: 21/10/2008  
 Location: Woodside Cafe, High Road N22 4LJ  
 Proposal: Display of 1 x externally illuminated box sign.



Application No: **HGY/2008/1808** Officer: Ruma Nowaz  
Decision: GTD Decision Date: 21/10/2008  
Location: Stuart Crescent Health Centre, Stuart Crescent N22 5PR  
Proposal: Tree works to include removal of lower limb of Cedar tree. Lime tree: Crown lift to 3m and reshape; Yew Tree: To crown lift to 4.0m and remove growth near to adjacent windows; Ash Tree; To crown lift to 5.0m; Willow tree: to Crown lift on roadside to 3.0m.

Application No: **HGY/2008/1798** Officer: Tara Jane Fisher  
Decision: PERM DEV Decision Date: 21/10/2008  
Location: 111 Stirling Road N22 5BN  
Proposal: Demolition of existing single storey rear extension and erection of rear dormer window, insertion of 1 x rooflight to front elevation to facilitate a loft conversion.

Application No: **HGY/2008/1760** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 21/10/2008  
Location: 57 Park Avenue N22 7EY  
Proposal: Erection of rear dormer window and insertion of 1 x velux window to rear elevation to facilitate a loft conversion.

Application No: **HGY/2008/1860** Officer: Valerie Okeiyi  
Decision: PERM DEV Decision Date: 14/10/2008  
Location: 13 Park Avenue N22 7HA  
Proposal: Internal reorganisation of the internal space.

Application No: **HGY/2008/1749** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 14/10/2008  
Location: 11 Cranbrook Park N22 5NA  
Proposal: Use of property as five self contained flats.

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Agenda item:

[ ]

Planning Committee

On 8<sup>th</sup> December 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 10<sup>th</sup> November 2008 Committee meeting.

**3. Recommendations**

That the report be noted.

Report Authorised by: *[Signature]*

*[Signature]* **Marc Dorfman**  
**Assistant Director Planning & Regeneration**

Contact Officer: **Ahmet Altinsoy**

**Senior Administrative Officer**

**Tel: 020 8489 5114**

**4. Local Government (Access to Information) Act 1985**

Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://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 December 2008

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

**October 2008 Performance**

In October 2008 there were 137 planning applications determined, with performance in each category as follows -

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

81% of minor applications were determined within 8 weeks (34 out of 42 cases)

92% of other applications were determined within 8 weeks (86 out of 93 cases)

For an explanation of the categories see Appendix I

**Year Performance – 2008/09**

In 2008/09 up to the end of October there were 1213 planning applications determined, with performance in each category as follows -

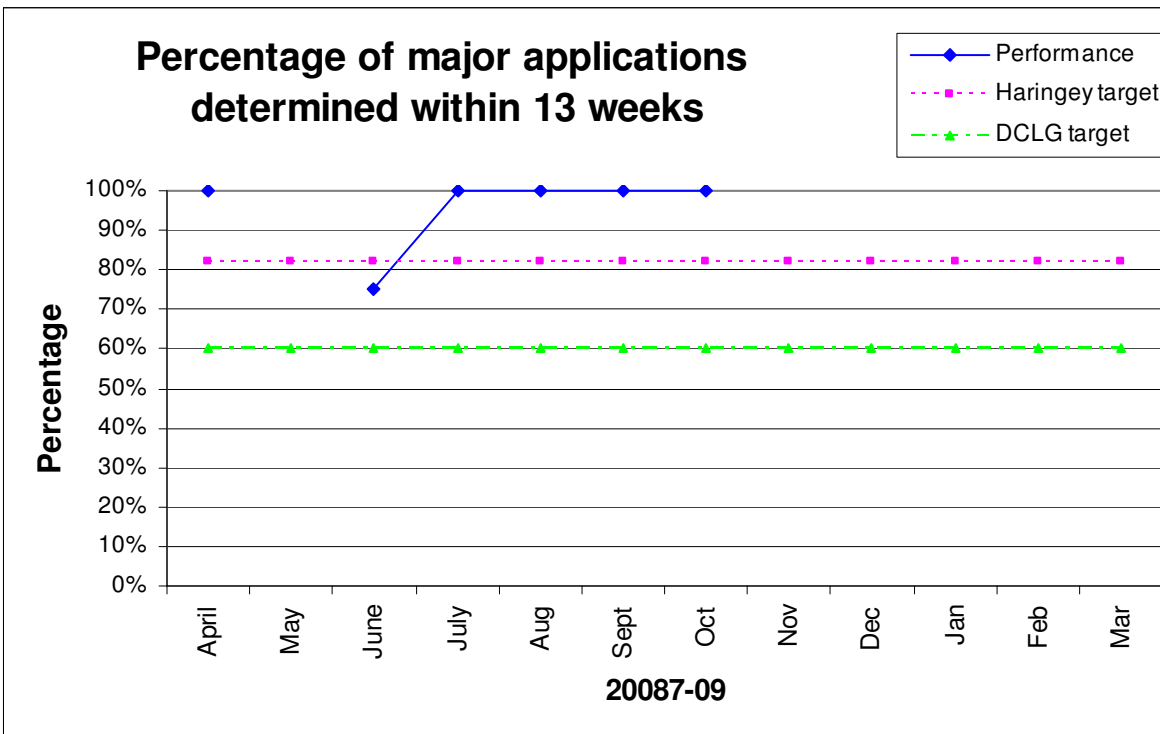
94% of major applications were determined within 13 weeks (16 out of 17 cases)

81% of minor applications were determined within 8 weeks (263 out of 323 cases)

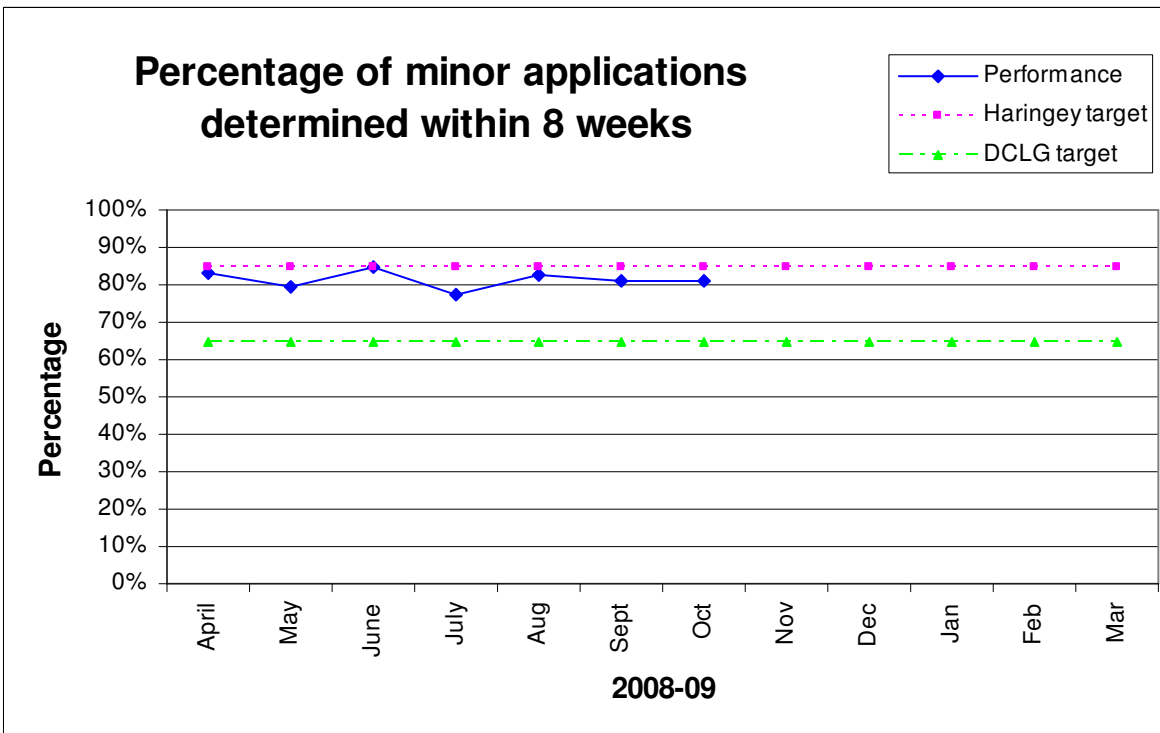
92% of other applications were determined within 8 weeks (799 out of 873 cases)

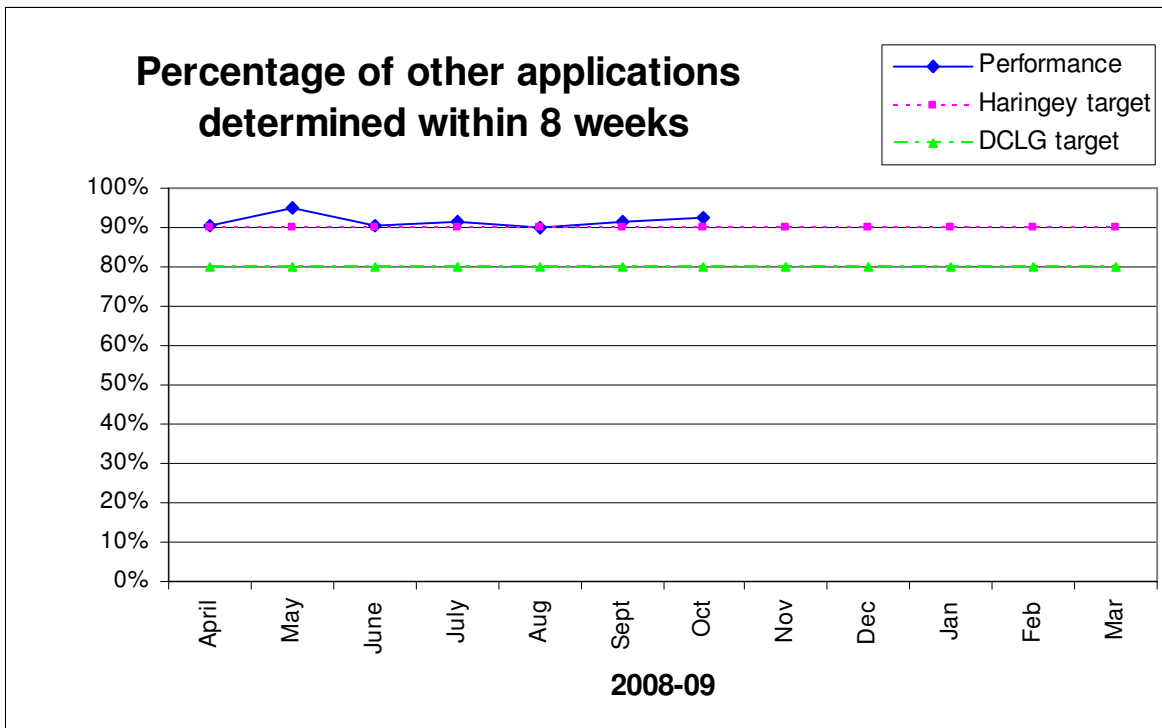
The monthly performance for each of the categories is shown in the following graphs:

**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**

**October 2008 Performance**

In October 2008, excluding Certificate of Lawfulness applications, there were 115 applications determined of which:

68% were granted (78 out of 115)

32% were refused (37 out of 115)

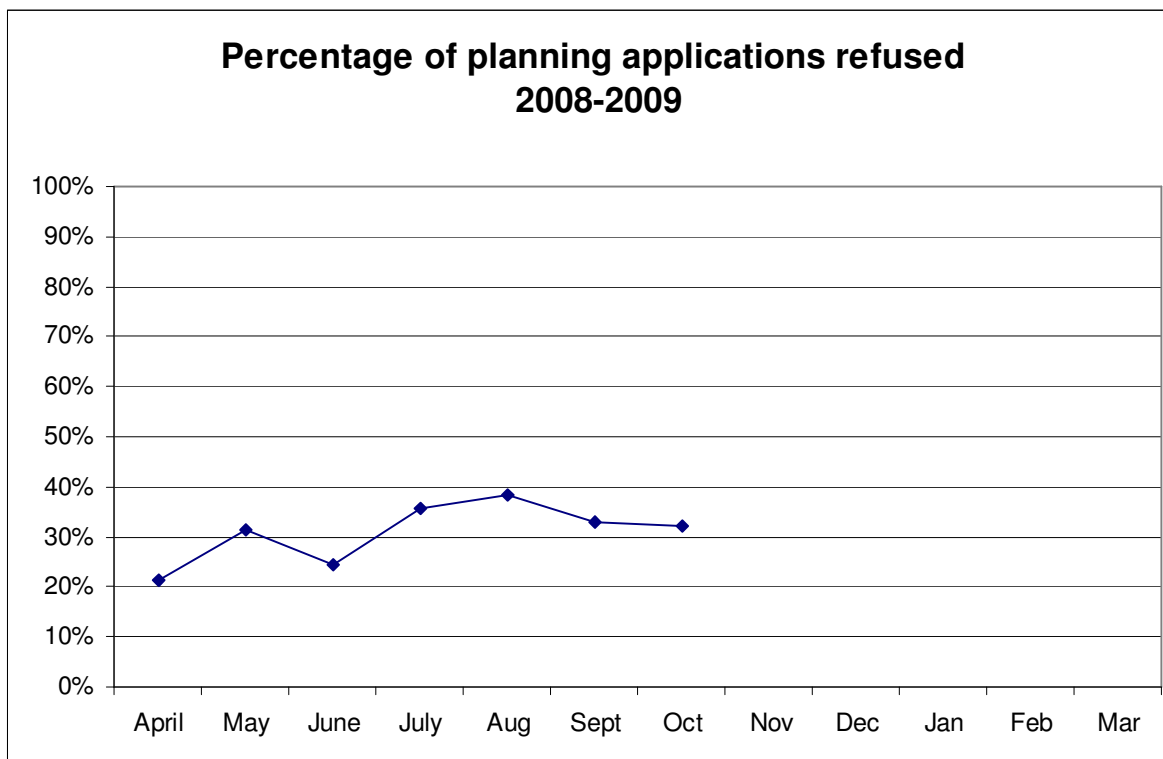
**Year Performance – 2008/09**

In 2008/09 up to the end of October, excluding Certificate of Lawfulness applications, there were 989 applications determined of which:

69% were granted (685 out of 989)

31% were refused (304 out of 989)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

**October 2008 Performance**

In October 2008 there were 15 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

26.67% of appeals allowed on refusals (4 out of 15 cases)

73.33% of appeals dismissed on refusals (11 out of 15 cases)

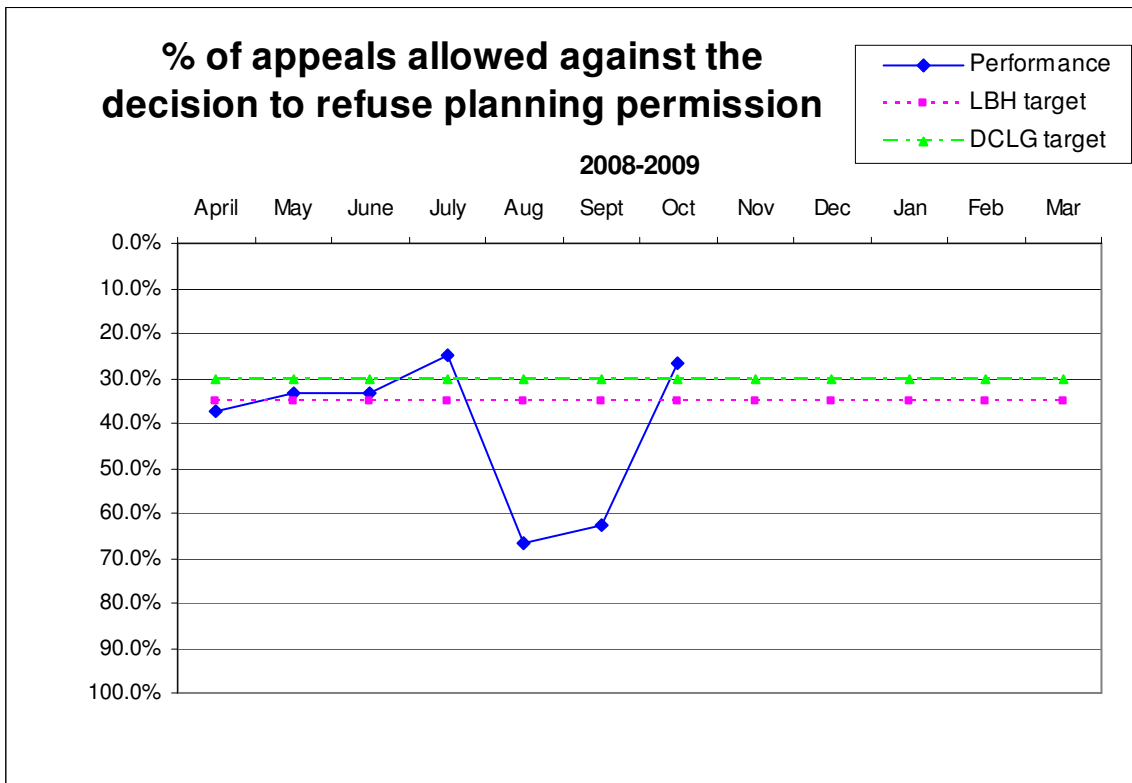
**Year Performance – 2008/09**

In 2008/09 up to the end of October there were 56 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

39.29% of appeals allowed on refusals (22 out of 56 cases)

60.71% of appeals dismissed on refusals (34 out of 56 cases)

The monthly performance is shown in the following graph:



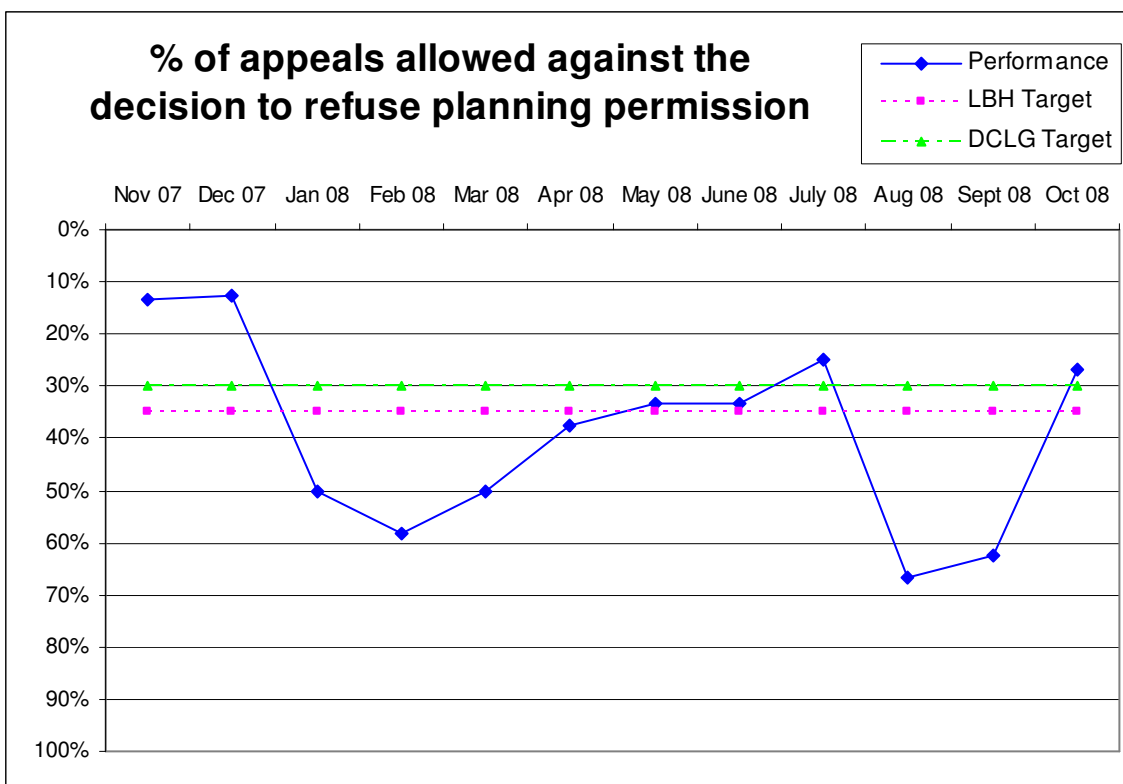
**Last 12 months performance –November 2007 to October 2008**

In the 12 month period November 2007 to October 2008 there were 105 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

37.1% of appeals allowed on refusals (39 out of 105 cases)

62.9% of appeals dismissed on refusals (66 out of 105 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 DECEMBER COMMITTEE MEETING**

|   | <b>PROPERTY</b>  | <b>DATE</b> |
|---|--|-------------|
| <b>ENFORCEMENT INSTRUCTIONS COMPLETED</b>                     | 66 Wightman Road, N4 - Unauthorised Residential Conversion                   | 06/10/08    |
|   | 101 West Green Road, N15 – Unauthorised Extension                            | 14/10/08    |
|   | 646 Green Lanes, N8 - Unauthorised Erection of Structure                     | 14/10/08    |
|   | Oak House, Highgate Avenue, N6 - Unauthorised Change of Use                  | 14/10/08    |
|   | 5 St. Margaret's Avenue, N15 – Conversion 4 Flats When PP For 2 Only         | 14/10/08    |
|   | 28 Cavell Road, N17 - Unauthorised Erection of Structure                     | 14/10/08    |
|   | 317 Archway Road, N6 - Unauthorised Residential Conversion                   | 14/10/08    |
|   | Flat A, 40 Muswell Avenue, N10 - Unauthorised Residential Conversion         | 14/10/08    |
|   | r/o 399-401 Lordship Lane, N17 – Unauthorised Change To Car Wash             | 14/10/08    |
|   | First Floor Flat, 2 Lascotts Road, N22 – Door to Unauthorised Roof Terrace   | 29/10/08    |
| <b>S.330 - REQUESTS FOR INFORMATION SERVED</b>                | 98 Hewitt Road , N8 – Unauthorised Change To HMO                             | 05/09/08    |
|   | 2 Torrington Gardens, N11 – Unauthorised Extension                           | 23/09/08    |
|   | 125 Beresford Road, N8 - Unauthorised Residential Conversion                 | 07/10/08    |
| <b>ENFORCEMENT NOTICES SERVED</b>                             | 196 Walpole Road, N17 – Unauthorised Change of Use                           | 04/09/08    |
|   | 69 Wargrave Avenue, N15 – Unauthorised Extension                             | 04/09/08    |
|   | 435 Lordship Lane, N22 – Unauthorised Erection of Structure                  | 08/09/08    |
|   | 451 West Green Road, N15 - Unauthorised Change of Use                        | 08/09/08    |
|   | 74 Burgoyne Road, N4 – Unauthorised Residential Conversion                   | 11/09/08    |
|   | Shop, 2 Gladstone House, High Road, N22 - Unauthorised Erection of Structure | 15/09/08    |
|   | 185 Lordship Lane, N17 - Unauthorised Change of Use                          | 19/09/08    |
|   | 89 Wargrave Avenue, N15 – Dormer Larger Than Approved Plans                  | 22/09/08    |
|   | 9 Heybourne Road, N17 - Unauthorised Residential Conversion                  | 23/09/08    |
|   | 2 Earlsmead Road, N15 - Unauthorised Change of Use                           | 25/09/08    |
|   | Salisbury Hotel, 1 Grand Parade, N4 - Unauthorised Change of Use             | 26/09/08    |
|   | Shop, 89 Myddleton Road, N22 - Unauthorised Erection of Structure            | 14/10/08    |
|   | 105 Myddleton Road, N22 - Unauthorised Change of Use                         | 14/10/08    |
|   | 98 Hewitt Road , N8 – Unauthorised Change To HMO                             | 22/10/08    |
|   | 501 High Road, N17 – Shutters To Shop Front In A Conservation Area           | 22/10/08    |
| 139 Gladesmore Road, N15 - Unauthorised Erection of Structure | 23/10/08   |             |
| <b>TEMPORARY STOP NOTICES SERVED</b>                          | None   |             |
| <b>PLANNING CONTRAVENTION NOTICES SERVED</b>                  | 49 Warham Road, N4 - Unauthorised Residential Conversion                     | 02/09/08    |
|   | 61 Rathcoole Avenue, N8 - Unauthorised Erection of Structure                 | 05/09/08    |
|   | 35 Asplins Road, N17 - Unauthorised Residential Conversion                   | 16/09/08    |
|   | 49a Oxford Road, N4 - Unauthorised Change Of Use To Place Of Worship         | 17/09/08    |
|   | 5 Coombe Road, N22 - Unauthorised Residential Conversion                     | 24/09/08    |
|   | 12 Eldon Road, N22 – Residential Building At Rear Is Not A Permitted Use     | 25/09/08    |
|   | 44 Pemberton Road, N4 - Unauthorised Residential Conversion                  | 07/10/08    |
|   | 75 Hermitage Road, N4 - Unauthorised Residential Conversion                  | 20/10/08    |
|   | 18 Daleview Road, N15 - Unauthorised Residential Conversion                  | 20/10/08    |
|   | 12 Victoria Terrace, N4 - Unauthorised Residential Conversion                | 21/10/08    |
|   | 22 Black Boy Lane, N15 - Conversion 4 Flats When PP For 2 Only               | 21/10/08    |
|   | 8 Harringay Gardens, N8 - Unauthorised Residential Conversion                | 21/10/08    |
|   | 90 Myddleton Road, N22 - Unauthorised Erection of Structure                  | 30/10/08    |
|   | Shop, 98 Myddleton Road, N22 – Unauthorised Alteration To Shop Front         | 30/10/08    |
| 106-108 Myddleton Road, N22 – Unauthorised Window Replacement | 30/10/08   |             |
| 110 Myddleton Road, N22 - Unauthorised Erection of Structure  | 30/10/08   |             |
| <b>BREACH OF CONDITIONS NOTICES SERVED</b>                    | None   | 30/07/08    |

|                                      |   |                                  |
|--------------------------------------|---|----------------------------------|
| <b>PROSECUTIONS SENT TO LEGAL</b>    | 89 Burgoyne Road, N8 - Unauthorised Conversion To Flats   | 01/07/08                         |
| <b>APPEALS/ATTENDANCE</b>            | 1 St. Margaret's Avenue, N15 – Unauthorised Erection of Structure<br>68 Priory Road, N8 – Unauthorised Erection of Structure<br>72 Stroud Green Road, N4 – Unauthorised Extension | 16/09/08<br>17/09/08<br>17/09/08 |
| <b>SUCCESSFUL PROSECUTIONS</b>       | None  |                                  |
| <b>COMPLIANCES</b>                   | None.   |                                  |
| <b>ENFORCEMENT NOTICES WITHDRAWN</b> | 135 Priory Road, N8 – Unauthorised Residential Conversion   | 25/09/08                         |

Agenda item:

**[No.]****Planning Committee****On 8th December 2008**

Report Title: Planning Performance Agreement Charter Adoption

Report of **Mark Dorfman – Assistant Director Planning and Regeneration**

Signed :

Contact Officer : **Costas Christoforou – Group Manager Business Support, Planning and Regeneration**Wards(s) affected: **All**Report for: **Non Key Decision****1. Purpose of the report (That is, the decision required)**

- 1.1. To inform the Committee of the responses obtained from the consultation on the proposed Planning Performance Agreement Charter.
- 1.2. To ask the Committee to formally adopt the Planning Performance Agreement Charter.

**2. Introduction by Cabinet Member (if necessary)**

- 2.1. N/A

**3. State link(s) with Council Plan Priorities and actions and /or other Strategies:***Council Priorities:*

- 3.1. Priority 2 – Creating a Better Haringey: cleaner, greener and safer
- 3.2. Priority 5 – Delivering excellent, customer focused, cost effective services

*Council Strategies*

- 3.3. Unitary Development Plan
- 3.4. Regeneration Strategy

**4. Recommendations**

- 4.1. That the Committee is asked to formally adopt the Planning Performance Agreement Charter as set out in Appendix 1.

## **5. Reason for recommendation(s)**

5.1. 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.

5.2. 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.

## **6. Other options considered**

6.1. N/A

## **7. Summary**

7.1. This report set out the results of the recent consultation on the draft Planning Performance Agreement Charter.

### **Planning Performance Agreements**

7.2. 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.

7.3. The use of PPAs was piloted by PAS and ATLAS in a year-long project which began in January 2006<sup>1</sup>. 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).

7.4. 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.

7.5. 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."<sup>2</sup>

### **The Charter**

<sup>1</sup> <http://www.pas.gov.uk/pas/aio/33643>

<sup>2</sup> <http://www.communities.gov.uk/documents/planningandbuilding/doc/326072.doc>



7.6. 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.

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

7.8. It was also recommended that the charter includes 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

7.9. 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.

## **8. Chief Financial Officer Comments**

8.1. The recommendation of this report does not give rise to any significant financial implications for the Council.

## **9. Head of Legal Services Comments**

9.1. The Head of Legal Services comments that since the close of the consultation period the Killian Pretty Review Report was published on the 24<sup>th</sup> November 2008. Recommendation 4 of the Review Report urges the Government to encourage the use of Planning Performance Agreements by making clear that a proportionate approach to PPAs is acceptable. Thus for smaller and less complex schemes a much simpler approach to a PPA, centred around an agreed timetable may be all that is required.

9.2. Recommendation 4 of the Killian Pretty Review Report also proposes that each local planning authority should publish a statement or Code of Good Practice clearly setting out the range of guidance and opportunities that it offers for pre-planning application advice, what is required or expected from potential applicants and detailed information on what will be delivered where there is a charging regime. Appropriate professional bodies and stakeholders should jointly develop guidance for those councils which charge for pre-application advice, so as to introduce a more measured and consistent approach to charging across the country.

9.3. Accordingly, the Charter may be commended for adoption and publication at this juncture but the Committee is advised that it may need to be reviewed and revised with Stakeholder input if the Government accept and act on the Killian Pretty Review Report recommendations.

**10. Head of Procurement Comments –[Required for Procurement Committee]**

10.1. N/A

**11. Equalities &Community Cohesion Comments**

11.1. The adoption of the charter will improve the transparency of the Planning performance agreements, and indirectly allow for equality issues to be raised and addressed.

**12. Consultation**

12.1. A four week consultation period on the proposed Planning Performance Agreement Charter ran from the 10<sup>th</sup> September to the 8<sup>th</sup> October 2008.

12.2. In line with government guidance the following stakeholders were consulted on the Charter:

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

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

12.4. As a result three responses were received to the consultation on the proposed Planning Performance Agreement Charter. These responses were from the Environment Agency, Natural England and the Metropolitan Police.

12.5. The Metropolitan Police and Natural England were both supportive and encouraged by the opportunity to work in partnership with the Council and developers during pre-application discussions. The Environment Agency stated that although it was not their standard practice to sign up to Planning Performance Agreements they are committed to being involved in pre-application discussions.

**13. Service Financial Comments**

13.1. There are no Financial implications to adopting the charter.

**14. Use of appendices /Tables and photographs**

14.1. Appendix 1: Planning Performance Agreement Charter

14.2. Appendix 2: PPA Charter Consultation Responses

**15. Local Government (Access to Information) Act 1985**

15.1. N/A

## Appendix 1 –Planning Performance Agreement Charter



Haringey Council

### 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.

## Appendix 2 – PPA Consultation Responses

| Respondent Name            | Respondent Org (if applicable) | Comment  | Haringey Response               |
|----------------------------|--------------------------------|--|---------------------------------|
| Lisa Walduck               | Natural England                | We do not have any detailed comments to make with regards to this charter. However we would like to point out that we are encouraged by the inclusion of the Partner Organisation Commitment, and would welcome the opportunity to be involved in pre-application discussions with the Council and with developers where this is deemed appropriate.   | Haringey supports this comment. |
| Elizabeth Lightbourne      | Environment Agency             | It is not our standard practice to sign up to these documents with LPAs. However we are committed to being involved in pre-application discussions and...are happy to meet with your Council Officers and developers for any pre-application discussions on large scale developments.  | Haringey supports this comment. |
| Andrew Snape & Eric Childs | Metropolitan Police            | With regard to the Charter, we would like to be consulted at an early stage on all major projects and would relish the opportunity to give our advice in a wider forum to partners and any interested party. As a development cycle progresses, it becomes increasingly hard to include necessary security measures or to change elements of a design that could become crime generators. We would welcome the chance to work in partnership to deliver high quality new developments for the well-being of existing and future communities. | Haringey supports this comment. |

Planning Committee 8 December 2008

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2008/2021**Ward:** Highgate**Date received:** 13/10/2008**Last amended date:** 24/11/2008

**Drawing number of plans** 646-L-1.001, 002, 003; 646-L-2.001A, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 010, 011, 012, 013, 014, 015, 020A, 021A, 022A, 023A, 024A, 025; 646-L-3.001A, 002A, 010; 646-L-4.001A, 002A, 003A, 004A, 005A, 010, 020, 021, 022, 023; 646-L-5.001, 002, 003

**Address:** Furnival House, 50 Cholmeley Park N6

**Proposal:** Listed Building Consent for change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising 6 x 3 bed, 7 x 2 bed and 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, and 15 cycle spaces. Refuse / re-cycling facilities and associated landscaping.

**Existing Use:** C2**Proposed Use:** C3**Applicant:** Rozbelle Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Tree Preservation Order

Conservation Area

Contaminated Land

Listed Buildings

Road Network: Borough Road

**Officer Contact:** Valerie Okeiyi**RECOMMENDATION**

GRANT PERMISSION subject to Government office for London

## 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 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.

Furnival House was recently listed as a grade two listed building on the 7<sup>th</sup> of October 2008. The reasons for the designation were as follows;

- Special historic interest as a purpose built hostel for domestic staff of one of the nation's major financial institutions, built at a time when accommodation for emerging groups of women in cities was being defined, and reflecting the attention to staff welfare to which the Prudential Assurance Company was particularly committed,
- Special architectural interest as a handsome institutional building in the Edwardian Baroque style built with quality materials and craftsmanship, making rich use of the patrons motto and crest through architectural detail.
- While the interior has been much institutionalised, the special interest can be clearly identified in some areas, particular the elaborately plastered entrance hall and the remains of the dining hall



- The good-quality brick and stone entrance boundary wall and composite stone balustrades in the grounds reflect an awareness of its sensitive Highgate location. It has also a group value with the Grade II Cholmeley House next door, a moderne apartment block of the 1930s, and an associational group value with the Grade II \* Prudential Assurance headquarters at Holborn Bars by Alfred Waterhouse.

## 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 30<sup>TH</sup> 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**

Listed Building Consent for change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising 6 x 3 bed, 7 x 2 bed and 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.

Furnival House was designated as a Grade two listed building on the 7<sup>th</sup> of October 2008 therefore from the advice of English Heritage further revisions have been made to encompass changes to the location of the new vertical access core, revisions to the entrance hall configuration, the window fenestration and materials to be used on the rear elevation and the construction type and materials to be used for the replacement top floor accommodation.

The revised materials used for the rear elevation are as follows;

The stepped infill will be lead clad with timber framed openings and etched glass and stainless steel balustrading. The scheme will also involve double glazed timber framed dormer windows and a lead clad mansard roof.

## **CONSULTATION**

Ward Councillors  
Highgate CAAC  
The Highgate Society  
Conservation Team  
English Heritage  
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**

### **English Heritage Advice**

We have considered the application and are minded to direct as to the granting of listed building consent.

We have therefore drafted the necessary letter of direction as to the granting of consent (draft attached) and referred the case to the Government Office for London. Subject to the Secretary of State not directing reference of the application to him, the Government Office for London will return the letter of direction to you. We would like to draw your attention to the proposed conditions and informatives to which the grant of listed building consent should be made.

If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

Please note that this response relates to listed building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).

### **Letters from residents**

A signed petition has been received from 18 residents of Cholmeley Park and Parklands and 4 further objection letters received. These residents objected to the previous planning application Ref:HGY/2008/1432. These objections still apply but with even more concern as Furnival House is now listed. There concerns are as follows;

- A method statement should have been submitted with the listed building consent because of the large excavation proposed.
- The scheme has not changed in terms of the design and bulk and the developers have not attempted to change anything to meet the requirements of a Grade 2 listed building
- The subterranean, skyline and infill developments constitute overdevelopment
- There will be loss of privacy and light to adjacent homes
- The increase volume in traffic both during and following development would cause unacceptable and dangerous levels of congestion to both residents and local schools

## **RELEVANT PLANNING POLICY**

### National Policies

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

### London Plan

Policy 4b.1 Design principle for a Compact City  
Policy 4b.12 Heritage Conservation

### Haringey Unitary Development Plan 2006

CSV2 Listed Building  
CSV4 Alterations and Extensions to Listed Buildings

### Supplementary Planning Guidance 2006

SPG2 Conservation and Archaeology  
SPG8b Materials

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

At the meeting on 25<sup>th</sup> September 2008 after having had the application presented by council officers The Committee heard representations from objectors on the applicant. The Planning Committee resolved to grant planning permission subject to conditions and a Section 106 agreement being signed by the respective parties for the conversion and extension of the existing property into 15 flats.

On 7<sup>th</sup> October 2008 Furnival House was Listed as a Grade Two Listed building. The result of the Listing is that a separate application for Listed Building Consent needed to be submitted to enable the proposed development to go ahead. The applicants have therefore submitted this Listed Building Consent application and entered into discussion with officers from English Heritage. As a result of the discussions the scheme remained substantially the same but with the changes described in this report.

The proposed revisions include changes to the location of the new vertical access core, revisions to the entrance hall configuration, the window fenestration and materials to be used on the rear elevation and the construction type and materials to be used for the replacement top floor accommodation.

The revised materials used for the rear elevation are as follows;

The stepped infill will be lead clad with timber framed openings and etched glass and stainless steel balustrading. The scheme will also involve double glazed timber framed dormer windows and a lead clad mansard roof.

English Heritage have considered the application after these further revisions and are minded to direct as to the granting of listed building consent subject to the proposed conditions and informatives they have submitted.

The proposal would therefore not be detrimental to the architectural and historical integrity and detailing of the listed building's interior and exterior.

#### Comments on objections received from residents

- The method statement has been dealt with in condition 8 of the full planning permission.
- In order to meet the requirements of a grade II listed building, further revisions have been made after meetings with English Heritage and the architects.
- With regards to the loss of privacy, amenity and increase volume of traffic both during and following development. These issues were dealt with as part of the previous discussions at committee which led to the committee resolving to grant planning permission.

### **SUMMARY AND CONCLUSION**

To conclude after further revisions listed building consent for change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising 6 x 3 bed, 7 x 2 bed and 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 is now considered acceptable for the following reason; the proposal would not be detrimental to the architectural and historical integrity and detailing of the listed building's interior and exterior. As such it would be in accordance with policies CSV2 Listed Building and CSV4 Alterations and Extensions to Listed Buildings of the Haringey Unitary Development Plan and the Councils SPG2 Conservation and Archaeology and SPG8b Materials. It is therefore appropriate to recommend that listed building consent be APPROVED.

### **RECOMMENDATION**

#### **GRANT PERMISSION**

Registered No. HGY/2008/2021

Applicant's drawing No.(s) 646-L-1.001, 002, 003; 646-L-2.001A, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 010, 011, 012, 013, 014, 015, 020A, 021A, 022A, 023A, 024A, 025; 646-L-3.001A, 002A, 010; 646-L-4.001A, 002A, 003A, 004A, 005A, 010, 020, 021, 022, 023; 646-L-5.001, 002, 003

Subject to Government office for London

1. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the building.

2. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

a. Drawings (elevations and plans) at 1:20 of: entrance hall, existing and new staircore.

b. Sections of new cornices, architraves, mouldings at (1:5).

c. Sections showing relationship of new partitions to ground floor decorative ceilings, and reflected ceiling plan showing relocated roof lights.

d. A full engineer's report and method statement detailing underpinning and excavation works.

Reason: In order to safeguard the special architectural or historic interest of the building.

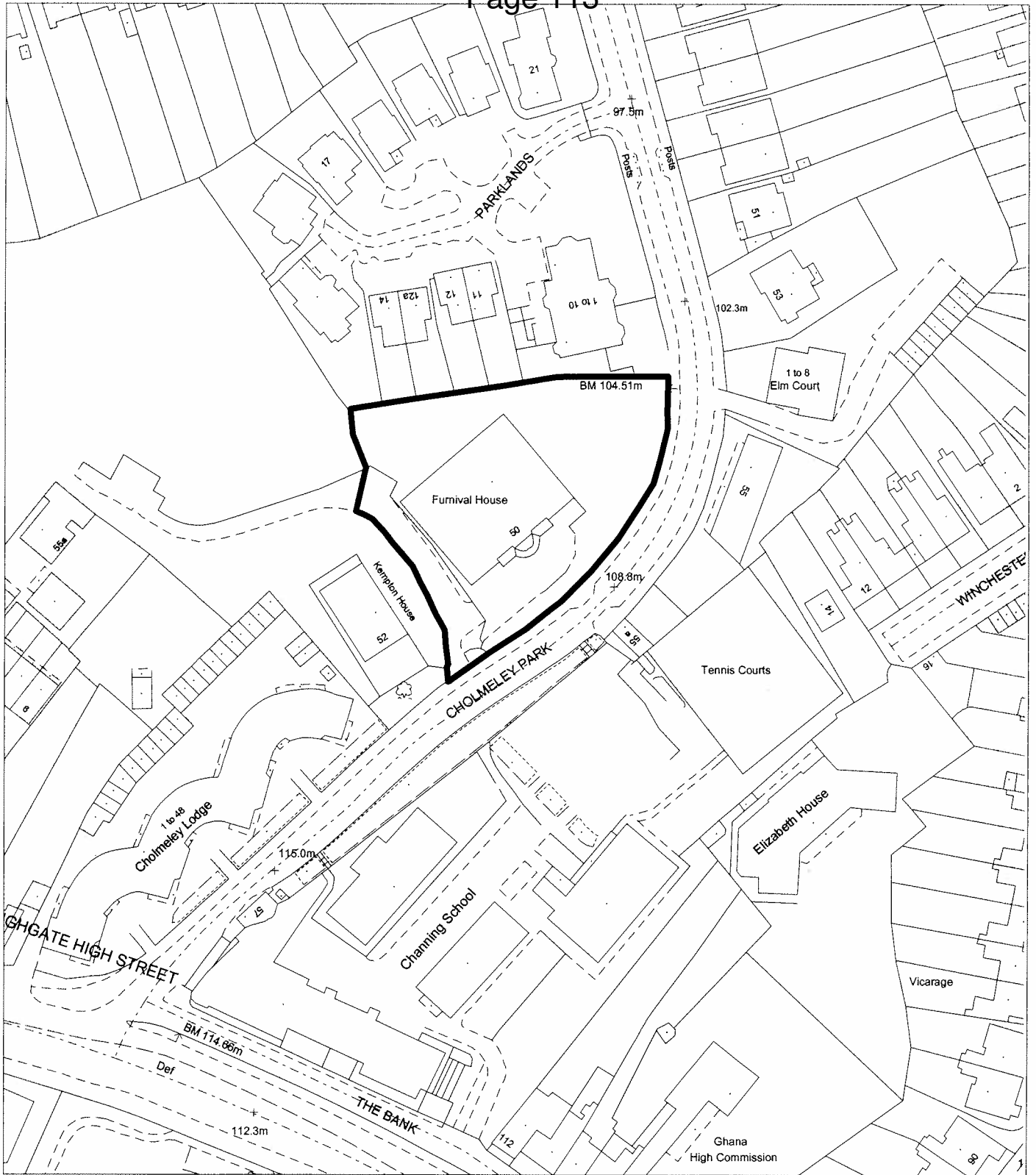
INFORMATIVE: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

INFORMATIVE: No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

INFORMATIVE: No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

## REASONS FOR APPROVAL

After further revisions listed building consent for change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising 6 x 3 bed, 7 x 2 bed and 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 is now considered acceptable subject to conditions and informatives. As such it would be in accordance with Policies CSV2 'Listed Building' and CSV4 'Alterations and Extensions to Listed Buildings' of the Haringey Unitary Development Plan and the Councils SPG2 'Conservation and Archaeology' and SPG8b 'Materials'. It is therefore appropriate to recommend that Listed Building Consent be approved.



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## Site plan Furnival House, 50 Cholmeley Park, N6



**Directorate of  
Urban  
Environment**

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|  | Date     | 08/12/2008 |

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Planning Committee 8 December 2008

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****ADDENDUM REPORT****Reference No:** HGY/2008/1432**Ward:** Highgate**Date received:** 02/07/2008**Last amended date:** 24/11/2008

**Drawing number of plans:** 646-L-1.001, 002, 003; 646-L-2.001A, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 010, 011, 012, 013, 014, 015, 020A, 021A, 022A, 023A, 024A, 025; 646-L-3.001A, 002A, 010; 646-L-4.001A, 002A, 003A, 004A, 005A, 010, 020, 021, 022, 023; 646-L-5.001, 002, 003

**Address:** Furnival House, 50 Cholmeley Park N6

**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: Borough Road  
Conservation Area

**Officer Contact:** Valerie Okeiyi**RECOMMENDATION**

Re-resolve to grant planning permission Subject to Conditions and Subject to Direction from GOL

## **ADDENDUM REPORT**

### **PLANNING CONSIDERATIONS**

The Planning Committee at its meeting on the 25<sup>th</sup> of September 2008 resolved to grant planning permission for the development of the site as described above.

On the 7<sup>th</sup> of October 2008 English Heritage notified the Council that Furnival House had been made a statutory listed building. At the time of listing the Section 106 Agreement Subject to which the planning permission had been resolved to be granted had not been signed, therefore no decision notice granting planning permission had been sent out. A copy of the Listing Notice and description is attached.

The listing of the building took effect immediately and constitutes a legal change in the considerations to which the Planning Authority is required to take into account. Under Section 70 of the Town and Country Planning Act 1990 the power to determine planning application is subject to important substantive duties in relation to listed buildings and required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In dealing with this matter by submitting the listed building consent the applicants in discussions with English Heritage amended the proposals. The extent of the amendments is as reported in relation to the listed building consent application before members for consideration at this committee.

The committee is asked to note the letter from English Heritage dated 25<sup>th</sup> November 2008 and referred to in the listed building application also on this agenda which states that English Heritage have no objection to the proposals as revised subject to Direction of GOL.

PPG 15 at Paragraphs 3.12 to 3.15 advises on alterations to listed buildings. Particularly relevant passages are:

*“Where new uses are proposed, it is important to balance the effect of any changes on the special interest of the listed building against the viability of any proposed use and of the alternative...In judging the effect of any alteration or extension it is essential to have assessed the elements that make up the special interest of the building in question”* (paragraph 3.12)

*“Achieving a proper balance between the special interest of a listed building and proposals for alterations or extensions is demanding and should always be based on specialist expertise; but it is rarely impossible, if reasonable flexibility, and imagination are shown by all parties involved.”* (paragraph 3.15)

In the light of the listed building application and the letter from English Heritage on the revised proposals and the fact that the listing has been so recent it is considered that the special interest of the listed building may be taken to have been uppermost in the minds of the officers of English Heritage in tendering the advice to the Committee in their letter of the 25<sup>th</sup> November 2008. Subject to the drawings as

revised and to any direction from GOL the original recommendations and conditions are accordingly considered to remain appropriate and are re—submitted for determination.

The original report by members is attached as Appendix 1. The Listing notice is Appendix 2 and the letter from English Heritage is Appendix 3

### **RECOMMENDATION**

That the committee consider the changes made to the previously approved proposals and resolve to grant planning permission on the basis of the revised drawings in the context of the listing of the building and the special interest of the building subject to the direction of GOL and the conditions set out in the previous report Appendix 1

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Special Planning Committee 25 September 2008

Item No.

**REPORT FOR CONSIDERATION AT SPECIAL PLANNING COMMITTEE**

Reference No: HGY/2008/1432

Ward: Highgate

Date received: 02/07/2008

Last amended date: N / A

**Drawing number of plans:** 646-1.001, 646-1.002, 646-1.003, 646-2.001, 646-2.002, 646-2.003, 646-2.004, 646-2.005, 646-2.006, 646-2.007, 646-2.008, 646-2.009, 646-2.010, 646-2.011, 646-2.012, 646-2.013, 646-2.014, 646-2.015, 646-3.001, 646-3.002, 646-3.010, 646-4.001, 646-4.002, 646-4.003, 646-4.004, 646-4.005 & 646-4.010.

**Address:** Furnival House, 50 Cholmeley Park N6

**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

**THIS APPLICATION WAS NOT CONSIDERED AT THE MEETING OF 8 SEPTEMBER 2008; THE REPORT OF 8 SEPTEMBER HAS BEEN AMENDED AS FOLLOWS:-**

1. ADDITIONAL PARAGRAPHS AT SECTION 9 ON AFFORDABLE HOUSING.
2. CONDITION 8 REQUIRING PAYMENT OF A SUM OF MONEY TOWARDS FOOTWAY, DELETED AND TO BE INCORPORATED IN SECTION 106 AGREEMENT.
3. AN EXTRA CONDITION INSERTED REQUIRING DETAILS OF BASEMENT EXCAVATION; CONSTRUCTION AND MITIGATION OF ANY EFFECTS ON HYDROGEOLOGY. (THIS WILL BE NUMBERED NO. 8).

## PLANNING DESIGNATIONS

Road Network: Borough Road  
Conservation Area

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 30<sup>TH</sup> 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, Watergardens-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 25<sup>th</sup> 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 not 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 of 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%.

Whilst in most cases Affordable Housing , as part of a S 106 Agreement, is located on the application site, there is provision in SPG 10b to allow for a commuted sum to be paid in lieu of the non provision of affordable units on site. This money can be used by the Council to assist in providing affordable housing at another site.

The reason why this was considered the preferred option at Furnival House are;-

- (1) If it were a demolition and newbuild scheme, it might be more straightforward to provide affordable housing within say one wing of a new build development. However, the current application is essentially conversion of the existing building plus roof and basement extensions.
- (2) The applicants have submitted an economic viability assessment based on the 'Three Dragons Toolkit' which is a GLA-approved London-wide method of assessing viability of affordable housing schemes. This has concluded that, due to the high costs of conversion of the existing building, to provide affordable housing on the site, would not be viable.
- (3) The Councils 'Housing Enabling' Team consider that in this case there would be greater overall benefit for the Council from a commuted sum towards the provision of affordable units within the borough, rather than try and get a very small number of affordable housing units on the site at Furnival House.

## 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 "The residential unit is defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (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 Planning 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. A method statement with drawings at a scale of not less than 1:200 shall be submitted to show (a) construction details for the proposed basement excavation and (b) measures to deal with the groundwater on the site, and its immediate surroundings.

Reason: In order that the Council may be satisfied as to the potential effects of the basement construction both on the existing building fabric, and on the local hydrogeology.

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 appearance of the locality.

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.

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, Floorspace 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' and SPG 10c 'Educational Needs Generated by New Housing Development' of the Haringey Unitary Development Plan.



Appendix 2

BSO

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

61st AMENDMENT OF THE 12th LIST OF BUILDINGS OF SPECIAL

ARCHITECTURAL OR HISTORIC INTEREST

LONDON BOROUGH OF HARINGEY

WHEREAS:

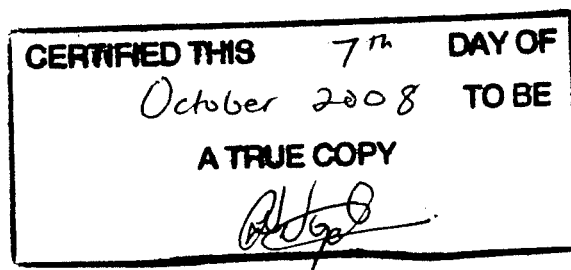
1. Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") requires the Secretary of State, for the purposes of the Act and with a view to the guidance of local planning authorities in the performance of their functions under the Act and the Town and Country Planning Act 1990 in relation to buildings of special architectural or historic interest, to compile lists of such buildings, and he may amend any list so compiled.

2. On 10 May 1974, the Secretary of State compiled a list of buildings of special architectural or historic interest situate in the London Borough of Haringey.

3. The Secretary of State, having consulted with the Historic Buildings and Monuments Commission for England and such other persons or bodies of persons who appear to him appropriate as having special knowledge of, and interest in, such buildings, considers that the said list should be amended in the manner set out in the Schedule hereto.

NOW THEREFORE the Secretary of State, in exercise of the powers conferred on him by Section 1 of the Act, hereby amends the said list in the manner set out in the Schedule hereto.

HSD DOC 2





## SCHEDULE

The following building has been added to the list:-

505648

**CHOLMELEY PARK  
HIGHGATE**

**Furnival House**

II

Hostel for domestic staff of the Prudential Assurance Company, latterly student accommodation. 1916-1919 by Joseph Henry Pitt (b. 1871), with later-C20 modifications internally. Edwardian Baroque style. Red brick with rubbed red brick dressings; timber sash windows; stone quoins, entrance block, cornice, banding and balustraded parapet. 'U' plan above ground floor.

**EXTERIOR:** The entrance bay features a circular stone portico with Ionic columns and stone face, the date 1916 in Roman numerals and a mosaic floor, and two-storey canted bay window, capped by the semi-circular pediment that features the company crest. There is a continuous stone balustraded parapet. An announcement of the Prudential's patronage is found in the stone segmental pediment that completes the advanced entrance block. Here, in a circular cartouche, is the company's coat of arms (featuring three embattled bars, an allusion to Holborn Bars), under a smiling female head and flanked by decorative swags. The return elevations continue the rubbed red brick dressings, stone band and cornice and parapet, and the gradient to the east reveals a rusticated stone lower-ground floor, reached by stone steps with a balustrade and urns. The rear and inner elevations are similarly detailed with stone quoins and banding, and rubbed brick headers.

**INTERIOR:** Inside, the entrance hall is the most ornate interior space: it features a square hall with plastered ceiling and cornice, and black and white marble floor tiles. To each side is an open pediment doorcase, leading on the left to a waiting room with original cornice, partly modified; to the right, the door case has been partly in-filled to form a reception window to the office, with similar modifications to the cornice. Beyond this is a pair of elliptical entrance arches, the first with Ionic columns, the second framing the stairwell and with consoles on pilasters. These are both decorated with plasterwork heralding the Prudential patronage through the coat of arms and the motto ('Fortis qui Prudens'- Strength to the prudent) amongst elaborate swags, as well as the date stone (1917 here, as opposed to 1916 on the portico). The stair has been much interfered with through the late-C20 insertion of a lift and beyond this point the interior interest is much diminished through continued institutional use. However, the original plan remains legible and the main dining room is an exception, this retaining its grid of a deeply beamed and plastered ceiling with four circular skylights (allowing light from the centre of the 'C' plan) with decorative leadwork. The large columns survive as does a stretch of dado paneling, although the room has clearly been made smaller than its original footprint. Other rooms around the perimeter reveal the original high ceilings with similar deep plastered beams, although there has been much subdivision and insertion of dropped ceilings. The upper floors are similarly much modernised but the original plan is legible, with some simple coved cornices in rooms but no original joinery or features of interest were noted on the inspection. The character of the upper floors has been compromised through these modernisations and the special interest of the interior is concentrated in the entrance hall and the surviving parts of the dining hall.



**SUBSIDIARY FEATURES:** Fronting Cholmeley Park is a red brick wall with stone plinth and coping and a pedimented entrance gate with rubbed red brick arch, and a pair of tall, stone-capped piers to the vehicular entrance with a curved wall holding another pedestrian entrance. Between the entrance in the wall and the house are a flight of stone steps with vase balusters and a wide low handrail; a similar set of steps leads from the entrance down to the lower east side.

**HISTORY:** Furnival House was under construction in 1916 but work was suspended due to war restrictions at the end of 1917, and the materials were stored on site; it was 'practically complete' by November 1919. The hostel built for the Prudential company's staff of domestic servants, a large and essential group that served the enormous company headquarters at Holborn. The scale of the task was set out in the Journal of the Prudential Clerks' Society, 'Ibis', in 1916: 'Apart from the necessary domestic duties incident to a building extending over an area of more than two and a half acres, the fact that upwards of 2,000 meals are provided daily on the premises is ample evidence of the extensive operations of this domestic service corps.' The company decided to build Furnival House, 'a hostel for their residential and recreative accommodation' for well over one hundred amid healthy and attractive surroundings. The hostel remained in similar use until at least 1930, although the Victoria County History suggests that it was later used to house nurses from the nearby Whittington Hospital. The building was designed by Joseph Henry Pitt (b.1871), a little known architect who was articled to an Eastbourne architect and commenced a practice in London, at Holborn Bars, in 1902. He designed a number of public and commercial buildings including a handful of Prudential Approved Societies Buildings. Furnival House left little architectural doubt about the identity of its patrons. It was built under the patronage of AC Thompson, who worked for the company from 1872 until 1928, the last sixteen years serving as general manager and then Chairman. Thompson was known for his particular attention to staff welfare. Mrs. AC Thompson laid the stone on 12 May 1916, recorded under the Prudential crest. In the early C20, the Prudential Assurance Company was at the forefront of social welfare, both in facilitating benefits to the nation and also tending to its own considerable workforce. Following the introduction of the National Insurance Act in 1912, essentially a forerunner of the welfare state, benefits for sickness and unemployment were paid through approved societies regulated by private insurance companies. This system brought with it the necessary administration of vast numbers of records nationally, and the Prudential company responded by introducing punched card machines. It was just this sort of work, along with the newly emerged telephone exchanges, that created new opportunities for women to work in cities. The success of the Prudential in the late-C19 and early-C20 meant that it was supported by a massive workforce, including domestic staff for its main office, in the cathedral-like Holborn Bars office, begun by Alfred Waterhouse in 1885. On the laying of the foundation stone, the local press noted that Prudential, while 'laudably known for their generous treatment of their clerical staff, have not thought it outside their province to provide also for the comfort of their domestic staff.' Prudential was one of the first City firms to employ women, doing so from 1871, and it ran a self sufficient Ladies Department for many years.

**REASONS FOR DESIGNATION:**

- \* Special historic interest as a purpose-built hostel for domestic staff of one of the nation's major financial institutions, built at a time when accommodation for emerging groups of women in cities was being defined, and reflecting the attention to staff welfare to which the Prudential Assurance Company was particularly committed;
- \* Special architectural interest as a handsome institutional building in the Edwardian Baroque style built with quality materials and craftsmanship, making rich use of the patron's motto and crest through architectural detail;



\* While the interior has been much institutionalized, the special interest can be clearly identified in some areas, particular the elaborately plastered entrance hall and the remains of the dining hall;  
\* The good-quality brick and stone entrance boundary wall and composite stone balustrades in the grounds reflect an awareness of its sensitive Highgate location. It has also a group value with the Grade II Cholmeley House next door, a moderne apartment block of the 1930s, and an associational group value with the Grade II\* Prudential Assurance headquarters at Holborn Bars by Alfred Waterhouse.

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Dated:- 7<sup>th</sup> October 2008

Signed by authority of the  
Secretary of State

A handwritten signature in black ink that reads 'Elaine Pearce'. The signature is written in a cursive, flowing style.

ELAINE PEARCE  
Department for Culture, Media  
and Sport

## LONDON REGION

Ms Valerie Okeyi  
 London Borough of Haringey  
 Planning  
 639 High Road  
 Tottenham  
 LONDON  
 N17 8BD

Direct Dial: 020 79733717  
 Direct Fax: 020 79733792

Our ref: L00067032

24 November 2008

Dear Ms Okeyi

**Planning (Listed Buildings and Conservation Areas) Act 1990  
 Notifications under Circular 01/2001**

**Direction as to the Granting of Listed Building Consent**

**FURNIVAL HOUSE, 50 CHOLMELEY PARK, LONDON, HARINGEY, GREATER  
 LONDON, N6 5EW**

**Application No HGY/2008/2021**

*Applicant:* Rozbelle Ltd  
*Grade of building(s):* II  
*Proposed works:* Conversion of property into 15 residential units, 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.

*Drawing numbers:* 646-L-2.001A 646-L-2.002A 646-L-2.003A 646-L-2.004A 646-L-2.005A 646-L-2.006A 646-L-2.007A 646-L-2.008A 646-L-2.020A 646-L-2.021A 646-L-2.022A 646-L-2.023A 646-L-2.024A 646-L-3.001A 646-L-3.002A 646-L-4.001A 646-L-4.002A 646-L-4.003A 646-L-4.004A 646-L-4.005A

*Other Documentation:*

*Date of application:* 10 October 2008  
*Date of referral by Council:* 14 October 2008  
*Date received by English Heritage:* 17 October 2008



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.

LONDON REGION

Date referred to GOL:

24 November 2008

**If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.**

Yours sincerely

**Richard Parish**

Historic Buildings & Areas Advisor

E-mail: [richard.pariah@english-heritage.org.uk](mailto:richard.pariah@english-heritage.org.uk)

cc

**NB: This direction is not valid unless appropriately endorsed by the Secretary of State**



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LONDON REGION

**Schedule of Conditions**

Address: **FURNIVAL HOUSE, 50 CHOLMELEY PARK, LONDON, HARINGEY, GREATER LONDON, N6 5EW**

Our refs: L00067032

EH file number: LRS 9215/FH

**Informative:** The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details

- a. Drawings (elevations and plans) at 1:20 of: entrance hall, existing and new staircore.
- b. Sections of new cornices, architraves, mouldings at (1:5),
- c. Sections showing relationship of new partitions to ground floor decorative ceilings, and reflected ceiling plan showing relocated roof lights.
- d. A full engineers report and method statement detailing underpinning and excavation works.



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LONDON REGION

Ms Valerie Okeiyi  
London Borough of Haringey  
Planning  
639 High Road  
Tottenham  
LONDON  
N17 8BD

Direct Dial: 020 79733717  
Direct Fax: 020 79733792

Our ref: L00067032

25 November 2008

Dear Ms Okeiyi

**Planning (Listed Buildings and Conservation Areas) Act 1990**  
**Notification under Circular 01/2001**  
**FURNIVAL HOUSE, 50 CHOLMELEY PARK, LONDON, HARINGEY, GREATER**  
**LONDON, N6 5EW**  
**Application No HGY/2008/2021**

Thank you for your letter received on notifying us of the revised or amended information in respect of the application for listed building consent relating to the above site.

**English Heritage Advice**

We have considered the application and are minded to direct as to the granting of listed building consent.

We have therefore drafted the necessary letter of direction as to the granting of consent (draft attached) and referred the case to the Government Office for London. Subject to the Secretary of State not directing reference of the application to him, the Government Office for London will return the letter of direction to you. We would like to draw your attention to the proposed conditions and informatives to which the grant of listed building consent should be made.

If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

Please note that this response relates to listed building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).



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LONDON REGION

Yours sincerely

**Richard Parish**  
Historic Buildings & Areas Advisor  
E-mail: richard.pariah@english-heritage.org.uk

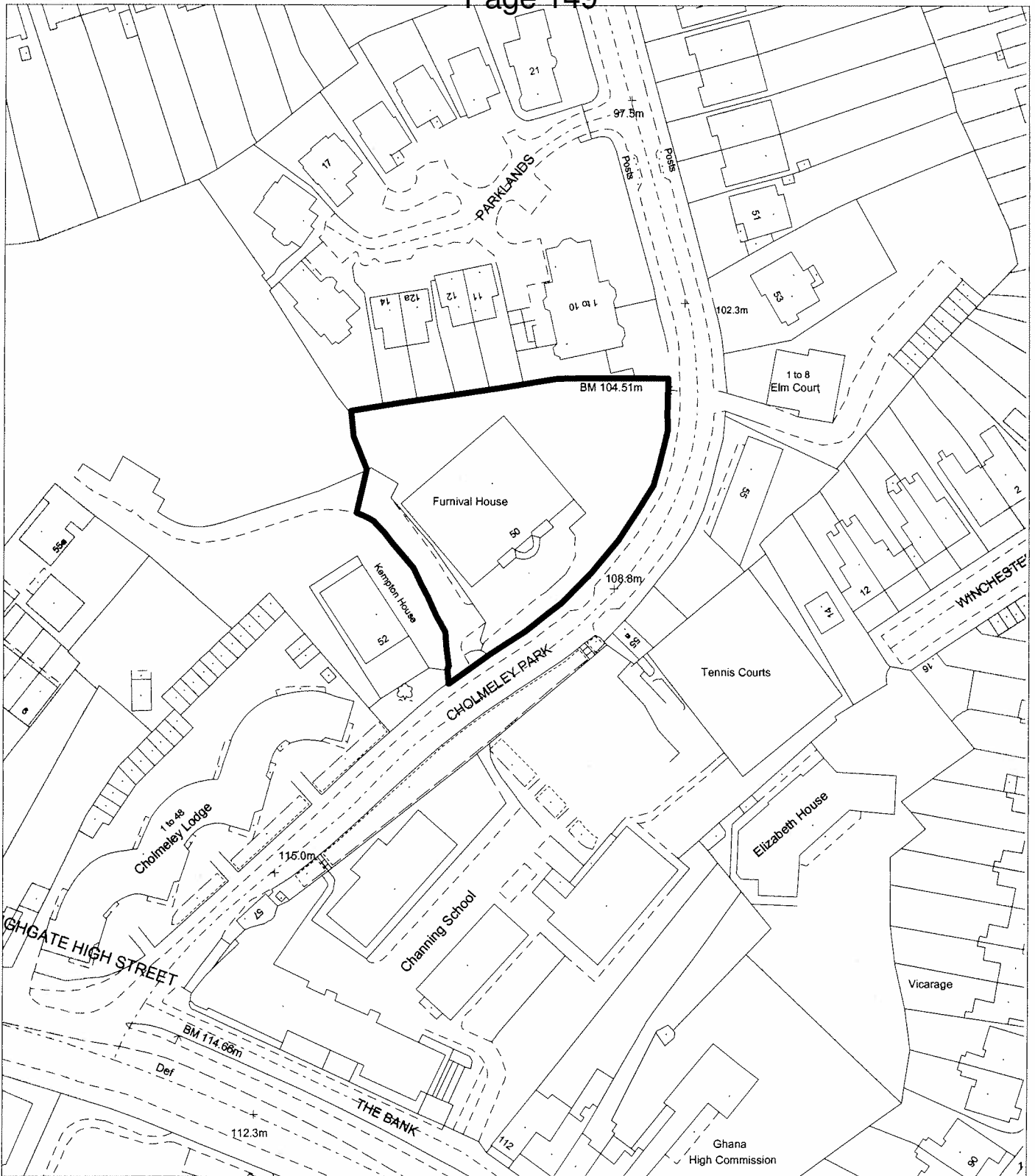
Enclosure: Draft letter of direction



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## Site plan Furnival House, 50 Cholmeley Park, N6



**Directorate of  
Urban  
Environment**

Marc Dorfman  
Assistant Director  
Planning & Regeneration  
639 High Road  
London N17 8BD  
  
Tel 020 8489 0000  
Fax 020 8489 5525

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|  | Date     | 08/12/2008 |

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Planning Committee 8 December 2008

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2008/1893**Ward:** Alexandra**Date received:** 19/09/2008**Last amended date:** N / A**Drawing number of plans:** 2003-060-001, 002, 003, 004, 006, 007, 008, 009, 010 & 011.**Address:** Albert Road Recreation Ground, Albert Road N22**Proposal:** Redevelopment of site comprising of the re-orientation, extension of six existing tennis courts, two existing basket ball courts to form six full size tennis courts, four mini tennis courts and two basketball courts and the installation of 52 floodlights on 31 columns.**Existing Use:** D2 Leisure**Proposed Use:** D2 Leisure**Applicant:** Mr Robby Sukhdeo Pavilon Sports & Tennis**Ownership:** Private**PLANNING DESIGNATIONS**Road Network: Classified Road  
Contaminated Land**Officer contact:** Tara Jane Fisher**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

The application site is situated at Albert Road Recreation Ground, which is bounded by Durnsford Road and Bidwell Gardens. The application site does not lie within any Conservation Area. The site presently has two large tennis courts, a playground, recreation ground and bowling green.

## **PLANNING HISTORY**

No relevant history

## **DETAILS OF PROPOSAL**

The proposal is for the re-orientation and the extension of the six existing tennis courts and two existing basketball courts to provide six new full size tennis courts, four mini courts and two basketball courts. Each of these proposed courts will be lit by flood lighting.

## **CONSULTATION**

Ward Councillors  
28-80 (e) Bidwell Gardens  
6-26 (e) Bidwell Gardens  
121-147 (o) Durnsford Road  
2-8 (e) Winton Avenue

## **RESPONSES**

There have been 3 letters of objection from local residents on the following grounds:

- Disturbance by way of noise pollution and light pollution
- Extra traffic/parking pressures
- Detrimental to the character and appearance of the area
- Other evening activities being proposed in close proximity to the site
- Flood lighting and late night use of area would affect the residents amenities

There have been 106 letters of support from local residents and Friends of Albert Road Recreation Ground and Play Area for the following reasons:

- Proposal demonstrates children of all ages will benefit
- Will provide a safe and friendly environment for children
- Existing tennis courts need refurbishment
- Floodlighting will improve security
- Encourage more people to take up sport
- The floodlighting will mean sports can be played during the winter and evenings
- Will improve facilities in park and local area

The application is also supported by Councillor Brian Haley, by the Haringey Sports Development Trust and by the Assistant Director of Recreational Services.

## **RELEVANT PLANNING POLICY**

UD3 General Principles  
ENV6 Noise Pollution  
CLT1 Provision of New Facilities  
CW1 New Community/Health Facilities  
SPG8e Light Pollution

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The proposal is for the re-orientation of the existing tennis courts and the provision of 6 new full size tennis courts, four mini courts and two basketball courts all will be lit by floodlighting that will be switched on from 4pm until 9pm or switched off when not in use. The proposed courts will be bounded by 3 metre high green weld mesh.

Although there have been 3 letters of objection regarding noise disturbances, increased traffic and light pollution from the floodlighting, it is considered that the proposal provides facilities that will engage the local community. The proposed playing courts will be located in the same spot and in terms of floor area barely differs to the existing. The floodlighting will be 8 metre high poles; however they have been designed to reduce their impact on the surrounding residents. In addition the lights will be switched off after 9pm at night or when not in use. Due to the way in which the floodlighting illuminates the playing courts, it means that if some courts are not in use then the particular floodlight that lights that area can be switched off. So it does not necessarily mean that all the lights will be switched on all the time.

There has been over 100 letters of support from people who feel that this proposal will encourage more people into sports for adults and children. In addition that it will improve the existing facilities and provide a level of safety for park users during the evenings.

The number of proposed floodlights and columns and the proposal for illumination to 10pm would have a visual impact both when viewed from across the Recreation Ground, and when viewed from the front windows of houses in Bidwell Gardens.

The nearest floodlights would be about 25 metres from the nearest houses in Bidwell Gardens. The tennis court site is some 3 metres below the level of the front gardens of Bidwell Gardens houses and there is a line of trees on the South side of Bidwell Gardens, just inside the Recreation Ground boundary railings. These would give some screening in the summer, much less during the winter after leaves have fallen. There are also some wide gaps between the trees.

Whilst the choice of light fitting and degree of shielding, will prevent significant light-spill into Bidwell Gardens, there is bound to be an additional "glow" from the new light sources both at the level of the floodlights, and at ground level. In order to mitigate this, it is suggested that additional planting be provided on

the bank immediately to the North of the tennis courts and that the hours of operation be up to 9pm rather than 10pm. This would also assist with the problem of noise nuisance from late evening use of the tennis courts by numbers of players.

## **SUMMARY AND CONCLUSION**

To conclude, the proposal for the provision of new playing courts with 3 metre high mesh fencing and floodlighting is acceptable. The proposal should be approved on the grounds that the new tennis and basketball courts are of similar size and in the same location as the existing. The associated floodlighting will be switched off at an appropriate time of night and not necessarily all of the time, therefore giving local residents respite. The proposed courts and illumination are a useful facility that will support the function of the existing recreation grounds therefore compliant with Policies UD3 General Principles, CLT1 Provision of New Facilities and CW1 New Community/Health Facilities of the Haringey Unitary Development Plan.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2008/1893

Applicant's drawing No.(s) 2003-060-001, 002, 003, 004, 006, 007, 008, 009, 010 & 011.

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 floodlighting hereby given approval shall be switched off no later than 9pm on any day.

Reason: In order to protect the privacy and amenities of the local residents.



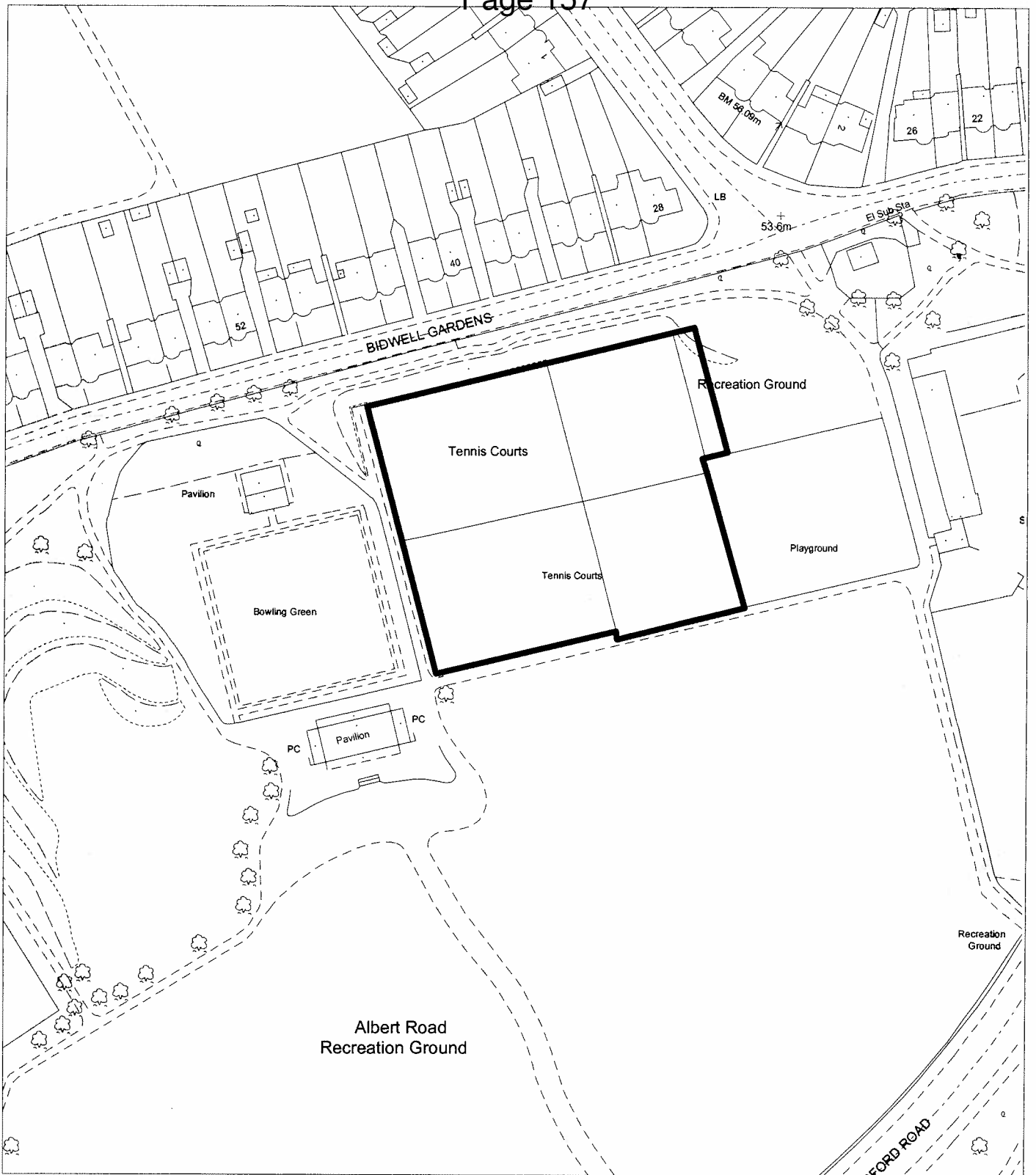
4. Details of a landscaping scheme on the embankment on the North side of the tennis courts shall be submitted to and approved by the Local Planning Authority, and planted before the commencement of use of the floodlit courts hereby approved.

Reason: In order to protect the privacy and amenities of the local residents.

#### REASONS FOR APPROVAL

The proposal should be approved on the grounds that the new tennis and basketball courts are of similar size and in the same location as the existing. The associated floodlighting will be switched off at an appropriate time of night and not necessarily all of the time, therefore giving local residents respite. The proposed courts and illumination are a useful facility that will support the function of the existing recreation grounds therefore compliant with Policies UD3 'General Principles', CLT1 'Provision of New Facilities' and CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan.

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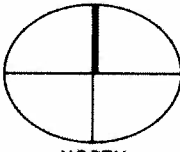
## Site plan

# Albert Road Recreation Ground, Albert Road N22



**Directorate of  
Urban  
Environment**

Marc Dorfman  
Assistant Director  
Planning & Regeneration  
639 High Road  
London N17 8BD  
Tel 020 8489 0000  
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Planning Committee 8 December 2008

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2008/1020**Ward:** Crouch End**Date received:** 06/05/2008**Last amended date:** N / A**Drawing number of plans:** PL01, PL02, PL03, PL04 & PL05.**Address:** Land rear of 27 - 47 Cecile Park N8**Proposal:** Demolition of existing 39 garages and erection of 5 x 2/3 storey three bedroom houses with associated landscaping and 10 no. car parking spaces**Existing Use:** Garages**Proposed Use:** Residential**Applicant:** Mithril Homes**Ownership:** Private**PLANNING DESIGNATIONS**

Conservation Area

Road Network: Borough Road

**Officer Contact:** John Ogenga P'Lakop**RECOMMENDATION**

REFUSE PERMISSION

**SITE AND SURROUNDINGS**

Approximately 40 lock-up garages currently occupy the site. The garages are situated along the southern boundary of the site. Vehicle access is gained between numbers 37 and 39 Cecile Park. Much of the site is gravelled. The site is within The Crouch End Conservation Area; the southern edge of the site forms the boundary of the Conservation Area.

**PLANNING HISTORY**

9 applications for the erection of lock up garages were submitted between 1967 and 1984 with the most significant being the granting of permission for 39 garages in 1967.

- OLD/1986/0974 - Erection of 17 lock up garages REFUSED 28/07/86
- OLD/2000/0604 - Residential development to provide 7 x 2 storey houses and 1 self-contained flat with car ports / parking for 14 cars, also 26 lockup garages REFUSED 15/12/00 subsequent appeal DISMISSED
- OLD/2000/0605 - Conservation Area Consent for the demolition of garages REFUSED 15/12/00
- HGY/2000/0935 - Application to erect 7 houses and one flat and garages in basement area REFUSED 05/12/00 subsequent appeal DISMISSED
- HGY/2000/0933 - Conservation Area Consent to erect 7 houses and one flat and garages in basement area REFUSED 05/12/00 subsequent appeal DISMISSED.
- HGY/2001/1696 - Application to erect 6 dwellings and ten garages REFUSED 06/04/04 subsequent appeal DISMISSED.
- HGY/2001/1697- Conservation Area Consent for the demolition of garages REFUSED 27/07/04 subsequent appeal DISMISSED.
- HGY/2005/1985 - Demolition of existing 35 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 No parking spaces.  
WITHDRAWN 14/12/05
- HGY/2005/1987 - Conservation Area Consent for the demolition of 35 garages.  
WITHDRAWN 14/12/05
- HGY/2006/0580 - Demolition of existing 39 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 no. parking spaces REFUSED subsequent appeal DISMISSED

### **DETAILS OF PROPOSAL**

The application proposes the demolition of 39 existing garages situated on the site and erection of 5 x 2/3 storey three bedroom houses with associated landscaping and the formation of 10 no. parking spaces. Units 1, 3, 4 and 5 would contain a ground floor level with combined kitchen and dining room with a first floor level of three bedrooms one with ensuite. Unit two would contain the same layout at the first floor level but would have a separate dining room and a living room at ground floor level with a kitchen situated at lower ground floor level.

## **CONSULTATION**

31/03/2006

Site Notice  
Transportation  
Cleansing  
Building Control  
Ward Councillors  
Hornsey CAAC  
Conservation Team  
Council Arboriculturalist  
63a, 1 – 63 (o) Cecile Park, N8  
30 – 52 (e) Cecile Park, N8  
17a, 29a, 29b Cecile Park, N8  
2 – 46 (e) Tregaron Ave, N8  
7 – 29 (o) Elm Grove, N8

## **RESPONSES**

### **Conservation Officer**

I have noted the 2 no. Inspector's decisions on previous proposals for the site and am mindful of their assessments.

The proposals have been amended since my observations in April 2006, and now feature 5 separate detached houses arranged on the site with significant gaps between them. In terms of layout I consider this is a significant improvement as the proposed built form is visually permeable with views through these gaps.

I note how the levels step down across from the south from the houses on Elm Grove to their rear gardens, to the site itself and to the Cecile Park gardens on the north side, and I note the distances between the proposed development and the existing terraces, and that there are no windows proposed at first floor level facing Elm Grove.

The important issue I feel still needs to be resolved is the form of the roof. As proposed it is a mansard form with a roof pitch which is far too steep – essentially it results in internal accommodation which is comparable with a full blown 2 storey house. Visually these 'mansards' appears as a developers diluted 'mock 'Georgian' roof form which visually jars and looks out of place in this backland context in the Conservation Area. They appear visually too obtrusive - as over bloated roofs – essentially the developer is trying to cram too much in. It is important that the architectural form of the late Victorian terraces should remain visually dominant and any replacement development for the garages should clearly be subordinate in scale, size and visual appearance. This may be achieved by a 'neutral' form and style of development.

I would therefore recommend that the 'mansard' roof form be deleted and that the reduced first floor accommodation be within a double pitched roof form, i.e. say 45

degree pitch. This would reduce the overall mass and bulk of development at first floor level, and I consider that the resulting roof form would appear visually harmonious with the existing Victorian terraces and preserve the character and appearance of the Conservation Area.

On this basis I consider that in principle the scheme can be acceptable subject to the receipt of satisfactorily amended drawings and to the approval of good quality external facing materials.

**Waste Management** - raised no objections.

**Transportation** - Although this site is located in an area with low public transport accessibility level and within Crouch End restricted conversion area which has been identified as that with car parking pressure, the W7 bus route - Crouch Hill which offers some 26 buses per hour (two-way), for frequent bus connection to and from Finsbury Park tube station, is a walking distance away. We have subsequently considered that majority of the prospective residents of this development would use public transport for their journeys to and from the site. In addition, notwithstanding the loss of the garages, the applicant has proposed 10 car parking spaces, as shown on Plan No. P01.

However, there is the concern with the narrow width of the vehicular access which at just over 4 metres, would not allow refuse or similar servicing vehicles to pass private cars and cannot accommodate a dedicated route for pedestrians and cyclists entering and exiting the site. We would therefore ask the applicant to submit a scheme for a shared use of the vehicular access by pedestrians/cyclists. Also, we would require some control within the site, in the form of signage, warning exiting drivers to give priority to inbound traffic.

Consequently, the highway and transportation authority would not object to this application subject to the following conditions:

(1) The applicant erects a priority signage indicating that 'priority is given to vehicles in the opposite direction', in the form of roundel Ref. No 615, as contained in the 'Traffic Signs and General Directions 2002', at the start of the vehicular access, northbound towards Cecile Park. This would ensure that vehicles entering the site from Cecile Park would have priority over the opposing traffic at all times.  
Reason: To minimise disruption to traffic on Cecile Park and curtail vehicular conflict along the site access.

(2) The applicant submits a scheme with appropriate paving materials, typical of a shared surface and which would enable drivers to pay special regard to pedestrians/cyclists along the site access, to the transportation authority for approval.  
Reason: To minimise conflict between pedestrians/cyclists and vehicles along the site access.

**Hornsey CAAC** - We still feel that there are too many houses for this site, which is narrow and unsuitable for housing. But if this is still to be considered there should be only four houses, not five. We reiterate our earlier comments about the design:



the detailing is fussy, the dormers are heavy and the mansard roofs are unsuitable on houses of this size. We also regret the loss of lock-up garages, which will increase the pressure on roadside parking and lead to more parking in front gardens.

**21 individual letters** objecting to the proposed development were received and the following objections were raised:

- Would disrupt the visual outlook between Cecile park and Tregaron Avenue
- Noise levels would increase as well as vulnerability to crime
- Pollution levels and traffic congestion would increase
- Concern regarding loss of property values
- Site is a backlands property and there is already too much development on sites such as this
- Would have an adverse impact on the conservation area
- Would result in loss of privacy and overlooking
- Loss of valuable open space
- Narrow entrance to site will create difficulties for refuse collection & emergency vehicles
- Amounts to overdevelopment of the site
- Very similar to previous refused scheme
- Would add to pressure on local provision of schooling and healthcare
- Loss of light
- Loss of trees
- Overlooking from first floor side window of No. 11 Elm Grove
- Would result in loss of light to surrounding properties including gardens
- Lack of landscaping details
- In view of the restrictive shape of the site, being long, thin and narrow, redevelopment for residential use will inevitably impact significantly on the numerous surrounding properties which are all in close proximity
- Concern that the front elevation of the dwellings does not accurately reflect the relationship with the houses located to the rear. Is it proposed to reduce the level of the site to achieve the low height of the houses? And if so what effect will the lowering of the houses have on the trees?
- Development would have a significant impact on adjoining properties fronting Tregaron Ave. These Tregaron Ave properties have shorter gardens.
- Site is suited to a maximum of 4 houses
- Further housing in an area already densely populated with many existing buildings converted to flats would add to existing traffic, parking and pollution problems.
- Concern at proximity of the proposed houses to existing neighbouring housing.
- Development inappropriate for narrow site and would lead to a density and building density only found in the most crowded inner city areas.
- Impact of development on wildlife including foxes, squirrels and a range of birdlife.
- Impact on trees.
- Loss of existing garages / parking on the site would exacerbate existing parking issues in the area
- Squeezing further properties into a thin strip of land would be very unpleasant and give rise to issues of overlooking for surrounding neighbours.

- The Council are granting planning permission to developments which only seem to meet the requirements of the very affluent middle classes. I am sure that the proposed housing will not suit the pocket of the average teacher, nurse or Crouch End shop worker. There seems to be far too much emphasis on building luxury properties for people who can already afford existing properties on the market. Why continue to build further properties for only one social group, in an already over-populated area?

To the **initial** consultation, a **petition** with 98 names and addresses attached was received objecting on following grounds:-

The proposed development in its extent and density will have an acceptable adverse effect on the appearance of the Conservation Area with the devastating loss of vegetation and severe damage to mature protected trees.

Haringey's UDP requires 'there should not be any significant loss of privacy from overlooking adjoining houses or their back gardens'. These houses would mean a significant loss of privacy and a complete loss of any open aspect Conservation Area amenity common to the whole area.

We are concerned about the narrow entrance to the proposed site and the difficulties of access for refuse collection and emergency vehicles.

The current proposal barely differs from the previous application (turned down at appeal) to build six x 2 bedroom houses. We consider this to be an overdevelopment on such a small narrow site.

Any development would have a deleterious impact on the natural fauna in the habitat of owls, bats, hedgehogs, jays and other wildlife.

Parking in Cecile Park is already a major safety problem. Inevitable overspill from this development would cause further strain.

Local provision of schooling and healthcare is severely stretched. Further development would exert still greater pressure.

**Building Control** - 'The proposals have been checked under Regulation B5 – access for the fire service, and we have no observations to make'.

### **Gladwell Road Residents Association**

A separate detailed response was received from glcRAG (Gladwell Road Residents Association). This response goes through the application in great detail and raises a number of objections. glcRAG appeared at the previous public inquiry into the last scheme and made their submission to the Inspector. glcRAG cite 6 specific areas of objection in their submission, viz:

- *this is a borough wide issue affecting our legacy to future generations*
- *the loss of 32 lock up garages and 5 on street parking spaces where excessive nighttimes on street parking is increasingly blighting the Crouch End conservation area is unacceptable*
- *the unsatisfactory access for vehicles and pedestrians creates a low quality, substandard, dangerous environment, particularly for children and people with disabilities, and rules out acceptable arrangements for refuse a recycling collection.*

- *the application site is too narrow to acceptably insert new housing into a traditional terrace housing area*
- *valuable trees will be put at risk*
- *why has the site deliberately been made derelict in contempt of the planning process and what are the implications of this dereliction.*

In particular, glcRAG draw attention to the derelict condition of the garages as what they consider to be a deliberate policy by the owners in order to achieve an alternative use and an appeal decision at another site within the borough, (Alford House), where the Inspector considered,

*"...for many years the site has been regarded as a development site by the appellant as landowner. This goes some way to explaining the unkempt and unmanaged state of the land and garages and therefore I attach little weight to the appearance of the site." (para.14, APP/Y5420/A/04/1161239).*

Similarly, glcRAG refer to the parking pressures in the local area and the need for lock up garages in the area. Their submission includes a statement from their own traffic engineer regarding parking conditions in the area. The Inspector concluded in the Alford House appeal,

*"In my view, a starting point would be to establish the authorised planning position and local parking demand. However, this information is not available to me....Consequently; I am not able to come to an informed conclusion on the effect of the proposal on car parking provision and its implications for on-street parking and highway safety on the surrounding roads."*

In order to address this issue, the Council has carried out its own surveys into parking demand and demand for lock up garages in the local area. These surveys are discussed in more detail below.

## **RELEVANT PLANNING POLICY**

### **National Policy**

PPS1: Sustainable Development

PPS3: Housing

PPG15 PLANNING AND THE HISTORIC ENVIRONMENT

## **Unitary Development Plan**

UD 3 'General Principles'  
UD 4 'Quality Design'  
CSV 1 'Development in Conservation Areas'  
CSV 7 'Demolition in Conservation Areas'  
HSG 1 'New Housing Developments'  
HSG 2 'Change of Use to Residential'  
HSG 9 'Density Standards'  
M3 'New Development Location and Accessibility'  
M10 'Parking for Development'

## **Supplementary Planning Guidance**

SPG 1a 'Design Guidance and Design Statements'  
SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'  
SPG 3b 'Privacy / Overlooking / Aspect / Outlook and daylight / Sunlight'  
SPG 3c 'Backlands Development'

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

While the current application has to be considered on its own merits the Planning Inspectors Appeal decisions on the previous proposals for the redevelopment of the site provide important guidance in terms of the relevant planning issues that need to be considered. The main issues relevant to this application are:

1. Impact on the Crouch End Conservation Area
2. Design and Materials
3. Impact on Residential Amenity
4. Impact on Trees
5. Retention and Demand for Existing Garages
6. Density
7. Refused and Emergency Access
8. Amenity of Future Residents

### 1) Impact on Crouch End Conservation Area

The current application follows the refusal of previous similar planning applications for the development of the site as well as four dismissed appeals. The design of refused scheme detailed in applications HGY/2000/0935 & 0933 was considered at appeal in July 2001, and the Inspector found that

*'whilst the design of the proposed dwellings would not imitate that of the surrounding buildings, their appearance, because of the use of similar features and materials, would be sensitive to the appearance of the existing buildings. However, the significant mass and bulk of the proposal, running the length of the site without interruption would not, in my opinion, respect the context of the surroundings or preserve the character of the conservation area.'*

Following the dismissal of this appeal another planning application was made (HGY/2001/1696 & HGY/2001/1697) and this was refused in April 2004. Although this application was refused and also went to appeal the design of the scheme was different to the previous scheme with detached houses proposed rather than a terrace of dwellings. In the appeal decision relating to this application The Planning Inspector concluded that the proposed development 'would serve to preserve and enhance the character and appearance of the Conservation Area'. This appeal was dismissed in January 2005 on grounds relating to overlooking from the first floor windows of two of the houses, rather than its impact on the Conservation Area.

Further to the dismissal in January 2005, another appeal under reference APP/Y5420/A/07/2037862 was dismissed in January 2008. In making a decision in this appeal the Inspector found that

*'The very ordinary, plain appearance of the proposed houses, dominated by large expanses of mansard roof would not produce a style and pattern of development which would be easily assimilated into conservation area. They would be visible by surrounding occupiers from where they would detract from the character and appearance of this part of the conservation area. I consider that the proposal fails to reflect the special characteristic of the conservation area which derived to a large extent from carefully crafted and finely designed houses of harmonious proportions, appropriate for their setting'.*

The current application is similar in design and layout to the 2004 scheme with detached buildings proposed. Part of one of the dwelling would be visible along the access road from Cecile Park and as such it is considered that the development would detract from the character and appearance of the buildings fronting Cecile Park, which provide a visual focus for this part of the Crouch End Conservation Area. The site of the proposed development is a backland site and as such the development would form a visually prominent group of buildings within the Crouch End Conservation Area.

The application also proposes the demolition of 39 existing garages on the site. These garages might not have any historical value but their removal would have an adverse impact on the character and appearance of the Conservation Area by virtue of additional on street parking. The proposed development is therefore not considered to be consistent with Policy CSV 7 'Demolition in Conservation Areas'.

## 2) Design and Materials

The proposed dwellings would have a low profile mansard style first floor set in at the front and rear of the buildings with a height of 5.9 metres at the eaves. The sides of the mansard roof would be constructed of grey coloured Cambrian slate while the ground floor front and back walls would be constructed of brick that would match the brickwork of adjacent properties. The plans propose two options for this brickwork either red stock or yellow multi. The proposed side walls of the dwellings would also be constructed of this brick.

The Council's Conservation Officer recommends that the 'mansard' roof form be deleted and that the reduced first floor accommodation be within a double pitched

roof form, i.e. say 45 degree pitch. In this Officers opinion this would reduce the overall mass and bulk of development at first floor level, and would result in the roof form being more visually harmonious with the existing Victorian terraces and the character and appearance of the Conservation Area.

In the decision of January 2005 however the Inspector found that

*'(para8 the proposal would not cause any harm and (para11) the proposed development would serve to preserve and enhance the character and appearance of the Conservation Area'*). It should be noted that the current proposals are of a design based upon that submitted in 2001.

### 3) Impact on Residential Amenity and Privacy & Design

SPG3b states that for two storey developments all rear facing habitable rooms situated directly opposite each other should be a minimum of 20 metres apart. All the proposed dwellings would be situated in excess of 20 metres from the nearest rear walls of the dwellings to the north fronting Cecile Park. As the proposed development meets this 20 metres distance requirement it is considered that the proposed development would not cause an unacceptable degree of overlooking or be overbearing to residential properties situated to the north along Cecile Park. This is consistent with the conclusions drawn in previous Inspectors appeal decisions.

The proposed dwellings would be situated between 10 to 14 metres from the rear walls of the existing houses to the south, which front Tregaron Avenue and as such would not adhere to the 20 metre set back requirement. In terms of the potential impact of the development on residential amenity the main issue to consider is whether the development would cause an unacceptable degree of overlooking or be overbearing to these adjoining residential properties to the south.

All the proposed dwellings in the current scheme would face towards the north and no windows are proposed in the rear elevations at first floor level. In addition no roof lights are proposed in the rear roof slopes of the dwellings. Two sets of French doors are proposed in the rear elevation of the proposed dwellings at ground floor level. Due to the slope of the land which runs down from Tregaron Avenue towards Cecile Park the French doors of proposed dwelling numbers 3, 4 and 5 would be set lower than the rear garden levels of the adjoining Tregaron Avenue properties. This would prevent any overlooking or loss of privacy arising from these French doors. Proposed dwellings 1 and 2 would be situated at a higher ground level than the other three houses however it is considered that through the use of appropriate conditions requiring adequate boundary screening any potential loss of privacy or overlooking could be avoided.

The layout of the proposed dwellings has been altered from the previous scheme with the dwellings spread out along the width of the backlands site more. One less dwelling is now proposed and this enables all the dwellings to be set off the boundaries of the site. All the proposed dwellings would be situated between 3.8 and 6 metres from the northern boundary of the application site and between 3.2 and 5.2 metres off the southern boundary of the site. The two end dwellings Numbers 1 and 5 would be situated 4.8 metres and 3.4 metres off the side

boundaries of the site. The plans detail a large amount of landscaping along the property boundaries with fencing to be erected around the boundary and large number trees planted along the boundary. The fencing and tree planting would screen the development and if permission is granted it is recommended that landscaping conditions be attached requiring details of the fencing and planting prior to work on the site commencing. It is considered that the current layout of the dwellings, the removal of all first floor windows and roof lights from the rear elevations and the proposed landscaping measures would prevent the issues of overlooking and loss of privacy which was the sole reason for dismissal of the last appeal on this site.

SPG 3c 'Backlands Development' states that where backland development is proposed, careful consideration will be given to all design issues with particular attention given to density and height of the proposal, privacy and outlook from existing houses and gardens, access arrangements, levels of traffic and reduction in sunlight to existing rear gardens. The design of the proposed development is considered consistent with SPG 3c 'Backlands Development' in that it would not give rise to overlooking or a loss of privacy is an appropriate density and height for a backlands site and would not be detrimental to the living conditions of the adjoining properties surrounding the site.

#### 4) Impact on Trees.

A large number of objectors to the scheme have identified potential loss of trees on the site as a concern. Within the confines of the site there are no trees that will be affected by the proposed development. There are a number of significant trees on both the northern and southern boundaries of the site, located just within the rear gardens of properties in Cecile Park and Tregaron Avenue.

All the proposed dwellings would be situated between 3.8 and 6 metres from the northern boundary of the application site and between 3.2 and 5.2 metres off the southern boundary of the site. The two end dwellings Numbers 1 and 5 would be situated 4.8 metres and 3.4 metres off the side boundaries of the site.

In terms of the trees on the southern boundary (in Tregaron Avenue gardens) a number of lock-up garages currently abut this boundary. Of these garages, all but two at the western end of the site will be removed, and their place occupied by the gardens of the new dwellings. These trees should therefore have more space for root development.

In terms of the trees situated on the northern boundary (in gardens of Cecile Park), the driveway serving the new housing is adjacent to the boundary, and the area is already surfaced with gravel or concrete. Subject to there being careful excavation for the sub-base of the access road within 2 to 3 m. of the stems of these trees, no adverse impact on trees adjacent to the boundary is likely and an appropriate condition could be attached if permission is granted to ensure this.

There is a large Horse Chestnut tree situated at the rear of 38 and 40 Tregaron Avenue which is covered by a Tree Protection Order. The excavation for the foundations of the nearest proposed dwelling (No.2) should be subject of a

condition requiring special construction details in order to ensure protection of this tree.

The distance the dwellings would be situated off the boundaries of the site means that with the use of appropriate conditions no trees situated along the rear boundaries of adjacent properties are likely to suffer any adverse effects from the proposed development.

The Council Arboriculturist has commented on the application and concluded that through the use of appropriate conditions the new development can be constructed without any detrimental effects on the existing trees in adjacent gardens.

#### 5. Retention and Demand for Existing Garages

The application site comprises a lock up garage court. The site is a long, narrow rectangle surrounded on all sides by rear gardens of neighbouring residential properties. Another site at rear of 60-88 Cecile Park for which planning permission was sought for demolition of existing garages and redevelopment for residential use recently had a similar proposal refused planning permission because it was considered that there is need for the garages. This became clear after two separate surveys were carried out by Consultants on behalf of the Council and this site falls within the survey area. The surveys were carried in response to issues raised by The planning inspector in relation to the appeal which was dismissed concerning the development of 60-88 for four houses (Council's ref: HGY/2002/0094 and Inspectorate ref: APP/Y5420/A/05/1181367). The Inspector considered the issues of the loss of the lock up garages and the potential demand for such garages. She noted that the Unitary Development Plan 2006 no longer includes a policy resisting the loss of lock up garages and that little weight should be attached to SPG3a as it does not make clear who should be responsible for the assessment of local need for the existing lock up garages (para. 29). She also considered the low level of usage did not necessarily mean that there is no need for lock up garages in the area, (para. 30). She also noted there was considerable doubt over how well the garages had been marketed and that if the garages were in use it could ease the pressure for on-street parking which in turn would enhance the character and appearance of the conservation area, (para.31).

In order to address these issues, the applicant has submitted information from a local agent regarding the marketing of and demand for the garages. A letter from Drivers Norris is submitted dated 18 June 2007 stating that as agents letting many garages in the local area, it is their opinion that these garages are in such condition as to be unlettable. In addition, a schedule of occupation at May 2007 shows 10 out of the 38 garages are occupied, but only one is used for storing a vintage car. In order to assess these additional issues raised by the Inspector, the Council undertook its own surveys of both on street parking demand in the local area and the demand for lock up garages in the area. Both surveys were developed with the involvement of the GLCRAG.

The on-street parking demand survey was carried out on the 20 and 21 November 2007 by a private survey company, Modal Data, who specialise in this type of survey work. A survey area was agreed to cover streets within 200 metres walking



distance of the entrance to the application site. The survey comprised a visual count of vehicles parked on those streets at 4.30am on both days. This time was chosen as evenings and night time are the periods when parking pressure are perceived to be highest. The survey was based on the Lambeth method, which is a recognised method of carrying out surveys of this type. Additional specific parameters were agreed for the Haringey survey.

The survey found that on both nights there were more vehicles parked in the survey area than there were spaces available. The average parking stress was 102% although parking stress on some streets was higher, 108% in Womersley Road. These results clearly indicate that severe parking pressures do exist in the area surrounding the application site.

The second survey looked at the potential demand for lock up garages in the area. The same survey area was used as with the parking stress survey to achieve consistency. The survey was based on a questionnaire designed by the Councils Communications Unit. The questionnaire contained twelve questions designed to assess where people park at the moment, how far they would be prepared to walk to use a garage, whether they would wish to rent a garage at the application site and how much they would be prepared to pay.

This survey was carried out in March/April 2008 and a total of 629 questionnaires were sent to addresses in the survey area including a pre-paid envelope for reply. In addition, an on-line version of the questionnaire was made available. In total, 127 replies were received from the postal and on-line surveys. The results of the survey showed over 80% of respondents owned at least one car and the vast majority of these were parked on the street. 58 people said they had tried to rent a garage on the application site. Of these 5 were successful, (although these may have been rented on other sites), but 52 responded that none were available. One respondent said it was too expensive. The overwhelming majority (79.5) responded that they would like to rent or buy a garage on the application site if one was available.

The results of both these survey demonstrate clearly that the local area suffers from parking stress and that if garages were available the majority of local people would wish to rent or buy one. These results bear out the views expressed at a parking debate held in Hornsey Town Hall in October 2007 at which local people discussed their perceptions of parking conditions in the area in the light of the potential introduction of a CPZ in the area.

It should also be noted that the application site falls within a Restricted Conversion Area as identified in policy HSG11 of the Unitary Development Plan 2006. The primary criteria for identifying a restricted conversion area is the high level of parking pressure experienced in that area, due to a large number of converted properties in the area. The application site falls within the Crouch End restricted conversion area.

These results would support the Inspectors view that the area does suffer from parking stress and that there is demand for off street parking in the area. She took the view that if the garages were available and in use it could ease the pressure for

on-street parking in the area which in turn would enhance the character and appearance of the conservation area, (para. 30 and 31).

The Inspector then considered the issues of the loss of the lock up garages and the potential demand for such garages. She noted that the Unitary Development Plan 2006 no longer includes a policy resisting the loss of lock up garages and that little weight should be attached to SPG3a as it does not make clear who should be responsible for the assessment of local need for the existing lock up garages (para. 29). She also considered the low level of usage did not necessarily mean that there is no need for lock up garages in the area, (para. 30). She also noted there was considerable doubt over how well the garages had been marketed and that if the garages were in use it could ease the pressure for on-street parking which in turn would enhance the character and appearance of the conservation area, (para.31). In order to address these issues, the applicant has submitted information from a local agent regarding the marketing of and demand for the garages. A letter from Drivers Norris is submitted dated 18 June 2007 stating that as agents letting many garages in the local area, it is their opinion that these garages are in such condition as to be unlettable. In addition, a schedule of occupation at May 2007 shows 10 out of the 38 garages are occupied, but only one is used for storing a vintage car. In order to assess these additional issues raised by the Inspector, the Council undertook its own surveys of both on street parking demand in the local area and the demand for lock up garages in the area. Both surveys were developed with the involvement of the GLCrag. It is considered that as this site falls within the survey area, the same issues concerning the loss of garages and demand for them applies.

#### 6) Density.

The recommended density in Policy HSG 9 'Density Standards' states that residential development in the borough should normally be provided at a density of between 200 – 700 habitable rooms per hectare (hrh) and should have regard to the density ranges set out in Table 4B.1 of the London Plan.

The application site is 0.17 hectares in area including the access road and the proposed development would have a total of 26 habitable rooms. The density of the proposed development would therefore be 153 hrh.

Given that the application relates to a backland site situated within the Crouch End Conservation Area a density of 153 habitable rooms per hectare is considered appropriate. A development with higher density is unlikely to be compatible with the existing pattern of development in the area. SPG 3c 'Backlands Development' states that the Council's Density Standards will not generally apply to backlands sites unless it can be shown that the scheme does not constitute town cramming and the density of the proposed development is considered consistent with this statement.

#### 7) Refuse Collection and Emergency Services Access

The Council's Building Department has assessed the proposed development and confirmed that the proposal has been checked under Regulation B5 – access for the fire service, and stated that they had no further observations make.

The Councils Waste Management Department has also provided comments on the application. They have recommended a number of conditions that would have been attached were permission was to be granted.

#### 8) Amenity of future residents

Proposed houses 1, 2, 4 and 5 would all meet the 50 square metre garden amenity space requirement. The detached layout of the proposed dwellings and spacing of the dwellings along the width of the site would avoid issues of overlooking and loss of privacy between the new dwellings. The proposed development would create a satisfactory environment for the future owners / occupiers of the dwellings.

### **SUMMARY AND CONCLUSION**

The application site comprises the lock up garage court at the rear of 27-47 Cecile Park. The current application proposes the demolition of the existing garages and the redevelopment of the site for residential use, comprising the erection of 5 x 2/3 storey three bedrooms houses and 10 no. car parking spaces. Each house has 2 parking spaces. Access is from Cecile Park via the existing access way for the garage court.

The site is located within the Crouch End Conservation Area and has been subject to a number of applications for change of use to residential in recent years. Whilst the current scheme has been revised to address some of the issues identified by the Inspector in dismissing previous planning appeals, it is considered that the current scheme fails to overcome the problems created by parking stress in the area and the consequential need for the garages, issues recognised by previous Inspectors in their decisions. As such, the scheme is considered to conflict with the aims of policy UD3(c) of the Unitary Development Plan 2006 which states that development should not significantly affect the public and private transport networks, including highways or traffic conditions. As such, the scheme is considered to fail to meet the requirements of PPG15 and policy CSV1 of the Unitary Development Plan 2006 and is therefore recommended for refusal.

### **RECOMMENDATION**

REFUSE PERMISSION

Registered No. HGY/2008/1020

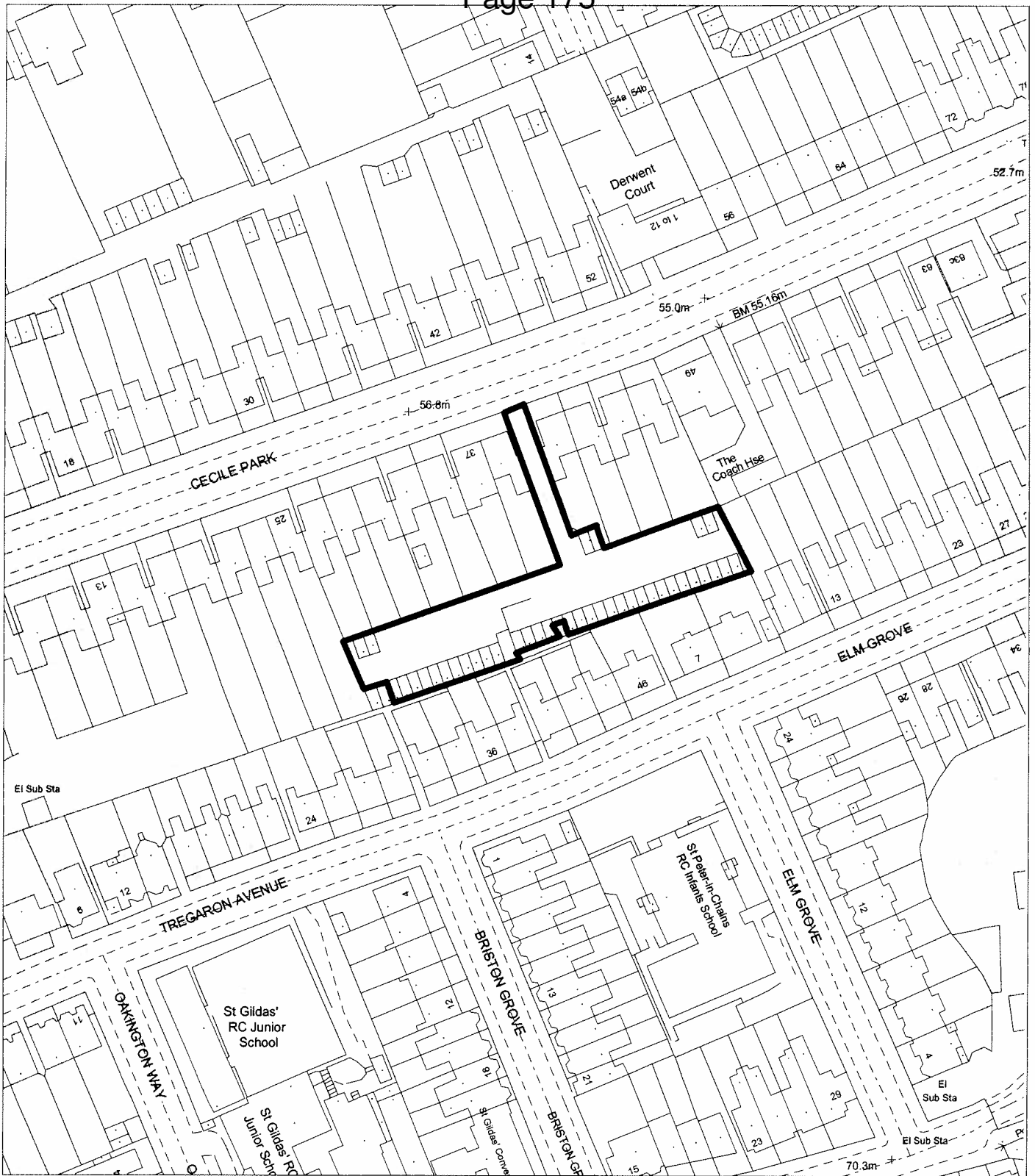
Applicant's drawing No. (s) PL01, PL02, PL03, PL04 & PL05.

For the following reason(s)

1. The loss of the lock up garages would result in the loss of valuable parking facilities in a congested area which would result in increased demand for on-street parking thereby,

i) prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway as a contrary to Policy UD3(c) 'General Principles', and

ii) adversely affect the character and appearance of the Crouch End Conservation Area contrary to Policy CSV1 'Development in Conservation Areas' of the Unitary Development Plan 2006.



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## Site plan Land rear of 27 - 47, Cecile Park, N8



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Urban  
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Planning Committee 8 December 2008

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2008/1021**Ward:** Crouch End**Date received:** 06/05/2008**Last amended date:** N / A**Drawing number of plans:** PL01, PL02, PL03, PL04 & PL05.**Address:** Land rear of 27 - 47 Cecile Park N8**Proposal:** Conservation Area Consent for demolition of existing 39 garages and erection of 5 x 2/3 storey three bedroom house with associated landscaping and 10no. car parking spaces**Existing Use:** Garages**Proposed Use:** Residential**Applicant:** Mithril Homes**Ownership:** Private**PLANNING DESIGNATIONS**

Conservation Area

Road Network: Borough Road

**Officer Contact:** John Ogenga P'Lakop**RECOMMENDATION**

REFUSE PERMISSION

**SITE AND SURROUNDINGS**

Approximately 40 lock-up garages currently occupy the site. The garages are situated along the southern boundary of the site. Vehicle access is gained between numbers 37 and 39 Cecile Park. Much of the site is gravelled. The site is within The Crouch End Conservation Area; the southern edge of the site forms the boundary of the Conservation Area.

**PLANNING HISTORY**

9 applications for the erection of lock up garages were submitted between 1967 and 1984 with the most significant being the granting of permission for 39 garages in 1967.

OLD/1986/0974 - Erection of 17 lock up garages REFUSED 28/07/86

- OLD/2000/0604 - Residential development to provide 7 x 2 storey houses and 1 self-contained flat with car ports / parking for 14 cars, also 26 lockup garages REFUSED 15/12/00
- OLD/2000/0605 - Conservation Area Consent for the demolition of garages REFUSED 15/12/00
- HGY/2000/0935 - Application to erect 7 houses and one flat and garages in basement area REFUSED 05/12/00 subsequent appeal DISMISSED
- HGY/2000/0933 - Conservation Area Consent to erect 7 houses and one flat and garages in basement area REFUSED 05/12/00 subsequent appeal DISMISSED.
- HGY/2001/1696 - Application to erect 6 dwellings and ten garages REFUSED 06/04/04 subsequent appeal DISMISSED.
- HGY/2001/1697 - Conservation Area Consent for the demolition of garages. REFUSED 27/07/04 subsequent appeal DISMISSED.
- HGY/2005/1985 - Demolition of existing 35 garages and erection of 5 x 2 storey three bedroom houses with associated landscaping and 10 No parking spaces. WITHDRAWN 14/12/05
- HGY/2005/1987 - Conservation Area Consent for the demolition of 35 garages. WITHDRAWN 14/12/05

## **DETAILS OF PROPOSAL**

The application proposes the demolition of 39 existing garages situated on the site and erection of 5 x 2/3 storey three bedroom houses with associated landscaping and the formation of 10 no. parking spaces. Units 1, 3, 4 and 5 would contain a ground floor level with combined kitchen and dining room with a first floor level of three bedrooms one with ensuite. Unit two would contain the same layout at the first floor level but would have a separate dining room and a living room at ground floor level with a kitchen situated at lower ground floor level.

## **CONSULTATION**

31/03/2006

Site Notice  
Transportation  
Cleansing



Building Control  
Ward Councillors  
Hornsey CAAC  
Conservation Team  
Council Arboriculturalist  
63a, 1 – 63 (o) Cecile Park, N8  
30 – 52 (e) Cecile Park, N8  
17a, 29a, 29b Cecile Park, N8  
2 – 46 (e) Tregaron Ave, N8  
7 – 29 (o) Elm Grove, N8

## **RESPONSES**

### **Conservation Officer**

I have noted the 2 no. Inspector's decisions on previous proposals for the site and am mindful of their assessments.

The proposals have been amended since my observations in April 2006, and now feature 5 separate detached houses arranged on the site with significant gaps between them. In terms of layout I consider this is a significant improvement as the proposed built form is visually permeable with views through these gaps.

I note how the levels step down across from the south from the houses on Elm Grove to their rear gardens, to the site itself and to the Cecile Park gardens on the north side, and I note the distances between the proposed development and the existing terraces, and that there are no windows proposed at first floor level facing Elm Grove.

The important issue I feel still needs to be resolved is the form of the roof. As proposed it is a mansard form with a roof pitch which is far too steep – essentially it results in internal accommodation which is comparable with a full blown 2 storey house. Visually these 'mansards' appear as a developers diluted 'mock 'Georgian' roof form which visually jars and looks out of place in this backland context in the Conservation Area. They appear visually too obtrusive - as over bloated roofs – essentially the developer is trying to cram too much in. It is important that the architectural form of the late Victorian terraces should remain visually dominant and any replacement development for the garages should clearly be subordinate in scale, size and visual appearance. This may be achieved by a 'neutral' form and style of development.

I would therefore recommend that the 'mansard' roof form be deleted and that the reduced first floor accommodation be within a double pitched roof form, i.e. say 45 degree pitch. This would reduce the overall mass and bulk of development at first floor level, and I consider that the resulting roof form would appear visually harmonious with the existing Victorian terraces and preserve the character and appearance of the Conservation Area.

On this basis I consider that in principle the scheme can be acceptable subject to the receipt of satisfactorily amended drawings and to the approval of good quality external facing materials.

## **RELEVANT PLANNING POLICY**

PPG15 Planning and the Historic Environment

Policy CSV7 – Demolition of buildings in conservation areas – Unitary Development Plan 2006.

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

Advice in PPG15 states:

*“4.26 In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question; and, as with listed building controls, this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.*

*“4.27 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 (paragraphs 3.16-3.19 above). In less clear-cut cases - for instance, where a building makes little or no such contribution - the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.”*

It is clear from this advice that Local Planning Authorities should not grant conservation area consent for demolition where an acceptable scheme for the replacement development is not in place. In the light of the fact that the planning application for the redevelopment of this site is recommended for refusal, it is not considered appropriate for this application for conservation area consent to demolish the existing garages should be agreed.

Policy CSV7 of the Unitary Development Plan reflects this advice and seeks

to protect buildings within conservation areas by refusing applications for their demolition where that demolition would have an adverse impact on the character and appearance of the conservation area. As no replacement scheme is in place in this case, the demolition would have an adverse impact and therefore it is considered inappropriate to grant conservation area consent.

## **SUMMARY AND CONCLUSION**

The application site is located

This application seeks conservation area consent to demolish the existing garages on the site. The demolition is required to allow the redevelopment of the site for a residential scheme.

Policy CSV7 of the Unitary Development Plan reflects the advice in PPG15 and seeks to protect buildings within conservation areas by refusing applications for their demolition where that demolition would have an adverse impact on the character and appearance of the conservation area. As no replacement scheme is in place in this case, the demolition would have an adverse impact and therefore it is considered inappropriate to grant conservation area consent.

## **RECOMMENDATION**

### **REFUSE PERMISSION**

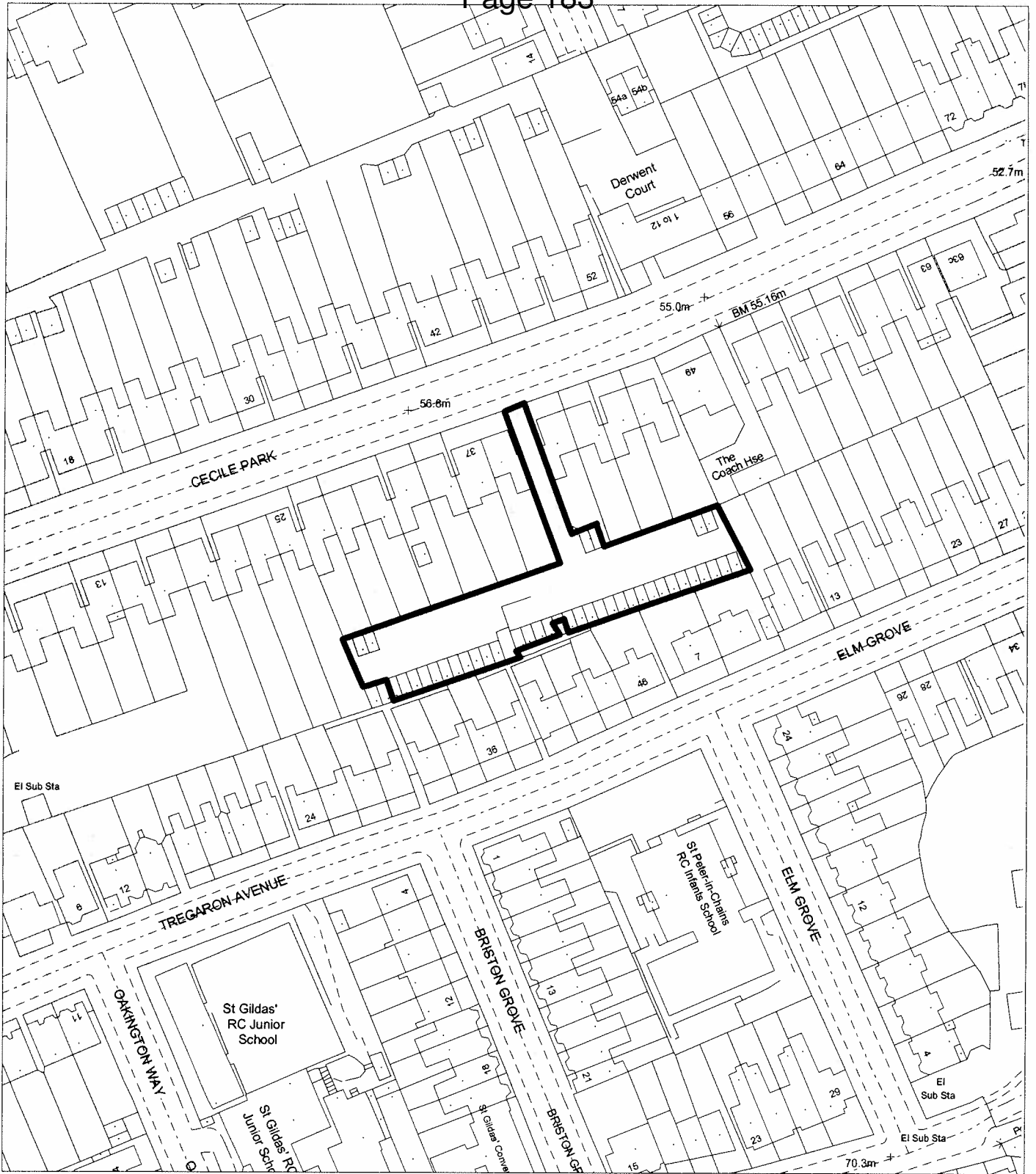
Registered No. HGY/2008/1021

Applicant's drawing No.(s) PL01, PL02, PL03, PL04 & PL05.

For the following reason(s)

1. The proposed demolition of the garages would be premature in that the Local Planning Authority has not received an application and / or granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of preserving the character and appearance of the Scotland Green Conservation Area contrary to Policy CSV7 'Demolition in Conservation Areas' of the Unitary Development Plan 2006.

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## Site plan Land rear of 27 - 47, Cecile Park, N8



**Directorate of  
Urban  
Environment**

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Planning Committee 8 December 2008

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2008/1777

**Ward:** Muswell Hill

**Date received:** 29/08/2008

**Last amended date:** 04/11/2008

**Drawing number of plans:** 00\_01, 00\_02, 00\_03, 00\_04, 10\_01, 10\_02, 30\_01, 30\_02, 30\_03, 40\_01 & 40\_02 (all amended dated 31/10/08).

**Address:** Land at the back of Muswell Hill Library, Avenue Mews, N10

**Proposal:** Erection of 4 x 2 bedroom apartments, with four car spaces, bicycle parking and refuse storage.

**Existing Use:** Car park

**Proposed Use:** Residential

**Applicant:** Haringey Council, Corporate Property Services

**Ownership:** Private

## **PLANNING DESIGNATIONS**

Conservation Area  
Road Network: Classified Road  
Listed Buildings  
Private Roads

**Officer Contact:** David Paton

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

## **SITE AND SURROUNDINGS**

The site lies to the rear of Muswell Hill Library, which is a Grade II Listed building. It comprises of an empty site that has been used as a visitors car park for the library on Avenue Mews. Avenue Mews is used by trucks and vans for deliveries to the rear of the shops on Muswell Hill Broadway. Currently at the site are existing mews houses that are two storey high.

## **PLANNING HISTORY**

Planning-**HGY/2000/0261**-GTD-04-04-00-1 Avenue Mews London -Change of use from snooker club and conversion into 2 x 2. bedrooms and 1 x 1 bedroom self contained flats and parking provision for 3 cars.

Planning-**HGY/2000/0509**-REF-20-06-00-1 Avenue Mews London -Erection of additional floor (erection of pitched roof with two front dormers) to facilitate new habitable floor space to flat number three.

## **DETAILS OF PROPOSAL**

The proposal is for the erection of 4 x 2 bedroom apartments, car spaces, bicycle parking and refuse storage.

The scheme has been amended by A) provision of 4 rather than 2 parking spaces.

B) the first floor bedroom window on the rear elevation serving flat 4 has been removed and replaced with a 'oriel type ' window on the side elevation; two of the panes will be opaque and one pane will be transparent.

The proposed front elevation will comprise of sliding timber louvres, separating wall, brick to match existing, dark grey shingles and facing brick (red/brown).

## **CONSULTATION**

Transportation Group  
Cleansing  
Building Control  
Alex fraser - Arboriculturalist  
Ward Councillors  
Muswell Hill CAAC  
Muswell Hill/Fortis Green Residents Association  
Conservation Team  
London Fire Brigade (Edmonton)  
91 – 217 (o) Avenue Mews  
1 a, b, c Avenue Mews  
2 – 24 (e) Avenue Mews  
20 -22 Avenue Mews  
24 – 26 Avenue Mews  
Muswell Hill Library, Queens Avenue  
1a, 1 – 13 (o) Queens Avenue  
Flats 1 – 6, 1 Queens Avenue  
Flats 1 – 6, 3 Queens Avenue  
Flats A - F, 5 Queens Avenue  
203a Avenue Mews  
163a, b, c Avenue Mews  
Flats 1, 2, 3 137 Avenue Mews



Top flat 133 Avenue mews  
183 a, b,c,d, Muswell Hill Broadway  
W. Martyn, Muswell Hill Broadway  
Clinton Cards, Muswell Hill Broadway  
The baker, Muswell Hill Broadway  
Quicksilver, Muswell Hill Broadway  
Diva, Muswell Hill Broadway  
Greenwood Pharmacy, Muswell Hill Broadway  
Whistles, Muswell Hill Broadway  
Phone 4 U, Muswell Hill Broadway  
Clarks, Muswell Hill Broadway  
Nationwide, Muswell Hill Broadway  
Carphone Warehouse, Muswell Hill Broadway

## **RESPONSES**

Building Control – No comments to make Re; Building Regulations B5 – Fire Brigade Access

Cllr Jonathan Bloch – Object because Avenue Mews is a narrow road and it can barely cope with existing traffic and parking. To provide only 1 car parking space between 2 flats is crazy when there is likely to be at least 1 car per flat; also this is in a conservation area and the development should be in keeping with the area and not be overbuilt.

Muswell Hill and Fortis Green Association – object because if the scheme was implemented there would be little space at the rear left for a rear extension to the library

Muswell Hill CAAC – would prefer a live work solution on site to an entirely residential development. This would be a suitable location for a car free development rather than include two car parking spaces.

7 letters of concern from neighbouring properties;

- The proposed access will be disrupted
- Where would the refuse bins be relocated
- The proposal would cause environmental problems
- It would add to parking and traffic congestion on the street
- The proposed buildings will block out light to neighbouring properties
- The site should be used for parking and not residential
- The existing land should be preserved because it falls in a conservation area
- The proposed development would overdevelop the site
- If permission is granted a condition about the height of the building (so as to minimize light loss) and about the external paint work (so as to enhance the Mews as far as possible) could be set

## **RELEVANT PLANNING POLICY**

### National Planning Policy

Planning Policy Statement 3: Housing

### The London Plan - 2004

Policy 3A.1 Increasing London's supply of housing  
Policy 3A.2 Borough housing targets

### Adopted Unitary Development Plan, 2006

UD3 General Principles  
UD4 Quality Design  
UD10 Parking for Development  
HSG1 New Housing Development  
HSG9 Density Standards  
M10 Parking for Development  
CSV1 Development in Conservation Areas  
CSV5 Alteration and Extensions in Conservation Areas  
CSV2 Listed Buildings

### Supplementary Planning Guidance

SPG1a Design Guidance  
'Housing' Supplementary Planning Document (Oct) 2008  
SPG2 Conservation and Archaeology  
SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight  
SPG7a Parking Standards  
SPG8b Material

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The site lies to the rear of Muswell Hill Library, which is a Grade II Listed building. The Library is in need of repair, and due to its rather cramped conditions would also benefit from some extension. The intention is that income from the development of this former car park would assist in works to the Library building.

The site was formerly a car park, on a short-term lease from the Council; it also housed at one stage a demountable building.

The main issues are; 1. Principle of residential use. 2. Density 3. Design and impact on Conservation Area/setting of adjoining LB . 4. Layout/standard of residential accommodation 5. Impact on amenity of adjoining residents, especially 1 Queen's Avenue. 6. Access and parking.

### 1.Principle of residential use

The site is not allocated to any retail or employment use, and there is no loss of employment. The surrounding area is mixed in character, with flats above shops and commercial premises to the south in Muswell Hill Broadway; two storey small businesses along Avenue Mews, and residential to the north in Queens Avenue. There is no principle objection to residential development on this site, which is conveniently placed in relation to local shopping facilities and public transport.

## 2. Density

The density of the scheme is 340 hra which is within the UDP guidelines of 200 to 450 hra and acceptable given on the one hand its position in a Conservation Area, but also close to a Town Centre.

## 3. Design and impact on Conservation Area/setting of adjoining LB

The site is of very restricted depth from front to rear (13 metres). It is also considered necessary to leave some space between any new development on this site and the rear wall of the existing Library, allowing for any small extension to the rear of the Library. The submitted scheme lines up with the frontage of the site to Avenue Mews, as do the existing small business premises in Avenue Mews; it projects very slightly (by 1.1 metre) beyond the rear building line, and it is the same overall two storey height as the adjacent property in Avenue Mews. The materials used; sliding timber louvres, separating wall, brick to match existing, dark grey shingles and facing brick (red/brown) are sympathetic to the immediate surroundings.

In terms of scale, massing and materials the proposal is considered to enhance the Conservation Area, making appropriate use of an empty site whilst still retaining a small gap between new development and the back of the Library, thus preventing a continuous 'wall' of development on this north side of Avenue Mews.

The scheme is not felt to harm the setting of the Listed Building; the rear of the Library is a plain brick wall with no windows and no particular architectural merit, and keeping a gap between the Library and the new housing means that the latter does not "upstage" the listed building nor adversely affect its setting.

## 4. Layout/standard of residential accommodation

The proposal will comprise of x 4; 2 bed self contained units on the ground and first floor. The flats meet the minimum size guidelines for new build flats as set out in SPG 3a

The amenity space is of a very shallow depth (3 metres) behind the left hand pair of flats, slightly increasing behind the right hand pair, with an additional 42 sq.m. behind the parking area. The total amount of amenity space is 109 sq.m which meets the minimum amenity space standard set out in SPG 3a

#### 5. Impact on amenity of adjoining residents, especially 1 Queen's Avenue

The impact on residential amenity is a significant issue; it is not felt to be a problem in relation to properties to the south on Muswell Hill Broadway properties, since these are commercial at ground floor (rear of shops, storage areas, and some small businesses), and flats above the shops are at some distance away ( 15 metres). However it is the property immediately to the north; No. 1 Queens Avenue, which would be most affected, in terms of effect on outlook, possible overlooking and impact on daylight.

The proposed housing has attempted to deal with this issue by (a) keeping the building to as low a profile as possible for a two storey development (b) further amendments to minimise rear windows, placing some as roof lights at first floor, omitting the bedroom rear window that serves flat four and replacing it with a 'oriel type ' window on the side elevation instead; two of the panes will be opaque and one pane will be transparent (c) not having continuous development but leaving a small gap between the new block and the back of the Library.

No. 1 Queens Avenue has principal habitable room windows on its rear elevation, at right angles to the site boundary, and a number of windows in the flank wall some of which serve landings and stairwells, or bathrooms, some serve habitable rooms.

As the height of the proposed development is kept as low as possible for a two storey, it will have very minimal impact on the residents at 1 Queens Avenue; in terms of loss of daylight and overshadowing parts of their rear garden. After further revisions to minimise the rear windows on first floor level the overlooking issues have also been dealt with.

Whilst the new block will clearly be visible from the rear windows of 1 Queens Avenue, because the application site is set down by 2 metre it will not be unduly prominent.

#### 6. Parking.

At the request of the Transportation Officer, and in response to local residents concerns four car parking spaces off Avenue Mews are proposed rather than two spaces. This will alleviate additional parking pressures in the area; as the site falls within the Muswell Hill Restricted Conversion Area. The transportation team have no objection to this.

## **SUMMARY AND CONCLUSION**

The proposal for the erection of 4 x 2 bedroom apartments, comprising of four car spaces, bicycle parking and refuse storage is considered acceptable for the following reasons;

Income from the former car park would assist in works to the Grade ii Listed library building. The principle of residential will not undermine the commercial premises in the area. In terms of scale, massing and materials the proposal will enhance and preserve the conservation area and not cause any harm to the adjacent listed building. The proposed flats meet the minimum size guideline and layout set out in SPG 3a. After further revisions the impact on neighbouring properties especially at 1 Queens Avenue would be very minimal and 4 car parking space with the scheme is considered appropriate.

As such the proposal is considered to be consistent with Policies UD4 'Quality Design', UD3 'General Principles', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alteration and Extensions in Conservation Area and M10 Parking for Development of the Haringey Unitary Development Plan and the Councils SPG1a 'Design Guidance and Design Statements', 'Housing' Supplementary Planning Document (Oct) 2008, SPG8b Material and SPG2 Conservation and Archaeology, SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight, SPG7a Parking Standards and SPG 1a Design Guidance. As such this application is recommended for APPROVAL.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2008/1777

Applicant's drawing No.(s) 00\_01, 00\_02, 00\_03, 00\_04, 10\_01, 10\_02, 30\_01, 30\_02, 30\_03, 40\_01 & 40\_02 (all amended dated 31/10/08).

Subject to the following condition(s)

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

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

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

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

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

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

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

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

5. That the accommodation for car parking be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

6. 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 proposed 1st and 2nd pane of the first floor window on the side elevation facing towards 1 Queens Avenue shall be glazed with opaque glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers at 1 Queens Avenue.

8. Four cycle racks shall be provided within the site.

Reason: To encourage cycling both as a means of transport and as a recreational activity.

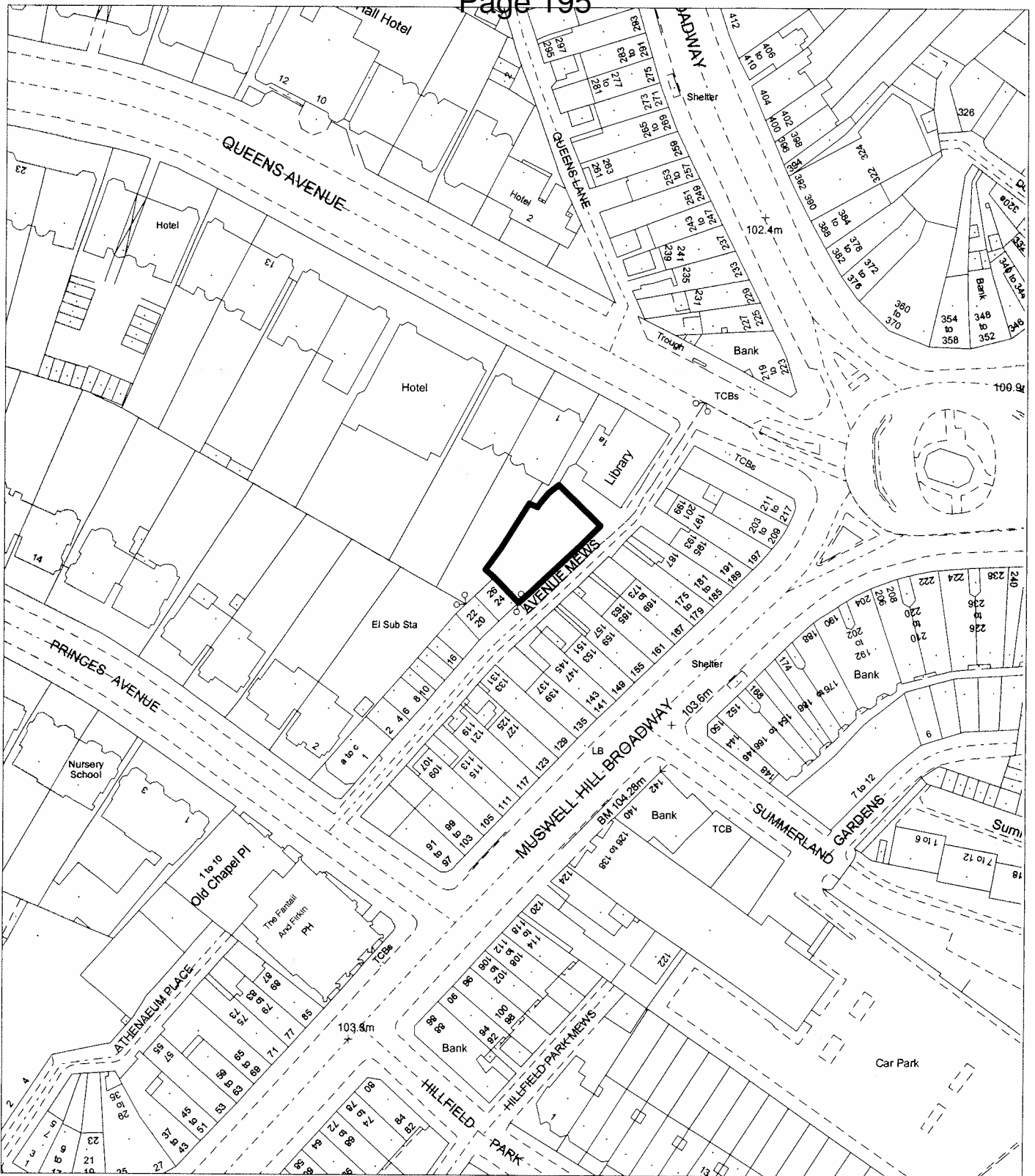
## REASONS FOR APPROVAL

The proposal for the erection of 4 x 2 bedroom apartments, comprising of four car spaces, bicycle parking and refuse storage is considered acceptable for the following reasons; Income from the former car park would assist in works to the Grade ii Listed library building. The principle of residential will not undermine the commercial premises in the area, in terms of scale, massing and materials the proposal will enhance the conservation area and not cause any harm to the adjacent listed building. The proposed flats meet the minimum size guideline and layout set out in SPG 3a. After further revisions the impact on neighbouring properties especially at 1 Queens Avenue would be very minimal and 4 car parking space with the scheme is considered appropriate.

As such the proposal is considered to be consistent with Policies UD4 'Quality Design', UD3 'General Principles', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alterations and Extensions in Conservation Areas' and M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG1a 'Design Guidance and Design Statements', 'Housing' Supplementary Planning Document (Oct) 2008, SPG8b Material and SPG2 'Conservation and Archaeology', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG7a 'Parking Standards' and SPG 1a 'Design Guidance'. As such this application is recommended for approval.

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## Site plan

# Land at the back of Muswell Hill Library, Avenue Mews, N10



**Directorate of  
Urban  
Environment**

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Planning Committee 8 December 2008

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2008/1979

**Ward:** St. Ann's

**Date received:** 02/10/2008

**Last amended date:** N / A

**Drawing number of plans:** 0824/LL/103 Rev A, 0824/LL/104, 0824/LL/105 & 0824/LSe/401.

**Address:** Edgecot Grove, N15

**Proposal:** Development of new multi use games area, boundary railways, planting comprising of 4 meter high weld mesh fencing, basket ball and football units

**Existing Use:** Residential

**Proposed Use:** Residential

**Applicant:** Mr Jeremy Shapiro, Haringey Council

**Ownership:** Public

## **PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer contact:** Jeffrey Holt

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

## **SITE AND SURROUNDINGS**

The subject site consists of an existing car park and garden area in the eastern corner of the Edgecot Grove Estate, Edgecot Grove N15. The estate consists of four blocks of flats arranged in a square forming a central courtyard area. A fifth block is located to the south towards Culvert Road. Surrounding development is characterised by smaller Local Authority development and private terraced houses.

## **PLANNING HISTORY**

The site was originally occupied by storage buildings then developed into Local Authority flats in the late 1960s. Since then only small superficial changes have been made to the complex. Full planning history since original construction is listed below.

HGY/1995/1183 - Erection of 1.8m high railings. (Council Own Development) – GRANTED

HGY/1994/0895 - Erection of single storey concierge unit and enclosure of stairwells – GRANTED

HGY/1993/0682 - Conversion of ground floor store, boiler house and caretakers facilities into 1 x 3 bedroom disabled persons flat, 3 x 2 bedroom flats, improved caretakers facilities and two external refuse chutes – GRANTED

OLD/1966/0194 - Erection of 160 flats, 4 shops, boiler room and service rooms, 108 covered car park for cars and 68 open parking for cars – GRANTED

## **DETAILS OF PROPOSAL**

Permission is sought for the redevelopment of existing parking area into new multi use games area (MUGA) with basketball and football units. The MUGA is 26.5m long and 12.9m wide and is enclosed by a 4m high weld mesh fence with inward cranked top. Around this fence is a 0.8m high brick wall and a second 2.1m high fence. Access to the MUGA is possible only from within the Edgecot Grove complex. Planting is proposed along the Braemar road frontage and around a proposed disabled ramp. One existing tree is to be removed and a new tree is proposed in the existing landscaped area north of the MUGA. Four new floodlights between 6m and 8m high are proposed on the edges of the MUGA.

## **CONSULTATION**

Ward Councillors

Local Residents:

1-168 (c) Edgecot Grove N15

47-51 (o) Braemar Road, N15

66-70 (e) Braemar Road, N15

Transportation Group

## RESPONSES

3 objections from local residents expressing the following concerns:

- Increased noise
- Light disturbance from floodlights
- Attraction of young people in the area will compromise security
- Lack of toilets – public urination is an existing problem
- There are adequate facilities elsewhere
- Restricting access to Edgecot Grove residents only is not realistic
- Loss of a tree and associated bird habitat
- Loss of parking
- Insufficient consultation
- Leaseholders should not be forced to pay for part of the development

### Transportation

Although this site is in an area with low public transport accessibility level and outside a controlled parking zone, it has not been identified within the UDP as a location experiencing parking problems. In addition, except for the occasional use by the adjoining Seven Sisters Primary School pupils, this facility will be predominantly for the enjoyment of the residents of this development. We have subsequently considered that this development proposal would not generate any traffic or indeed car parking demand. However, we would ask the applicant to seek areas within the site where some of the 14 car parking spaces proposed to be lost, including the existing disabled parking, can be relocated, in order to minimise the car parking impact of this development proposal. Moreover, while the frequency of the use of the sports ground by the adjacent school is unknown at present, we would ask that a clear-cut pedestrian walkway (2metres-wide), which shall be taken from the southwestern periphery of the site, next to Oulton Road and running along the western and northern perimeter of the site, to separate the pedestrians from the manoeuvring vehicles along the site's access and parking area. Furthermore, we have noted that pedestrians would benefit from the proposed reinstatement and enhancement of the footway section abutting the eastern end of the site on Braemar Road.

Consequently, the highway and transportation authority would not object to this application subject to the conditions that the applicant:

1. submits a scheme for the construction of a 2metres-wide footway running along the western and northern perimeter of the site, delineated by appropriate paving materials and/or bollards to separate the pedestrians from the manoeuvring vehicles along the site's access and parking area

Reason: To minimise conflict between pedestrians and vehicles along the site's access.

2. submits a scheme for the re-organisation of the existing car park, which

shall include the relocation of the disabled parking and some of the 14 car parking spaces anticipated to be lost

Reason: To minimise the car parking impact of this development at this location.

3. reinstates and upgrades the footway section abutting the eastern side of the play area on Braemar Road, including the area surrounding the redundant vehicle crossover.

Reason: To improve the conditions for pedestrians at this location.

Informative

The proposed development requires a redundant crossover to be removed and the affected footway section reinstated and upgraded. 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.

## **RELEVANT PLANNING POLICY**

### **National Policy**

#### **PPG17: Sport and Recreation**

This PPG describes the role of the planning system in assessing opportunities and needs for sport and recreation provision and safeguarding open space which has recreational value. It recognises the importance of quality open space, sports and recreation facilities in supporting social inclusion, community cohesion and health and wellbeing.

#### **The London Plan**

The London Plan, adopted in February 2004 and updated in February 2008, forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. It contains key policies covering housing, transport, design and sustainability in the capital.

#### **Unitary Development Plan 2006**

The Council's Unitary Development Plan was adopted by the council in July 2006 following its Public Enquiry and modifications procedures. It incorporates relevant national policy guidance and complies with the London Plan. The principles which are relevant to this case are set out below.

### **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.

#### **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.

#### **POLICY ENV7: AIR, WATER AND LIGHT POLLUTION**

Pollution can come from a range of uses, such as industrial processes, transport, construction, foul and surface water misconnections and energy consumption. Inappropriate lighting can cause light pollution to habitable rooms nearby and/or can contribute to light pollution of the night sky.

#### **POLICY CW1: NEW COMMUNITY/HEALTH FACILITIES**

This policy seeks the provision of new community facilities to meet growing demand provided that they are appropriate to the location, meet a local need, are flexible in use where possible and can be reached by sustainable means.

#### Supplementary Planning Guidance

|       |                  |
|-------|------------------|
| SPG1a | Design Guidance  |
| SPG5  | Safety by Design |
| SPG8e | Light Pollution  |

#### **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The main issues relating to this proposal are:

1. Impact on neighbouring properties
2. Security
3. Appearance
4. Transport and Access
5. Need for new facilities

Impact on neighbouring properties

Policy UD3 requires development proposals have no significant adverse impacts on residential amenity in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise pollution.

*Noise*

The proposed MUGA is located in the eastern corner of Edgecot Grove Estate, occupying an area which consists mostly of carparking. It is sited in a corner formed by two side walls of two blocks of flats. In this way, the parts of the estate which are directly adjacent to the MUGA are two side walls and a stairwell. Consequently, there are no windows which would face directly onto the MUGA, reducing the potential for noise disturbance. On the northern edge there is a small row of terrace houses which are near to the development. The principal elevation of these houses is to the east onto Braemar Road away from the MUGA. In addition, the courts will be closed each night at 2130 hours to minimise disturbance during unsociable hours. Also, the weldmesh fencing has been designed with rubber insulation between the fence and fence post to reduce noise when a ball hits. Consequently, it is considered that the scheme would not harm the residential amenities of nearby properties through noise disturbance.

*Light*

Four floodlights between 6m and 8m high are proposed. No windows on the estate and only one window on a nearby house on Braemar Road will face the MUGA so there will be little potential for light intrusion. Although few details regarding the lights have been submitted, the applicant has stated that the lights will operate on a timer switch and will turn off every night at 2130.

The principle of floodlights is acceptable provided that adequate measures are taken to minimise light spillage. A suitably worded condition will be applied requiring the submission of specific details for these lights.

Security

The proposed MUGA will be completely fenced in. Main access will be via the existing stairwell to Edgecot Grove Estate and secondary pedestrian access will be via the car park. The stairwell can be accessed by residents of the estate only and access to the secondary pedestrian is controlled by a key fob system similar to that used on the rest of the estate. Each night the MUGA will be closed at 2130 hours.

In addition, the Crime Prevention Design Adviser for Haringey Borough Police has stated that by blocking off entry from Braemar Road the MUGA will reduce the number of access points to the estate and improve overall security.



On balance, sufficient measures have been taken to ensure that the proposed MUGA is secure and would not prejudice the security of the estate or other nearby residents.

### Appearance

The MUGA consists of a games court measuring 26.5m by 12.9m arranged parallel to Braemar Road. Around the court is a 4m high green weldmesh fence, another 2.1m high fence encloses an outer paved area which allow access to the MUGA via the stairwell and carpark only. A 1.6m wide landscaped strip is proposed along Braemar Road and around the entrance to the MUGA. In addition, 4 floodlights are proposed around the court.

The MUGA is proposed on land which is currently occupied by car parking and a small landscaped area with a mature tree. Currently, the frontage onto Braemar Road consists of a wide vehicle crossover blocked by bollards, which is used for emergency access only. Apart from the landscaped area and existing tree, this site has no particular aesthetic appeal. In particular, the wide crossover with bollards is a poor boundary treatment which does inadequately separates the estate from the public realm on Braemar Road.

The proposal, by removing the crossover and placing a raised landscape strip along Braemar Road will create a legible edge to the grounds of the estate. The brickwork for the retaining wall to this landscape strip and the rest of the MUGA will match that present on the estate. Similarly, the proposed weldmesh fence will be painted green to minimise its visual impact and to match the existing metal work used for railings and fencing elsewhere on Edgecot Grove.

### *Trees*

An existing landscaped area and mature tree will be removed as part of the proposal. All other trees will be retained and protected during construction. A replacement specimen will be planted in the existing landscaped area to the north of the court and a new landscape strip will be placed along Braemar Road. It is considered that the loss of the tree and landscaped area is adequately compensated for and that the new landscaping to Braemar Road will result in a greater green presence on the streetscene.

### Transport and Access

Policy UD3 requires development proposals to not have a significant impact on public and private transport networks, including highways or traffic conditions.

Although this site is in an area with low public transport accessibility level and outside a controlled parking zone, it has not been identified within the UDP as a location experiencing parking problems. In addition, except for the occasional use by the adjoining Seven Sisters Primary School pupils, this facility will be predominantly for the enjoyment of the residents of this development. It is subsequently considered that this development proposal would not generate any traffic or indeed car parking demand.

However, the Council's Transportation Officer has recommended that the following works be undertaken to manage the traffic impacts of the development. First, the car park area should be reorganised to recover some of the 14 spaces lost, including the existing disabled parking. Second, although the frequency of the use of the MUGA by Seven Sisters School is unknown, a clear cut pedestrian walkway at least 2m wide shall be taken from southwestern periphery of the site, next to Oulton Road and along the western and northern perimeter of the site, to separate the pedestrians from the manoeuvring vehicles along the site's access and parking area. Third, the footway on Braemar Road should be reinstated and enhanced for the benefit of pedestrians.

### Need for new facilities

National Planning Policy Guidance 17 the importance of quality open space, sports and recreation facilities in supporting social inclusion, community cohesion and health and wellbeing. In addition, Policy CW1 seeks the provision of new community facilities to meet growing demand provided that they are appropriate to the location, meet a local need, are flexible in use where possible and can be reached by sustainable means.

Current recreation facilities on Edgecot Grove consist of a playground for small children in the central grassed area of the estate but there are few facilities for older children. The majority of Edgecot Grove residents are in favour of adding a MUGA to the estate. A door-to-door survey conducted by the applicant found that 83% of those aged over 16 were in favour of a MUGA and 80% supported the proposed site.

By providing a quality sporting facility within easy access to Edgecot Grove Residents the MUGA will meet a local need for recreation facilities suitable for teenagers. Also, there is potential to allow nearby Seven Sisters Primary School to share the facilities subject to an agreement between the school, Homes for Haringey and Edgecot Grove Residents' Association. On balance, the proposal is considered to provide a local community benefit in an appropriate location.

## **SUMMARY AND CONCLUSION**

The proposal comprises the erection of a Multi-use games area (MUGA) at Edgecot Grove Estate adjacent to Braemar Road. The main issues relating to this scheme are the impact on the neighbouring properties, security, appearance, transport and access, and the need for new facilities.

It is considered that the scheme is in a location which minimises the impact of noise and the potential for light spillage. It is securely designed and makes a positive contribution to the visual amenity of Braemar Road. Subject to conditions, it would not generate additional traffic or significant parking demand. The scheme will provide a recreation facility which will meet a local need and to the benefit Edgocot Grove residents. The proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', ENV7 'Air, Water and Light Pollution' and CW1 'New Community/Health Facilities' of the Unitary Development Plan 2006 and approval is recommended subject to conditions.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2008/1979

Applicant's drawing No.(s) 0824/LL/103 Rev A, 0824/LL/104, 0824/LL/105 & 0824/LSe/401.

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 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.

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

Reason: To ensure that the lighting scheme will not cause a light nuisance to adjoining residents.

5. The courts shall not be used between the hours of 2130 and 0800 the following day. The gates to the court shall remain locked during this period.

Reason: In order to protect nearby residents from noise disturbance.

6. That the applicant submits a scheme for the construction of a 2 metres-wide footway running along the western and northern perimeter of the site, delineated by appropriate paving materials and/or bollards to separate the pedestrians from the manoeuvring vehicles along the site's access and parking area.

Reason: To minimise conflict between pedestrians and vehicles along the site's access.

7. That the applicant submits a scheme for the re-organisation of the existing car park, which shall include the relocation of the disabled parking and some of the 14 car parking spaces anticipated to be lost

Reason: To minimise the car parking impact of this development at this location.

8. That the applicant reinstates and upgrades the footway section abutting the eastern side of the play area on Braemar Road, including the area surrounding the redundant vehicle crossover.

Reason: To improve the conditions for pedestrians at this location.

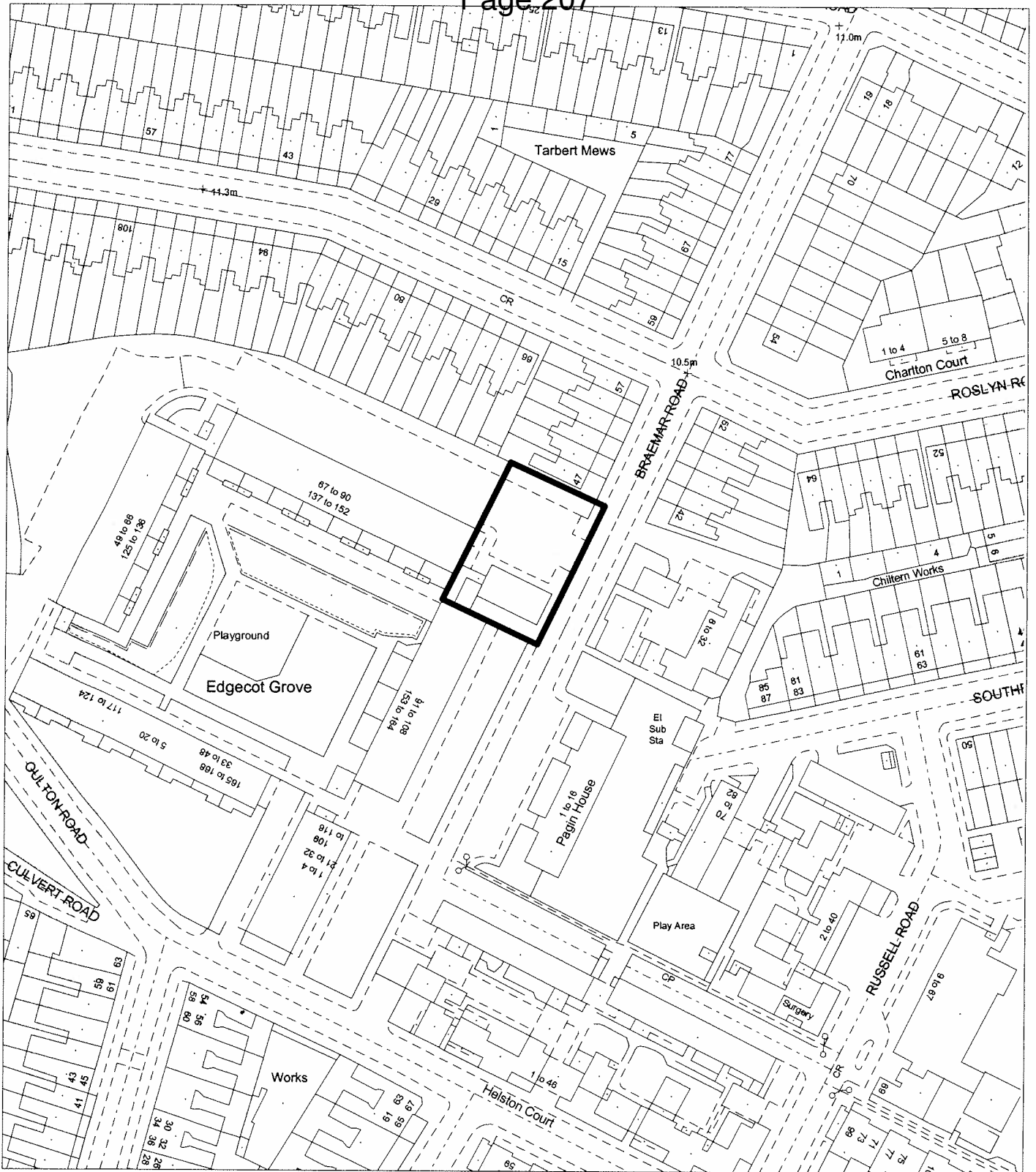
9. The trunks of those trees to be retained shall be protected by two layers of chestnut paling or hessian sacking.

Reason: In order to ensure the safety of tree trunks during constructional works.

INFORMATIVE: The proposed development requires a redundant crossover to be removed and the affected footway section reinstated and upgraded. 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.

## REASONS FOR APPROVAL

The proposed scheme is in a location which minimises the impact of noise and the potential for light spillage. It is securely designed and makes a positive contribution to the visual amenity of Braemar Road. Subject to conditions, it would not generate additional traffic or significant parking demand. The scheme will provide a recreation facility which will meet a local need and to the benefit Edgecot Grove residents. The proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', ENV7 'Air, Water and Light Pollution' and CW1 'New Community / Health Facilities' of the Unitary Development Plan 2006.



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## Site plan Edgecot Grove, Tottenham, N15



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Planning Committee 8 December 2008

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2008/1344**Ward:** Northumberland Park**Date received:** 23/06/2008**Last amended date:** 8<sup>th</sup> November 08**Drawing number of plans:** 5951-03 rev D & 04 rev C.**Address:** Brantwood Autos, Brantwood Road N17

**Proposal:** Demolition of existing office/ warehouse building (B8 use) and erection of a new canopy building and boundary fence to create a working area for the dismantling of vehicles/ de-pollution facility (B2 use) and a new customer car park (AMENDED DESCRIPTION)

**Existing Use:** B8 (Warehouse/ Storage)**Proposed Use:** B2 (General Industrial)**Applicant:** Brantwood Auto Breakers**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Classified Road  
Contaminated Land

**Officer Contact:** Matthew Gunning**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

The application site is a warehouse and office building located at the corner of Brantwood Road and Willoughby Lane. The adjoining site, Brantwood Autos Car Breakers, is a long established car breakers yard. The application site falls within a 'Defined Employment Area'. To the north of the car breakers yard there is a row of terrace properties which front onto Middleham Road. There is a public footpath running in between the back gardens of these properties and the boundary of the Brantwood Auto's site. The wall and fence along this northern boundary separates the boroughs of Enfield and Haringey.

## **PLANNING HISTORY**

HGY/2008/0316 - Demolition of existing buildings and erection of new canopy to create working area for hand-stripping of vehicles – Approved 08/01/2008

HGY/2007/0862 - Demolition of existing buildings and erection of new canopy to create working area for hand-stripping of vehicles. – Approved 08/01/2008

HGY/2008/0316 - Demolition of existing offices and warehouse / factory and erection of new concrete yard slab with open fronted canopy building to 3 sides to form customer parking area along the Willoughby Lane elevation – Refused 01/04/2008

HGY/2005/0918- Demolition of part of factory premises and chimneys and merger of premises with adjoining auto salvage recycling and de-polluting station and widening of access onto Willoughby Lane on south east corner of site – Approved 19/09/2005

HGY/2004/0435 - Installation of SEDA double de-polluting station in conformity with ELV directive (2000/53/EC) and HWL (2000/532/EC).- Approved 03/09/2004

## **DETAILS OF PROPOSAL**

The proposal is for the demolition of an existing office/ warehouse building (B8 use) and erection of a new canopy building and boundary fence to create a working area for the dismantling of vehicles/ de-pollution facility (B2 use) and a new customer car park.

## **CONSULTATION**

Ward Councillors  
Environmental Health  
Transportation  
Enfield Council  
Environmental Health  
1-4 Malham Terrace  
1-35 Middleham Road  
175 Willoughby Lane

## **RESPONSES**

Two letters of objection have been received from No 5 & No 9 Middleham Road

- Concern about increasing size of this use;
- Still listen to a lot of noise on a daily basis;
- Houses shake as a result of the working;
- The activity on site occurring outside of permitted hours;



- No parking for customers which as a result slows down parking in the vicinity of the site and can make pedestrian movement on pavements difficult;
- Increased movement of vehicles within the yard area, thereby increasing the amount of exhaust fumes and noise;
- The proposal will add to the significant levels of noise.

## **RELEVANT PLANNING POLICY**

PPS4 Industrial Development  
PPS10 Planning for Sustainable Waste Management  
PPG4 Planning and Noise

### Haringey Unitary Development Plan (2006)

G1 Environment  
UD4 Quality Design  
ENV6 Noise Pollution  
ENV7 Air, Water and Light Pollution  
ENV11 Contaminated Land  
ENV12 Development on or near premises involving use of storage of hazardous substances  
ENV13 Sustainable Waste Management  
EMP3 Defined Employment Areas – Employment Locations  
EMP6 Car Repairs, Workshops, Garages and Car Washes

### Supplementary Planning Guidance

SPG8i Air Quality  
SPG11 Car Repair Workshops and Garages

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

### Background

The original car breakers yard use originated on what is shown to be Phase 2 on the submitted drawings. This use has existed for more than 20 years. The site was significantly altered as part of planning application Ref: HGY/2005/0918: which formed Phase 1. As part of this proposal the adjoining site which consisted of an obsolete factory premises was acquired and demolished to merge the sites. This 2005 application also involved the widening of the access onto Willoughby Lane. This application has been fully implemented and has spread the activities associated with this car breakers use across a larger site area.

Planning permission was granted in February 2008 (HGY/2007/0862) for the redevelopment of Phase 2 of the site; which would involve the demolition of the existing buildings and the erection of a new canopy structure to create a working area for the hand-stripping of vehicles. In addition the proposal would involve the resurfacing of this part of the yard.

The work associated with Phase 2 was proposed to meet full compliance with the legislation laid down by Central Government (End of Life Vehicles Regulations 2003). This legislation came into full effect in 2007 and entitles free take-back of old vehicles, known as End of Life Vehicles (ELVs). The ELV regulations aims to reduce waste from vehicles (cars and vans) when they are finally scrapped and includes tightened environmental standards for vehicle treatment sites.

The applicant's have indicated that the Phase 2 is now very unlikely to be implemented and instead the activities on this site will be moved onto Phase 3.

A planning application was recently refused for a previous (similar) application for the demolition of the existing offices and warehouse/factory building located at the corner of Brantwood Road and Willoughby Lane.

This previous application was refused permission on the grounds that the design approach to the boundary treatment, comprising of palisade fencing and a metal clad canopy and wall beyond that, was considered to be unsatisfactory and the proposal would result in an over concentration of advertisement hoardings; the cumulative effect of which would create additional clutter contributing to a further deterioration in the appearance of the area.

The issues in regards to the current application are considered to be (1) the design and form of the new structure, (2) changes to the layout of the yard and (3) the effect on local residential amenity.

#### Design & Form of New Structure

The proposal will involve the demolition of the existing warehouse/ office building which fronts onto Willoughby Lane and Brantwood Road and the creation of a new concrete yard slab for the hand stripping of vehicles and a customer parking area. A monopitched open fronted canopy will be erected to the three side of the new yard.

The demolition of part of this building in itself does not require planning permission. It is the creation of the new canopy structure, the erection of a new palisade fence and intergrating this site with a car brakers yard, which requires permission. The building on this site was up until recently used for the storage of army surplus clothing.

Strategic Guidance advises Council to reflect the changing needs of industry and to respond flexibly to current and future demands and to identify well serviced and accessible sites. This is reflected in the employment policies, particularly those relating to 'Defined Employment Areas' and 'Car Repairs and Workshops'. Accordingly, there is a strong policy presumption in favour of the proposed development provided that the development would be consistent with the criteria set out in the employment policies and would not be harmful to any other interests.

In replace of this existing building an open fronted canopy structure with mono-pitch roof which faces into the site would be created. This structure will return

around the corner with Willoughby Lane but will be set back further (approximately 20m) along this frontage so as to create a customer car parking area. The elevation of the canopy structure, which will face the road frontages, will be 6m in height and will have a brick base, alternating between 1.05 and 2.1m in height, with cladding above of an olive green colour.

A 3m high palisade fence will be erected along the back edge of the pavement, fronting onto Brantwood Road (2m away from the face of the canopy structure). In between the palisade fence and the elevation of the canopy structure a strip of landscaping (planting of 7 trees) will be created. The palisade fence will wrap around the corner/ frontage onto Willoughby Lane to enclose a new customer car parking area (18 spaces). An area of soft landscaping will be created at the end/corner of this customer car parking area. There will be no advertisement hoardings placed on the elevations of the canopy structure.

### Changes to the Yard

This open fronted canopy created as part of Phase 3 will provide a protected area for the dismantling of vehicles by hand and an area for the removal of fluids necessary prior to the crushing of cars. As outlined above the activities associated with Phase 2 will be moved onto Phase 3. The existing depolluting station, which is located along the western boundary of Phase 2 of the site and which involves the placing of cars on a raised platform and the drilling into their base to discharge operating fluids will be moved to Phase 3.

This open fronted canopy will provide a protected area for the dismantling of vehicles by hand and the removal of fluids necessary prior to the crushing of cars.

### Effect on local amenity

The nearest residential properties to the application site are those along Middleham Road. Middleham Road is within Enfield borough. There have been objections raised by residents along Middleham Road on the potential negative effects of the proposed development on local amenity. Noise associated with the crushing and increased intensity of use; along with the fuel vapour and dust are the main concerns of local residents.

In terms of the intensity of use the number of cars that can be crushed is licensed (60,000 vehicles) by the Environmental Agency. As set out above, the amended layout will result in the noisier dismantling operations (de-polluting station) on the site being moved from Phase 2 to Phase 3. As such the noise presently associated with this de-polluting station and the handstripping of cars will be moved further away from some of the near by properties.

The position of the existing crusher on site will not change. This crusher has built in acoustic attenuation. Bearing in mind that some of the noisier dismantling operations on Phase 2 of the site are being moved to Phase 3, the noise level associated with Phase 3 is not going to be significant and overall will not lead to a further deterioration in the amenity of nearby residents. The moving of activity from Phase 2 to Phase 3 should in fact lead to a reduction in noise transmission to some near by properties.

In terms of the other ancillary uses on the site there is an existing tyre changing service which the applicant's point out was already part of the business profile of the original car breakers yard but has moved from the former Brantwood Road entrance to the Willoughby Lane entrance (as part of the Phase 1 development). In terms of part of the site being used as a car pound by Transport for London(TFL), the applicant's have a contract with TFL which would be considered ancillary to the 'End of Life Vehicles' use of this site.

Condition 4 of HGY/2005/0918 restricts the hours of operation of the car breakers yard (not before 0800 or after 1800 hours on Monday to Friday, and not before 0800 or after 1500 hours on Saturdays and not at all on Sundays or Bank Holidays); while condition 5 of the same consent restricts the hours of operation of the car press (not to be operated before 0900 or after 1700 hours Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays).

The creation of a customer car park will help to prevent unauthorised car parking and congestion in the immediate vicinity of the site.

The proposed development is considered to be in accordance with policy EMP6 which seeks to site such uses within Defined Employment Areas and with Policy ENV7 which requires development that may cause pollutants to be located in Defined Employment Area.

## **SUMMARY AND CONCLUSION**

The existing use on site is long established and provides important benefits in terms of recycling and reuse of end-of-life vehicles. Bearing in mind the existing pattern of activity/ operations on site, it is considered that the proposed change of use of this adjoining offices and warehouse/factory site and the changes to the layout of the use, which will result in some of the noisier dismantling operations on the site being moving to this new part of the site, the proposal will not have an additional adverse impact on the amenity of surrounding occupiers by reason of noise, smell or other nuisance. As such the proposal is considered to be in accordance with Policies UD4 'Quality Design', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV13 'Sustainable Waste Management', EMP3 'Defined Employment Areas' and EMP6 'Car Repairs, Workshops, Garages and Car Washes' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG11 'Car Repair Workshops and Garages'. Given the above this application is recommended for APPROVAL.

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

Registered No. HGY/2008/1344

Applicant's drawing No.(s) 5951-03 rev D & 04 rev C.

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 construction of the surface water and foul drainage system shall be carried out in accordance with details to and approved by the Planning Authority before the development commences

Reason: To prevent pollution of the water environment.

4. The construction of storage facilities for oils, fuels, or chemicals shall be carried out in accordance with details submitted to and approved in writing to the Local Planning Authority before development is commenced.

Reason: To prevent pollution of the water environment.

5. All work associated with the landscaping shall be carried out before the end of the first planting and seeding season following completion of the development.

Any trees which within a period of 5 years of its planting either dies, becomes seriously diseased, damaged or removed shall be replaced in the next planting season with another of similar size.

Reason: To ensure a satisfactory appearance to the development.

6. The car parking spaces shown on the approved drawing (5951-03 Rev D) shall be provided prior to the commencement of the use of the site as a working area for the dismantling of vehicles/ de-pollution facility and shall not be used other than the parking of employee and customer vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety and the free flow of traffic.

7. Within 3 months of the completion of this development the site area denoted as Phase 2 shall cease to be used as a working area for the dismantling of vehicles and a de-pollution facility and shall be reinstated in accordance with details approved in writing by the Local Planning Authority.

Reason: To protect the amenities of the area.

8. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

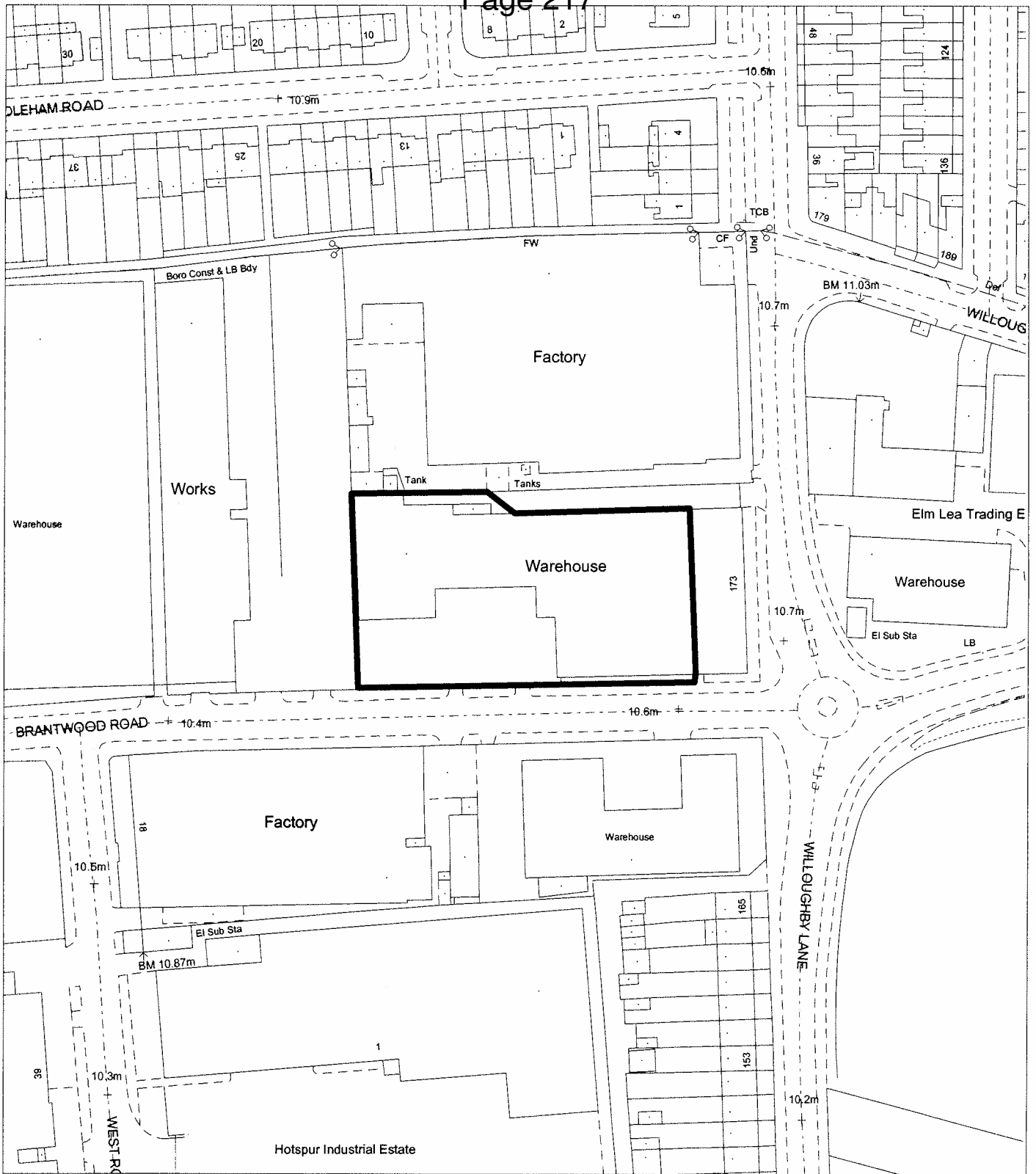
Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of nearby residential properties

INFORMATIVE: This consent shall be read in conjunction with the consent for the Brantwood Auto Breakers site, planning reference HGY/2005/0918; in particular Condition 4 of this permission regarding hours of operation.

INFORMATIVE: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control Of Advertisements) Regulations 1989.

#### REASONS FOR APPROVAL

The existing use on site is long established and provides important benefits in terms of recycling and reuse of end-of-life vehicles. Bearing in mind the existing pattern of activity/ operations on site, it is considered that the proposed change of use of this adjoining offices and warehouse/factory site and the changes to the layout of the use, which will result in some of the noisier dismantling operations on the site being moving to this new part of the site, the proposal will not have an additional adverse impact on the amenity of surrounding occupiers by reason of noise, smell or other nuisance. As such the proposal is considered to be in accordance with Policies UD4 'Quality Design', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV13 'Sustainable Waste Management', EMP3 'Defined Employment Areas' and EMP6 'Car Repairs, Workshops, Garages and Car Washes' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG11 'Car Repair Workshops and Garages'.



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## Site plan Brantwood Autos, Brantwood Road, N17

**HARINGEY COUNCIL**  
**Directorate of  
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Planning Committee 8 December 2008

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2008/1786**Ward:** Tottenham Green**Date received:** 01/09/2008**Last amended date:** N / A**Drawing number of plans:** P-002 Rev A, P-003 Rev A & P-004.**Address:** 316 High Road N15**Proposal:** Demolition of existing building and erection of a four storey building comprising two ground floor retail units (A1/A2) 2 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flat**Existing Use:** Mixed use**Proposed Use:** Mixed use**Applicant:** Mr Marc Cooke Cooke Estates**Ownership:** Private**PLANNING DESIGNATIONS**

Conservation Area

Road Network: Classified Road

UDP 2006 Archeological Importance

**Officer Contact:** Oliver Christian**RECOMMENDATION**

GRANT PERMISSION subject to conditions

**SITE AND SURROUNDINGS**

The site is located at 316 High Road on the East side of the High Road.  
The site is within the Tottenham Green Conservation Area.

The existing building on site is only two storeys high. It has 3 arched openings at street level in a modern reproduction style, and a window over each bay at first floor level.

On one of the ground floor brick piers is a rectangular blue plaque to John Williams (Missionary and ship builder martyred at Erromanga South West Pacific November 20<sup>th</sup> 1839) that was originally put by the London Missionary Society in 1949 and reinstalled on this one.

The front elevation is faced in yellow/brown/ grey brickwork in Flemish bond, with contrasting red brickwork dressings around the window openings. The proposal site abuts a 3 storey red/brown brickwork building on its Southside, and its North facing flank elevation has 2 windows overlooking the forecourt of a 2 storey Meat and Fish Market, which is set back from the High Road.

There are two locally listed buildings No. 320 & No 322 located close by either side of a laneway off the High Road.

The scale of the street varies with the occasional larger bulkier building.

## **PLANNING HISTORY**

2008/0574 Withdrawn -Planning application for the demolition of existing building and erection of a four storey building comprising two ground floor retail units (A1/A2) 3 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flats.

## **DETAILS OF PROPOSAL**

The current proposal seeks the demolition of existing building and erection of a four storey building comprising two ground floor retail units (A1/A2) 2 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flats.

The fourth floor is set back.

## **CONSULTATION**

Local residents  
Tottenham CAAC  
Waste management  
Transportation Group  
LFEDA  
Ward Councillors

## **RESPONSES**

Tottenham CAAC – Comment as follows -

This building is in the heart of Tottenham Green conservation area - an area rich in architectural and historical treasures. There are 17 nationally listed and about 50 locally listed buildings in the small area making up the conservation area. No. 316 is directly opposite the nationally listed Old Well, Well House, High Cross Infants School and Holy Trinity Church and not far from the Edwardian Baroque Town Hall complex. The present building at No. 316 is described on the Council's Built Heritage Appraisal as making "a positive contribution" to the conservation area. We recognise that there are some local "detractors" (for instance, No. 312) but all new developments should enhance the conservation area.

Tottenham CAAC objected to the previous planning application for this site (HGY/2008/0574) and whilst some features of this new proposal have changed we object to this planning application on the following grounds:

- a) The frontage design of the proposed new building is unattractive and characterless and would not enhance the conservation area. The developer should seek the advice of the Council's Design and Conservation Team.
- b) The shop front design is similarly unattractive and does not conform to the High Road Shop Front Design Guide. Once again the developer should seek the advice of the Council's Design and Conservation Team.
- c) This building is lower than the one previously proposed for the site. We note that the top of the third storey is now level with that of the next door building. The fourth storey is set back. We consider that the building should only be three storeys.

## **RELEVANT PLANNING POLICY**

### **National Policies**

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

### **London Plan**

Policy 4b.1 Design principle for a Compact City  
Policy 4b.12 Heritage Conservation

### **Unitary Development Plan**

CSV1 Development in Conservation Areas  
CSV7 Demolition in Conservation Areas

UD1 Planning Statements  
UD2 Sustainable Design and construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
UD8 Planning Obligations  
M9 Car-Free Residential Developments

HSG1 New Housing Developments  
HSG 4 Affordable Housing  
HSG 9 Density Standards  
HSG10 Dwelling Mix

### **Supplementary Planning Guidance**

SPG1a Design Guidance  
SPG 3a Density, Dwelling Mix, Floor space Minima & Lifetime Homes

SPG 3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight  
SPG8a Waste and Recycling  
SPG10a The Negotiation, Management and Monitoring of Planning Obligations  
SPG10b Affordable Housing  
SPG10c Education needs generated by new housing

Tottenham High Road Corridor – Conservation Area Character Appraisal 2008/9

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The main issues relating to the proposal are:

- 1) The principle of mixed/residential use on site
- 2) Density
- 3) Dwelling mix of new building
- 4) Size, bulk & design
- 5) Development in the conservation area
- 6) Privacy and overlooking
- 7) Affordable housing and education contributions
- 8) Parking
- 9) Amenity provision
- 10) Waste disposal
- 11) Sustainability

These issues are discussed below:

- 1) The principle of mixed/residential use on site

Planning Policy Statement 1: “Delivering Sustainable Development” advises that sustainable development is the core principle underpinning planning. The guidance advises, in paragraph 27 (viii), that planning should “promote the more efficient use of land through higher density, mixed-use development and the use of suitably located previously developed land and buildings”.

National Policy Guidance PPS 3 “Housing” and the London Plan encourage the residential development of previously developed sites. In the Borough's tight urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease.

In considering the principle of residential use on the site, regard must be paid to the relevant national policy advice, based on PPS3 Housing and the London Plan. Guidance from 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 G3.

- 2) Density

The London Plan sets a density of 200 – 450 habitable rooms per hectare for developments, consisting terrace houses and flats, in urban areas within 10 minutes walking distance of a town centre with an accessibility index of 6 -4.

Policy HSG9 'Density Standards' sets a density range of 200 –700 habitable rooms per hectare. However, the policy requires that a 'design-led' approach is taken in the assessment of density of development proposals. Therefore matters such as the character of the local area, quality of the design, amenity standards, range and mix of housing types should also form part of the assessment to ensure proposed development relates satisfactorily with the site.

The scheme proposes commercial floor space on the ground floor frontage and a total of 6 residential units. The development would provide a mix of 2 x 1-bedroom units, 3 x 2 bedroom units and 1 x 3 bedroom units. In total, the scheme has 17 habitable rooms. Therefore, applying the method set out in SPG3a 'Density, Dwelling Mix, Floor space Minima & Lifetime Homes', the density of the proposed development is approximately 404 habitable rooms per hectare. The proposed density is within the range of 200 – 700 set out in the Unitary Development Plan.

In the context of the surrounding area, the proposed density is considered appropriate for the site. As such, the scheme is considered to have an acceptable density, in compliance with the London Plan, Policy HSG9 'Density Standards' and SPG3a.

The proposed density is in line with national policy, regional guidance and local policy and the development would incorporate sustainable features

### 3) Dwelling mix of new building

In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and SPG3a "Density, Dwelling Mix, Floor space Minima, Conversions, Extensions & Lifetime Homes" set out the Councils standards. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

This scheme would provide 2 X 1 bed units (33%), 3 x 2 bed units (50%) and 1 X 3 bed flats (17%). SPG3a set a target of 1 bed (37%) 2 bed (30%) and 3 bed (22%): The mix proposed is marginally below the Council's target, however it is considered that due to the number of family units proposed, the location and constraints of the site, the proposed dwelling mix is considered acceptable.

All the one-bedroom units have internal floor area approximately 62.9 m<sup>2</sup> exceeding the Councils requirement of 48m<sup>2</sup>.

The three-bedroom unit would have a floor area of 104.9 m<sup>2</sup> and the two-bedroom units are 71.2 m<sup>2</sup>.

The 3 bed unit size exceeds the Council's requirement of 95 m<sup>2</sup> - The 2 bed unit is marginally below the required 73 m<sup>2</sup>, however the layout is considered satisfactory.

As such the unit sizes are considered to provide a satisfactory standard of accommodation.

All the units/rooms are considered to have adequate light and ventilation. In addition, the units have been designed to conform to 'Lifetime Homes Standards' and with the ground floor unit capable of adaptation as a disability unit.

The proposed units are considered to comply with policy HSG10 and SPG3a.

#### 4) Size, bulk & design

Policy UD3 'General Principles' & UD4 'Quality Design' require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment, conservation area and the amenity of residents.

The height of the front building line lines up with the adjoining buildings 3 storeys – the additional fourth floor is set back to reduce the visual impact at street level.

The materials proposed are – London Stock bricks to main elevations to match the predominant material of the existing buildings – the recessed openings to form the balconies will be clad internally with timber as will the banding that separates the first and second floor balconies.

It is considered that the proposed design and materials will enhance the immediate locality and townscape terms.

Amenity space is provided in the form of a communal space and individual and accessible balconies.

It is considered that the proposal is as such not contrary to the aims of policies UD3 and UD4.

#### 5) Development in the conservation area

The application site is part of the Tottenham High Road Historic Corridor that has recently undergone a Conservation area Character appraisal – it was considered that the existing building built in the late 1970's forms part of a varied group of terrace properties No's 312 – 328 which make a neutral contribution to the streetscene.

It is considered that the existing building is a modern pastiche and that its contribution is that on one of the ground floor brick piers is a rectangular blue plaque to John Williams (Missionary and ship builder martyred at Erromanga South West Pacific November 20<sup>th</sup> 1839) that was originally put by the London Missionary Society in 1949 and reinstalled on this one.

The significance of the site and the plaque can be retained in the same manner as previously by a planning condition that it be placed on the front elevation of the new building.

It is considered that the current proposal is of a higher quality design than the existing building and will itself contribute to the immediate locality and to the conservation area.

It is also considered that the proposal sits well on the site and will be complementary to the existing terrace and to the character and appearance of Tottenham Green Conservation Area. As such the proposal accord with the aims of policies UD3 'General Principles' & UD4 'Quality Design'

6) Privacy and overlooking

Policy UD3 'General Principles' and SPG3b 'Privacy/Overlooking aspect/outlook, daylight/sunlight' seeks to protect existing residential amenity and avoid loss of light and overlooking issues.

The proposed scheme has an East - West orientation. The rear windows of the proposed development face onto the flank wall of the existing Saltram Close Housing Estate.

The scale, design and position of the proposed buildings on the site means that, the surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight.

It is considered that the proposal is as such not contrary to the aims of policy UD3.

7) Affordable housing and Education contributions.

PPS3 and paragraph 10 of Circular 6/98 and local policies HSG4: 'Affordable Housing'/SPG 10b 'Affordable Housing' requires that developments that propose 10 units and above are subject to the provision of affordable housing of up to 50% of the total units for affordable housing – There are 6 units proposed and as such the scheme is not liable to affordable housing provision.

There are less than 5 family units (2 bed and above) proposed and as such the scheme does not generate any education contribution.

8) Parking

National planning policy seeks very clearly to reduce the dependence on the private car in urban areas such as Haringey. The advice in both PPS3 'Housing' and PPS13 'Transport' make clear recommendations to this effect. This advice is also reflected in the London Plan and the local policies M9: 'Car –Free Residential Developments'

Policy M9 'Car-Free Residential Developments' promotes car- free developments in appropriate locations with good level of public transport accessibility and where a controlled parking zone is in place.

The site is well located for public transport in the form of a number of bus routes and nearby tube stations; additionally there is little opportunity to provide on-site car parking.

The public transport accessibility rating in the area is 5 and controlled parking zone operates in the streets surrounding the site.

Therefore the proposed development does not include car parking on site but a covered & secured bicycle storage facility is provided within the development. The proposal accords with planning policy.

9) Amenity provision

Amenity space has been designed into scheme - The units have the provision of ground floor communal garden, terraces, balconies and a secured communal roof garden space.

Overall the proposed development achieves the requirements for amenity space set out in SPG3a, therefore the amenity space provision is considered sufficient and acceptable.

It is considered that satisfactory and acceptable external amenity space has been designed into the scheme.

10) Waste Management

The scheme has been design with a refuse management system that allows for the external waste collection and the internal storage of recyclable waste products. However, to ensure that the Council's standard of waste management is adhered to, a condition has been attached to this report requiring detail submission of a waste management scheme for approval.

11) Sustainability

The proposed development has been designed to achieve minimum level 3 code for Sustainable Homes and include the following sustainable features:

- A rainwater harvesting system for reuse in gardens and landscape areas



- Water panels and photovoltaic units where possible
- Double /triple glazed broken windows with low energy glass for reduced energy consumption
- Approved Condensing gas boilers to all units
- Natural ventilation systems
- Triple glazed windows with acoustic vents to the north boundary to minimise noise
- Timber from approved and sustainable sources as approved by FSC
- Indigenous flora and fauna for landscaping
- Use BRE methodology for assessing environmental impact
- Lifetime Home Standards compliance
- Low Energy light fittings
- External insulated building envelope to high levels of U Values.

## **SUMMARY AND CONCLUSION**

The scale and massing has been designed to relate to the nearby buildings as Development in the conservation area such it is considered that the height & scale of the proposed scheme conforms to existing buildings and will be in keeping and make a positive contribution to the character and appearance of the conservation area.

The proposed scheme is acceptable, complies with national, regional and relevant local policies G3 'Housing Supply', UD2 'Sustainable Design and construction', UD3'General Principles', UD4'Quality Design', 'CSV1 Development in conservation areas', UD7'Waste Storage',UD8 'Planning Obligations', M9 'Car-Free Residential Developments', HSG1 'New Housing Developments', HSG 4 'Affordable Housing', HSG 9 ' Density Standards' and HSG10 ' Dwelling Mix' also SPG3a, SPG10e of Haringey Unitary Development Plan.

It would therefore be appropriate to recommend that planning permission be granted.

## **RECOMMENDATION 1**

The Planning Committee is recommended to **RESOLVE** as follows

1. That planning permission be granted in accordance with Planning application HGY2008/1786 subject to a pre-condition that the owners of the application site shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure a financial contribution of £1,000 toward the amendment of the Traffic Management Order for designation of a Car-Free development.

2. That the agreement referred to in resolution (1) above is to be completed no later than 8<sup>th</sup> January 2009 or within which 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 Agreement referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, that the planning application reference number HGY2008/1786 be refused for the following reason:

The proposal fails to provide a Traffic Management Order (car free development) contribution in accordance with the requirements set out in Supplementary Guidance 10e Improvements to Public Transport Infrastructure attached to 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 HGY200/1786 and Drawing No's P-002 Rev A, P-003 Rev A & P-004.

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. 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. 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. Detailed plans of the design and external appearance of the shopfront, including details of the fascia, shall be submitted to and approved in writing by the Local Planning Authority before any shopfront is installed.

Reason: In the interest of visual amenity of the area.

6. 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.

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

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

8. The use of the ground floor hereby permitted shall not be operated before 0800 or after 2000 hours on Monday to Saturday and before 10.00 or after 16.00 hours Sundays, or Bank Holidays.

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

9. A rectangular blue plaque to John Williams (Missionary and ship builder martyred at Erromanga South West Pacific November 20th 1839) shall be placed and permanently retained on the front elevation of the building.

Reason: To maintain the historic significance of John Williams on the site.

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.

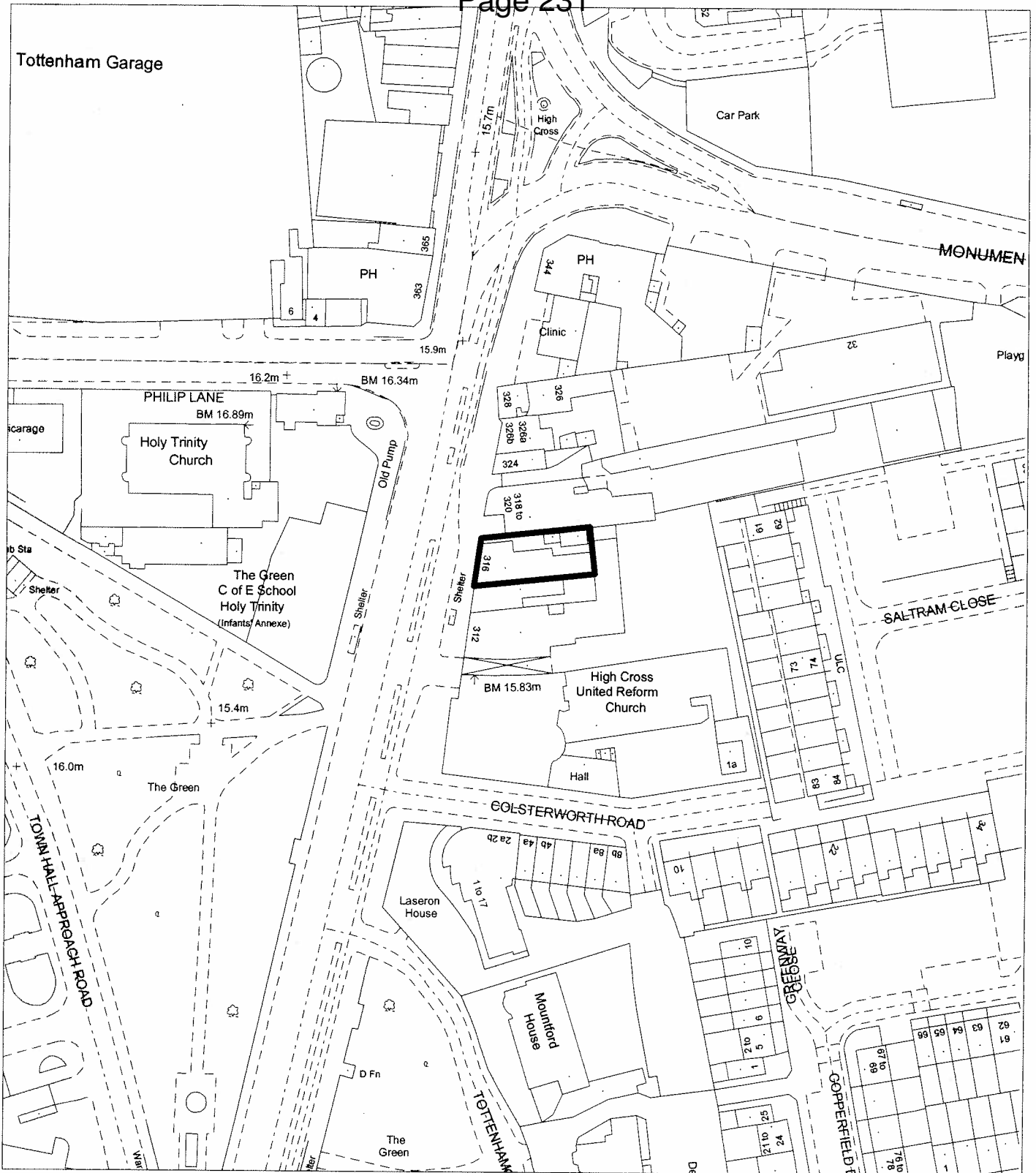
INFORMATIVE: - In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain

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.

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

#### REASONS FOR APPROVAL

The proposed scheme is acceptable, complies with national, regional and relevant local Policies G3 'Housing Supply', UD2 'Sustainable Design and Construction', UD3'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', UD7 'Waste Storage',UD8 'Planning Obligations', M9 'Car-Free Residential Developments', HSG1 'New Housing Developments', HSG 4 'Affordable Housing', HSG 9 ' Density Standards' and HSG10 'Dwelling Mix' also SPG3a, SPG10e of the Haringey Unitary Development Plan.



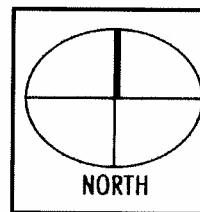
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## Site plan 316 High Road N15



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Urban  
Environment**

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Planning Committee 8 December 2008

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2008/1787**Ward:** Tottenham Green**Date received:** 01/09/2008**Last amended date:** N / A**Drawing number of plans:** P-002 Rev A, P-003 Rev A & P-004.**Address:** 316 High Road N15**Proposal:** Conservation Area Consent for demolition of existing building and erection of part Three/part four storey building comprising two ground floor retail units (A1/A2), 2 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flat**Existing Use:** Mixed use**Proposed Use:** Mixed use**Applicant:** Mr Marc Cooke Cooke Estates**Ownership:** Private**PLANNING DESIGNATIONS**

Conservation Area

Road Network: Classified Road

UDP 2006 Archeological Importance

**Officer Contact:** Oliver Christian**RECOMMENDATION**

GRANT CONSENT subject to conditions

**SITE AND SURROUNDINGS**

The site is located at 316 High Road on the East side of the High Road.  
The site is within the Tottenham Green Conservation Area.

The existing building on site is only two storeys high. It has 3 arched openings at street level in a modern reproduction style, and a window over each bay at first floor level.

On one of the ground floor brick piers is a rectangular blue plaque to John Williams (Missionary and ship builder martyred at Erromanga South West Pacific November 20<sup>th</sup> 1839) that was originally put by the London Missionary Society in 1949 and reinstalled on this one.

The front elevation is faced in yellow/brown/ grey brickwork in Flemish bond, with contrasting red brickwork dressings around the window openings. The proposal site abuts a 3 storey red/brown brickwork building on its Southside, and its North facing flank elevation has 2 windows overlooking the forecourt of a 2 storey Meat and Fish Market, which is set back from the High Road.

The conservation area character appraisal states that the existing building although from the 1970's forms part of a varied group of terrace properties No's 312 – 328 which make a neutral contribution to the street scene.

There are two locally listed buildings No. 320 & No 322 located close by either side of a laneway off the High Road.

The scale of the street varies with the occasional larger bulkier building.

### **PLANNING HISTORY**

2008/0574 Withdrawn -Planning application for the demolition of existing building and erection of a four storey building comprising two ground floor retail units (A1/A2) 3 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flats.

### **DETAILS OF PROPOSAL**

The proposal seeks Conservation Area Consent for demolition of existing building and erection of part Three/part four storey building comprising two ground floor retail units (A1/A2), 2 x 1 bed flats, 3 x 2 bed flats and 1x 3 bed flat.

### **CONSULTATION**

Conservation advert 12/09/2008  
Local residents  
Ward Councillors  
Conservation Group  
Tottenham CAAC.

### **RELEVANT PLANNING POLICY**

PPG 15 Planning and the Historic Environment

CSV1 Development in conservation Areas  
CSV5 Demolition in Conservation Areas

Tottenham High Road Historic Corridor  
Conservation Area Character Appraisal 2008/9



## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

This application should be viewed alongside the full planning application HGY2008/1786.

The conservation area character appraisal states that No. 316 High Road is part of a group of buildings No's 312 to 328 that 'comprise a varied group of two and three storey commercial buildings most of which have unadorned and/or altered facades as poorly integrated ground floor retail units, so accordingly makes a neutral contribution to the streetscene'.

The appraisal goes on to state that 'On one of the ground floor brick piers is a rectangular blue plaque to John Williams (Missionary and ship builder martyred at Erromanga South West Pacific November 20<sup>th</sup> 1839) that was originally put by the London Missionary Society in 1949 and reinstalled on this one'

It is considered that the plaque makes a positive contribution to the streetscene.

It is considered that the contribution of the site to the conservation area is in the historic value of John Williams being born close to the site rather than the architectural merits of the existing building.

PPG15 states that Conservation Area Consent for demolition of a non listed building within a conservation area 'the local planning authority will need to have full information of what is proposed for the site after demolition' and should only be granted where 'there are acceptable and detailed plans for any redevelopment'.

The proposed replacement development is considered appropriate for the site and will enhance and contribute positively to the conservation area.

## **SUMMARY AND CONCLUSION**

The proposed replacement development is considered appropriate for the site and will enhance and contribute positively to the conservation.

It would therefore be appropriate to recommend that conservation area consent be granted for the proposed demolition. It is considered that overall the proposed scheme is acceptable complying with national policy PPG15 and local policies, especially CSV1 and CSV5.

## **RECOMMENDATION**

### **GRANT CONSENT**

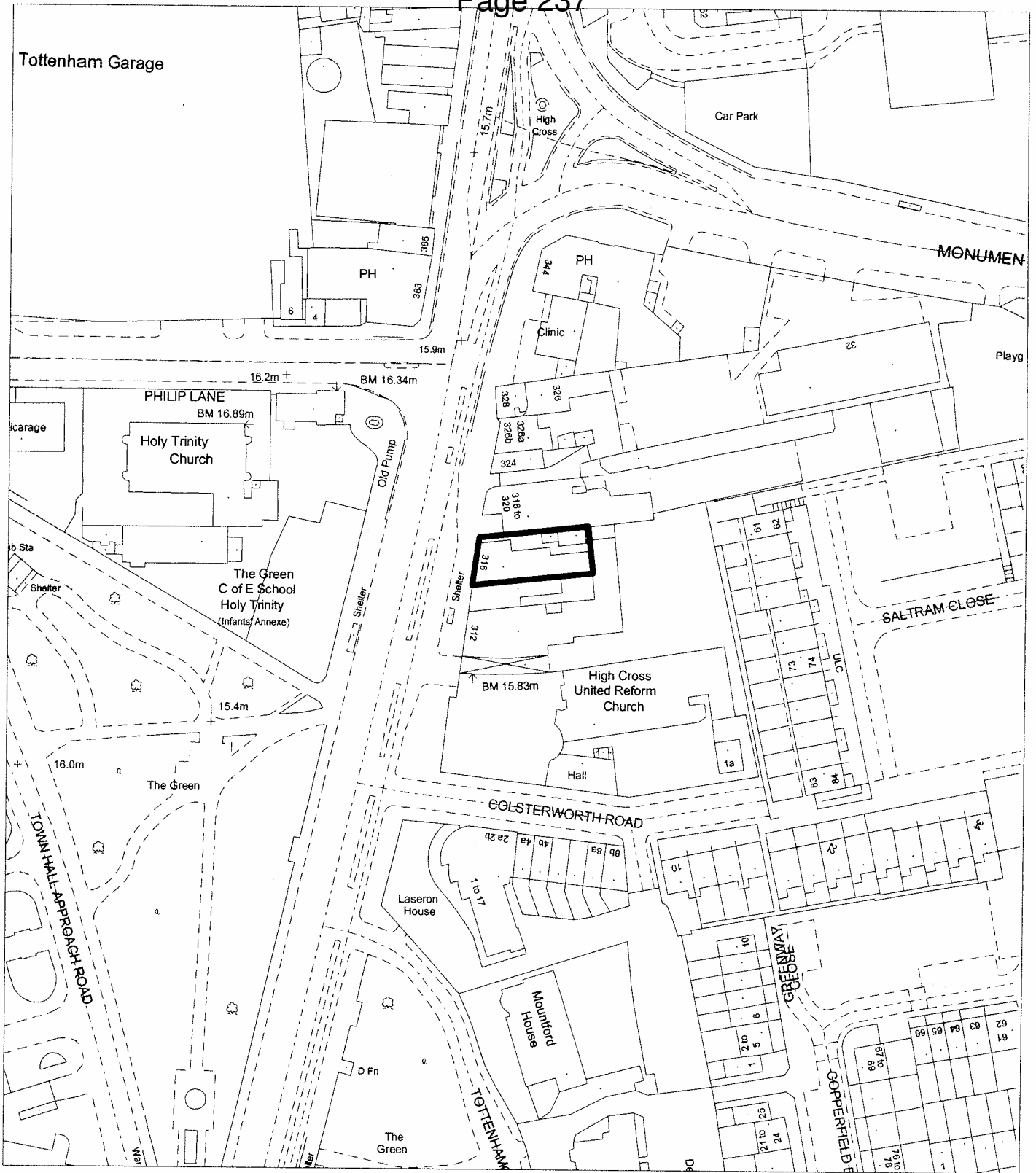
Registered No. HGY/2008/1787

Applicant's drawing No. (s) P-002 Rev A, P-003 Rev A & P-004.  
Subject to the following condition(s)

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. Reason: In order to safeguard the special architectural or historic interest of the building.

#### REASONS FOR APPROVAL

It is considered that overall the proposed replacement scheme is acceptable and complies with national, regional and relevant local policies especially CSV1 Development in Conservation Areas and CSV7 Demolition in Conservation Areas of Haringey Unitary Development Plan.



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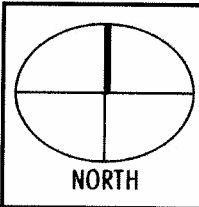
# Site plan

## 316 High Road N15



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Planning Committee 8 December 2008

Item No.

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2008/1894

**Ward:** Harringay

**Date received:** 22/09/2008

**Last amended date:** N / A

**Drawing number of plans:** 02.05.01e, 02e, 03d, 04c, 05d & 06c.

**Address:** Orange Day Nursery, 24 Willoughby Road N8

**Proposal:** Renewal of planning permission HGY/2006/1222 for the continuation of permission for use as a day nursery.

**Existing Use:** Day Nursery / Residential

**Proposed Use:** Day Nursery / Residential

**Applicant:** Mr & Mrs Ajay & Bhavna Patel

**Ownership:** Private

## **PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer Contact:** Elizabeth Ennin-Gyasi

## **RECOMMENDATION**

GRANT PERMISSION subject to conditions

## **SITE AND SURROUNDINGS**

Large mid terrace two storey property located directly opposite Ducketts Common and nearby to Turnpike Lane & Wood Green Tube Stations. The site is also within close proximity to Wood Green high road, which is the Borough's main commercial centre. The site is in use a Day Nursery with residential on upper floors.

## **PLANNING HISTORY**

Dates back from 1972, most recent relates to the following:

Use of 3 ground floor rooms as a doctor's surgery & waiting room - approved  
21/10/ 1976

Change of use to bed & breakfast guest house - refused 2/ 7/85

Change of use from garage to offices - refused 18/9/95

Erection of single storey and two storey extension and change of use to day nursery - refused 20/7/04

Erection of single storey and two storey extensions and rear dormer window and change of use to day nursery – approved 27/6/05.

Renewal of planning permission for erection of single storey and two storey extensions and rear dormer window and change of use to a day nursery – approved 30/10/06

Renewal of planning permission HGY/2006/1222 for the continuation of use as a Day Nursery - approved 7/12/07 (for limited for 1 year ).

Variation of conditions 3 (increase of number of children from 30 to 59) and 5 (to allow 1 parking space permanently for manager's use) attached to planning permission HGY/2007/1947. (Amended Description) – Withdrawn 10/11/08

### **DETAILS OF PROPOSAL**

Renewal of planning permission HGY/2006/1222 for the continuation of use as a Day Nursery.

### **CONSULTATION**

Ward Councillors  
20- 23; 27-29 Willoughby Road  
106 -118 Sydney Road  
Transportation  
LBH – Children’s Service  
LBH Environmental Services -Noise  
Ofsted

### **RESPONSES**

Transportation – ‘The proposed conversion is at a location with high public transport accessibility level and within Wood Green CPZ operating from Monday to Saturday between 0800hrs and 1830hrs. We have therefore considered that it is likely that some patrons of this site would travel by public transport especially as this site is within a short walking distance of Turnpike Lane tube station.

However our main concern with this development proposal lies with the disruption to the peak hour traffic flow (0800 to 0900 hours, say) along Willoughby Road, considering also that this road falls within Harringay Ladder's restricted conversion area, an area renowned to have extreme parking pressure.

In addition, our initial interrogation with 'TRAVL' database revealed that, based on a similar site (Dees Nursery, Wimbledon), this development (some 250 Sq.metres

GFA) would generate a combined traffic inflow/outflow of 24 vehicular trips during the critical morning peak hour, with limited on-street parking provision for vehicles to stop momentarily and drop off passengers without impeding other vehicle movements on this road. However, it is acknowledged that the applicant has proposed four car parking spaces at the property frontage.

Consequently, the highways and transportation authority would not object to this application on the following conditions:

1. That the number of children is limited to 30 and should not exceed this number.  
Reason: To minimise the traffic/car parking impact of this development on the adjoining highway network.

2. The property frontage is kept free during the operation hours, for vehicles to drop off and collect children, in order to minimised disruptions emanating from parents travelling by car and momentarily stopping for these purposes.  
Reason: To minimise the traffic/car parking impact of this development on the adjoining highway network.

LBH – Children’s Service – ‘I am writing in support of Orange Day Nursery’s planning and registration application. Some of the main findings from the information collected in Haringey’s Childcare Sufficiency Audit are:

- more affordable childcare for families on low incomes
- more holiday provision for all ages
- more places, facilities and trained staff for those children with special educational needs or disabilities
- more flexible childcare arrangements in terms of time and cost
- more affordable under three full-time provision

By increasing their numbers Orange Day Nursery would clearly be addressing many of these points. The nursery provides flexible childcare and has been involved in the ‘Two year old pilot’ providing childcare places for two year olds from disadvantaged families.

In July of this year Orange Day Nursery received an integrated Ofsted inspection which reported that the quality of care is good and the quality of the nursery education is satisfactory. The manager of this nursery is very experienced and together with her staff they are working hard to continually improve their practice.

During my visits to the nursery I have noticed that the children appear to be happy and settled supported by the practitioners when separating from their parent/carer. The nursery is organised and there is a clear structure to the daily routine.

The nursery has kindly agreed for members of the Early Years Quality and Inclusion team to hold meetings for all private nurseries in the borough.'

Ofsted – 'The quality and standards of the care are good. The registered person meets the National Standards for under 8s day care and childminding. The quality and standards of the nursery education are satisfactory.' (Inspection report dated 15 July 2008)

LBH Environmental Services –Noise - 'I have looked at our records and can confirm that we have had no complaints regarding noise from that address, and therefore have no objection to the continuous use as is.'

## **RELEVANT PLANNING POLICY**

CW1 New Community / Health Facilities  
UD3 General Principles  
SPG 11b Buildings Suitable for Community Use

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

The site was originally granted planning permission for a day nursery on temporary basis for one year at Committee on 27 June 2005. It has since been granted permission for the renewal of the use in December 2007, which was also on temporary basis for one year. The current application is seeking planning permission for continuation of the day nursery use.

The main issues relating to the application are:

- 1) Location of day nurseries within Haringey
- 2) Amenity impact on existing occupiers and the locality
- 3) Parking and traffic congestion

### 1) Location of day nurseries within Haringey

The site, which comprise of a large terrace property, is located within close proximity to Wood Green Town Centre. The proposal would retain residential use in form of 1bedroom flat and provide a safe & secure area for the children to play in to the rear of the property. It has existing off-street parking space for carers to drop off children and to pick them up.

The area is well served in relation to public transport with several bus links and Turnpike Lane/Wood Green tube stations in close proximity. Policy CW1 ' New Community/Health Facilities' encourages the location of community facilities where it can be easily reached by walking or by public transport. Also it is considered that the proposed use would meet local needs and would enable carers, in particular women to earn a living. It is therefore considered that the site and its location so closely to the availability of public transport would be appropriate to meet the needs of



the carers in the Borough. The proposal is considered to be in line with Policy CW1 'New Community/Health Facilities' and SPG 11b 'Buildings Suitable for Community Use', which encourages the provision of day nurseries at appropriate location.

2) Amenity impact on existing occupiers and the locality

The hours of operation would be between 8.00am and 6.00pm, Monday to Friday and a condition has been attached to this report to retain the number of children to 30, which would minimise any adverse impact on existing occupiers and the locality. The area is a Town Centre location; as such it is considered that the existing traffic noise levels would not significantly increase. Also the day nursery opens at 8.00am, when it is considered that nearby residents would be preparing for work and as such would not be unduly disturbed.

The site has the benefit of 'Ducketts Common' open space and also the out door play area would be at the rear of the property and any noise generated would be during day- time hours. Play times are staggered with a few children at a time to further reduce adverse noise impact on nearby occupiers. The nursery has now been running for a year and the Council's Environmental Service has not had any reported noise problems. Therefore the level of noise generated from the proposal is considered to be minimal in line with SPG 11b 'Buildings Suitable for Community Use'.

3) Parking and traffic congestion

The scheme provides off-street parking for four vehicles, which is considered to be adequate for this location. Transportation has no objections on highway and transportation grounds subject to the number of children not exceeding 30. Also provided that, the frontage of the property is kept free during operating hours to enable carers with vehicles to drop off and collect children in order to minimise disruptions of traffic on the highway. Conditions have been attached to this report to ensure that these requirements are adhered to.

Comments received from consultation and the Council's response

There have been no objections received from local residents.

## **SUMMARY AND CONCLUSION**

The day nursery use has been running for a year since first approved at Committee on 27 June 2005. There have been no recorded noise problems resulting from the use. The Council's Children's Service supports the use and the location is considered to be well. Transportation Group has commented that they have no objections on highway and transportation grounds. Accordingly the proposal is considered to be consistent with the following policies CW1 'New Community/Health Facilities', UD3 'General Principles' and SPG 11b 'Buildings Suitable for Community Use'. Therefore it is recommended that the proposed continuation of Day Nursery use on the site is approved.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2008/1894

Applicant's drawing No.(s) 02.05.01e, 02e, 03d, 04c, 05d & 06c.

Subject to the following condition(s)

1. Notwithstanding the figures for children numbers shown on the approved drawing no more than 30 children including babies under 12 months, shall occupy the premises at any one time.

Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.

2. The use hereby permitted shall not be operated before 0800 or after 1800 hours on Mondays to Fridays and not at all on Saturdays and Sundays.

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

3. That the parking spaces shown on the frontage shall be provided prior to the commencement of the use and permanently retained to the satisfaction of the Local planning Authority and be kept free during operating hours, for vehicles to drop off and collect children and shall be permanently retained and used in connection with the use.

Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.

4. That the Day Nursery shall be implemented in strict accordance with the recommendations contained in the letter dated 26 October 2006 from Bhavna Patel.

Reason: In order to ensure a satisfactory standard of accommodation.

## **REASONS FOR APPROVAL**

The day nursery use has been running for a year since first approved at Committee on 27 June 2005. There has been no recorded noise problems resulting from the use. The Council's Children's Service supports the use and the location is considered to be well suited. Transportation Group has commented that they have no objections on highway and transportation grounds. Accordingly the proposal is considered to be consistent with the following Policies CW1 'New Community / Health Facilities', UD3 'General Principles' and SPG 11b 'Buildings Suitable for Community Use' of the Haringey Unitary Development Plan.

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## Site plan

# Orange Day Nursery, 24 Willoughby Road, N8



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