



Haringey Council

NOTICE OF MEETING

Planning Committee

TUESDAY, 13TH JANUARY, 2009 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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AGENDA

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

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 22 below.

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. MINUTES (PAGES 1 - 18)

To confirm and sign the Minutes of the Planning Committee held on 2nd December 2008.

6. EXCLUSION OF PUBLIC AND PRESS

The following item is likely to be the subject of a motion to exclude the press and public from the meeting as it contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1982); namely information relating to the business or financial affairs of any particular person (including the Authority holding that information).

7. PUBLIC INQUIRY; APPEAL; 25 WATSONS ROAD N22 (PAGES 19 - 22)

To seek Members' guidance on the scope of evidence to be submitted at a forthcoming Public Inquiry.

8. RE-INCLUSION OF THE PUBLIC AND PRESS

That the Committee are asked to resolve to re-admit the public and press into the proceedings to hear the unrestricted item on the agenda as stated.

9. APPEAL DECISIONS (PAGES 23 - 30)

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

10. DELEGATED DECISIONS (PAGES 31 - 58)

To inform the Committee of decision made under delegated powers by the Heads of Development Control (North & South) and the Chair of the above Committee between 17 November 2008 and 21 December 2008.

11. PERFORMANCE STATISTICS (PAGES 59 - 70)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 8th December 2008 Committee meeting.

12. PLANNING ENFORCEMENT UPDATE (PAGES 71 - 76)

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

13. TREE PRESERVATION ORDERS (PAGES 77 - 82)

To confirm the following Tree Preservation Orders:

1. Land situated at 112 Crouch Hill N8.

14. INFORMATION ITEM: CHANGES TO GENERAL PERMITTED DEVELOPMENT ORDER (PAGES 83 - 90)

Report of the Director of Urban Environment to inform Members of changes in the Regulations set by Government for defining Permitted Development for Householders, and of possible implications for management and control development.

15. PLANNING APPLICATIONS (PAGES 91 - 92)

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.

16. FERME PARK DEPORT, CRANFORD WAY, N8 9DG (PAGES 93 - 106)

Approval of details pursuant to conditions 5 (unloading facilities), 6 (materials), 8 (wash down areas / facilities), 10 (enclosure), 11 (hard / soft landscaping), 12 (levels of buildings, roads, parking areas), 13 (compliance noise monitoring programme), 14 (scheme specifying physical / administrative provisions to control noise), 18 (acoustic walls), 20 (measures to control and contain dust), 21 (covered conveyor systems), 26 (traffic control / management system), 31 (western loop), 40 (surface water) and 43 (wheel wash facility) attached to planning appeal reference APP/Y5420/A/05/1189822, original planning reference HGY/2005/0007.

RECOMMENDATION: Grant permission.

17. 673 LORDSHIP LANE, N22 (PAGES 107 - 120)

Erection of four storey plus basement student housing block comprising 28 studio units, plus associated parking, refuse and recycling to the rear.

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

18. ST THOMAS MORE RC SCHOOL, GLENDALE AVENUE, N22 (PAGES 121 - 134)

Erection of two storey building providing 1582 sqm. of additional teaching / learning accommodation for music, drama and media studies. Erection of single storey extension to the Learning Resources Centre (Library). Provision of new visitors entrance to school, new lift, new main stairs and remodelling of 205 sqm. of existing space.

RECOMMENDATION: Grant permission subject to conditions.

19. TOTTENHAM TOWN HALL, TOWN HALL APPROACH ROAD, N15 (PAGES 135 - 160)

Demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, including the existing bunker, (retaining central part of South Range Building) and erection of 4 blocks of houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.

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

20. TOTTENHAM TOWN HALL, TOWN HALL APPROACH ROAD, N15 ~ LISTED BUILDING CONSENT (PAGES 161 - 174)

Listed building consent for demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, including existing bunker, (retaining central part of South Ranger Building) and erection of 4 blocks of houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.

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

21. TOTTENHAM TOWN HALL, TOWN HALL APPROACH ROAD, N15 ~ CONSERVATION AREA CONSENT (PAGES 175 - 184)

Conservation area consent for demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, including existing bunker, (retaining central part of South Range Building) and erection of 4 blocks of houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.

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

22. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

23. DATE OF NEXT MEETING

Monday 2 February 2009 at 7:00pm.

Yuniea Semambo
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London N22 8HQ

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05 January 2009

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**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 2 DECEMBER 2008**

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

*Denotes Members present

Also Present: Councillor Williams substituting for Cllr Weber and Cllr Gorrie

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC307.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Weber for whom Cllr Williams was substituting.</p>	
PC308.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC309.	<p>DECLARATIONS OF INTEREST</p> <p>None received.</p>	
PC310.	<p>185A PARK ROAD N8</p> <p>The Planning Officer presented the report and informed the Committee that the application site was located within the sports fields of the club formerly known as North Middlesex Cricket Club. The site was bounded by 171-191 Park Road, there was existing vehicular access from Park Road. The building that was part of the planning application was currently used for storage.</p> <p>The planning officer further stated that the day nursery was once housed in the main pavilion/changing room building on the north side of the cricket ground. An application in 2007, sought permission to house the nursery in a new building on the side of the storage building. This was refused on the grounds that a new building was an inappropriate development in the Metropolitan Open Land (MOL). It was also noted that on the temporary closure of the day nursery, there was concern about the non-availability of this facility which was a benefit to local parents, carers and young children.</p> <p>The Committee was advised by the officer that the proposal was a conversion and not a new build, and would have no greater impact on the MOL than if the building continued to be used as a storage building. The existing building was capable of a conversion without major or complete reconstruction and would not have a materially greater impact, or conflict with the openness of the MOL. To overcome concerns about disturbance to nearby residents, an acoustic panel would be erected, directly behind the</p>	

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panel would be some planting to avoid any visual impact to neighbours and there would also be conditions to regulate hours of use. Car parking provision was at the front entrance of the site off Park Road.

A representative from the Cricket Club addressed the Committee to object to the application on the grounds that the application was submitted on behalf of the Cricket Club which it was not. The proposed building was not considered to be derelict as it was currently used to hold equipment and it was not possible to house the machinery elsewhere on the site. There was no access for this machinery to get near other buildings on the site which were derelict. It was believed that if the proposed building was turned into a nursery then another application would need to be submitted to house the machinery as the cricket club would fail as there would be no means to maintain the grounds.

Two local residents informed the Committee that there was no evidence within the application to support the need for a nursery as there were three other nurseries in the area. An application for this building was previously refused and Inspectors had also agreed with the Committee's decision to refuse the application. The pavilion was not suitable to be used as a nursery, there was no evidence that a nursery was required in the area and no specific circumstances to warrant the proposal.

The Committee viewed the plans.

Members enquired about particular uses for MOL and whether the proposed application would overall affect the designation of the site. The Committee was advised that under PBG2 policy it was not specified that a nursery could not be put onto MOL and would not affect the openness of the land. It was not the intention to change the status of the MOL and the proposed scheme would not erode the MOL to an extent that it no longer had this status. The Committee made further enquiries about the play area for the nursery and whether they would have use of the playing field. In response the Committee was advised that the operation of the nursery would take note of the operation of the playing field. The day nursery would replace the surface of the play area suitable for children.

The Assistant Director of Planning, advised the Committee that the proposed application would not contravene policies which protect the MOL. The Committee could defer consideration of the application to ensure that it was an essential use on MOL.

The Chair moved a motion to change the use and refurbishment of the derelict storage building into a Day Nursery and grant permission subject to conditions.

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	<p>RESOLVED</p> <p>That the application be refused as it was incompatible with the open sports use of the ground.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/1743 FOR PLANNING COMMITTEE DATED 02/12/2008</p> <p>Location: 185A Park Road N8</p> <p>Proposal: Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1).</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Refused</p> <p>Drawing No's: SYN/01 & 02.</p> <p>Reason:</p> <p>1. The proposed nursery use to be accommodated within a storage building would amount to inappropriate development, for which there is no very special circumstances demonstrated, in terms of Metropolitan Open Land, and which would in turn generate a need for additional ancillary storage buildings which would be visually intrusive and detrimental to the open setting of the sports field. As such the proposal is considered to be contrary to Haringey Policies OS2 'Metropolitan Open Land' and UD3 'General Principles' of the adopted Haringey Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PC311.</p>	<p>ALEXANDRA PARK SCHOOL, BIDWELL GARDENS N11</p> <p>The Committee was informed that Alexandra Park School was located on the south side of Bidwell Gardens N11. The main access to the school was via Albert Road and Rhodes Avenue. The school consisted of a mix of two, three and four storey buildings plus green space, games courts and car parking areas.</p> <p>The officer advised that there would be no increase in the capacity of the school created as a result of the proposed works which were aimed at improving the facilities for existing students. Therefore, the principle of the proposal was considered acceptable. The proposed new block would be a two-storey structure with a small second floor plant room, the height of the proposed building would be generally lower than the established heights of other buildings on the site. It was further considered</p>	

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that the new development related positively to the existing school buildings and had minimal impact on the visual amenity of nearby open spaces. The school redevelopment was located within the existing school boundaries and therefore would not impinge on the Metropolitan Open Land.

The Committee was also informed by the planning officer that existing traffic generated from the site and existing car parking allocation would not be altered as a result of the proposed scheme. No alterations were proposed to the existing school access points or circulation areas. It was also considered that the new development would not result in any detrimental impact on the amenity of residents by reason of overlooking, loss of privacy or sunlight.

The Chair informed the meeting there were no objectors to this application and requested the Committee to view the plans.

The Committee enquired whether the location of the proposed new building would be screened by trees and in response was informed that trees would be planted after the building was built.

The Chair moved a motion to agree the recommendation to grant permission subject to conditions.

RESOLVED

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1937
FOR PLANNING COMMITTEE DATED 02/12/2008

Location: Alexandra Park School, Bidwell Gardens N11

Proposal: Erection of a two storey building to provide new sixth form study and common room space, and training space.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: S5235G0100, 0101, 0201, 0301, 0401, 1100, 2100, 2101, 2102, 2103; S5235H1000, 1101, 1102 & 1103.

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

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	<p>Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <p>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.</p> <p>3. 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.</p> <p>4. The colour scheme for the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction works. Materials should be neutral tones (i.e. greys, taupe, cream etc) and / or dark green as per adjacent school block. Reason: To ensure the new building relates to the existing school buildings and has minimal impact on the visual amenity of the adjacent green spaces and Metropolitan Open Land (MOL)</p> <p>5. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Reason: To prevent adverse light pollution to neighbouring properties.</p> <p>6. The existing school boundary fence is to be maintained in good order and repaired where necessary to ensure proper function. Full details of any proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure access and egress to the site is via the formal points and boundaries are maintained between the school premises and adjacent uses.</p> <p>7. A BREEAM Assessment shall be submitted to the Local Planning Authority, prior to the commencement of works, demonstrating compliance BSF Design Brief 2007. Reason: To ensure the development incorporates sustainability measures to minimise environmental impacts of the proposed development.</p> <p>8. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Reason: In order for the Local Planning Authority to ensure the site is</p>	
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	<p>contamination free.</p> <p>9. That a detailed plan for emergency access to the site shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the LFEPA 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 and LFEPA. Reason: In order to comply with LFEPA requirements and ensure appropriate access to the site in the case of emergency</p> <p>10. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays. Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal has been assessed against and found to comply with Policies G1 'Environment', G2 'Development and Urban Design', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV9 'Mitigating Climate Change: Energy Efficiency', M10 'Parking and Development', OS5 'Development Adjacent to Open Spaces', OS17 'Tree Protection, Tree Masses and Spines', CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan (2006).</p> <p>Section 106: No</p>	
<p>PC312.</p>	<p>375, 377, 379 HIGH ROAD N17</p> <p>The planning officer explained to the Committee that the application site was situated at 375-377 High Road in Tottenham Green Conservation Area. The current use of the building was a single storey retail shop. The surrounding properties were in general three storey buildings consisting of ground floor retail shops and self contained flats above.</p> <p>The Committee were further informed that the proposed front and rear elevation of the two storey extension would blend into the existing height, bulk and mass of the neighbouring building. The proposed roof lights would not be detrimental to the street scene. The proposal had now been amended to provide 2 x one bed and 6 x 2 bed flats on the first, second floor and in the loft space. The proposed development would not have any impact on adjoining neighbours. The site was also located in a highly accessible area and was therefore considered suitable for car-free housing. A condition to ensure that 9 cycle racks were provided was also</p>	

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proposed.

The Chair informed the meeting there were no objectors to this application and therefore representations could not be heard from the applicants. The Committee was requested to view the plans.

Members requested an additional condition subject to requiring submission of details to the planning authority details of the shop fronts.

The Chair moved a motion to grant planning permission subject to conditions and the extra condition.

RESOLVED

That the application be granted subject to conditions and the extra condition subject to the submission of details to the planning authority details of the shop fronts.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1862
FOR PLANNING COMMITTEE DATED 02/12/2008

Location: 375, 377, 379 High Road N17

Proposal: Erection of 3 x 2 storey extension on first, second and loft floors to create 3 x one bed and 6 x two bed flats.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: PP/101, PP102, PP/103, PP/104, PP/105, PP/201, PP/202, PP/203, PP/204, PP/205
PP/206 & PP/207.

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.

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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 development, a drawing shall be submitted to show the provision of facilities for the storage of not less than 9 bicycles.

Reason: In order to facilitate the use of cycles by residents of the development.

5. Prior to the commencement of the development drawings at a scale of 1:20 for the proposed front elevation, including replacement shopfronts, shall be submitted to and approved in writing by the Local Planning Authority. The plans shall include timber fascia profiles for both new shopfronts and shall provide joinery detail. As well detail design of the roof, walls, windows, and all facing materials shall be submitted. The development thereafter shall be implemented in accordance with the approved details.

Reason: In the interests of the character and appearance of the Conservation Area.

6. Fully annotated and dimensioned drawing of the complete front elevation, and cross section drawing showing detailed structural proposals for the development, and the effect on the ground floor shopfront, at a scale of 1:20, including detail design of roof, walls, windows, and all facing materials, shall be submitted and approved prior to commencement of development.

Reason: To ensure that the development is of a high standard to preserve the character and appearance of Tottenham Green Conservation Area.

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

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

8. Details of the design, materials and location of enclosure or structures to house waste and recycling containers shall be submitted to and approved by the Local Planning Authority prior to the commencement of development; such structures shall be installed before occupation of either of the flats.

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

INFORMATIVE: The applicant submits the construction details to TFL prior to construction, for approval, the TFL officer being Gordon Adam,

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	<p>North Area Development Control Officer, Transport for London, Windsor House, 42-50 Victoria Street, London SW1H 0TL</p> <p>INFORMATIVE: The applicant is advised that only the highest quality detail design and external facing materials, including yellow stock facing brickwork, in terms of colour, texture, bond, and pointing, to the frontage building facing the High Road will be acceptable.</p> <p>INFORMATIVE: The applicant is advised to contact the Council's Principal Conservation Officer to discuss the detailed design proposals and facing materials prior to submission of details.</p> <p>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.</p> <p>INFORMATIVE: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control Of Advertisements) Regulations 1989.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed erection of a 3 x 2 storey extension on first, second floor and in the loft space to create 3 x one bed and 6 x 2-bed flats is considered acceptable because overall its design and massing will be sympathetic to the existing neighbouring building at 373 High Road. The proposal would enhance the character and appearance of the conservation area. The Overall size and layout of the accommodation meets the requirements set out in SPG 3a. There would be no adverse affect on the privacy and amenity of adjoining neighbours and a car free scheme is suited to the location. As such it would be in accordance with Policies CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', UD3 'General Principles', UD4 'Quality Design', M9 'Car Free Residential Developments', HSG1 'New Housing Development' of the Haringey Unitary Development Plan and the Councils SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes' and SPG 1a 'Design Guidance'.</p> <p>Section 106: Yes.</p>	
<p>PC313.</p>	<p>FORMER MIDDLESEX UNIVERSITY, WHITE HART LANE N17</p> <p>The Committee was advised that the application site comprised the part of the former Middlesex University site fronting Pretoria Road at the junction of Pretoria Road and College Road at the eastern end of the old Middlesex University campus.</p> <p>The planning officer explained that planning permission was granted in 2006 for the redevelopment of the Middlesex University</p>	

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site for a new sixth form centre, 123 new residential units and a 70 bed care home. The scheme included the care home as part of the overall redevelopment of the site, with the care home element being submitted in outline only. A considerable level of detail was submitted with the application in order to give as much information regarding the complete scheme as possible at that time. The grant of that permission established the provision of the care home as being acceptable to this location based on relevant planning policy.

Haringey Council, Social Services had no objection to the proposed care home and considered that this used provided for local need and were keen to encourage the provision of an aged-care home in this area provided the quality of accommodation was of a high standard. The proposed facility was intended to provide care for a broad range of elderly people, including the frail and those who suffer from dementia, respite and intermediary care could also be provided.

The Committee also noted that the vehicle access to the site was from the existing access in College Road. The proposal included 16 car parking spaces including two disabled car spaces. It was considered that the site had adequate transport availability as it was very close to White Hart Lane Network Rail Station and local bus routes. A turning point was to be provided immediately adjacent to the entrance for refuse and delivery vehicles to turn within the site. A new ramped pedestrian access was proposed into the site direct from Pretoria Road.

The Officer further explained that in terms of landscaping, the line of mature lime trees fronting Pretoria Road and the screen of trees along College Road were to be retained. A new residents garden would be created to the rear of the building facing west, additionally, balconies were provided on each floor adjacent to the lift lobbies and bay windows. The applicant had submitted a sustainable energy strategy.

There were variations proposed to the Section 106 legal agreement:

1. Delete reference to the roof conservatory and replace with a ground floor rear conservatory on the basis that the location in the roof was not considered to be a suitable location for such a facility.
2. Vary the nomination agreement, alter the agreement from a right to purchase 50% of the bed spaces to serve a notice on the owner requiring consideration to be given to obtaining a place or places in the development at the time of requirement.

The Committee was asked to note the outline permission was

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subject to 23 additional conditions which would have to be discharged separately.

The Chair informed the meeting there were no objectors to this application and requested the Committee to view the plans.

The Committee enquired whether a full method statement would be approved by the tree officer before the commencement of construction works and was advised that this was already a condition of the application. Members further requested that discussions took place with the Police to design out crime and were informed that they could put an informative to draw to the applicant's attention to provide a boundary area for that corner of the application.

The Chair moved a motion to agree the two recommendations outlined in the report and the informative for the applicant to provide a boundary area to design out crime.

RESOLVED

That the two recommendations outlined in the report be agreed along with an informative:

1. To vary schedule 3 of the Section 106 Legal Agreement attached to the outline permission.
2. To approve reserved matters, relating to siting, design, external appearance and landscaping, following approval in outline for the erection of a 70 bed care home.

Informative: To draw to the applicant's attention to provide a boundary area to design out crime.

INFORMATION RELATING TO APPLICATION REF:
HGY/2007/0429
FOR PLANNING COMMITTEE DATED 02/12/2008

Location: Former Middlesex University, White Hart Lane N17

Proposal: Approval of reserved matters (siting, design, external appearance and landscaping) pursuant to outline planning permission HGY/2005/1439 for 70 bed care home.

Recommendation: Approve reserved matters and vary schedule 3 of the S106 agreement attached to the Outline Permission

Decision: Approve reserved matters and vary schedule 3 of the S106 agreement attached to the Outline Permission

Drawing No's: A4695/2.1/01, A4695/2.1/02, A4695/2.1/03A,
A4695/2.1/04, A4695/2.1/05, A4695/2.1/06, A4695/2.1/07,

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	<p>A4695/2.1/08 & A4695/2.1/09.</p> <p>INFORMATIVE: The applicant is advised that this approval relates only to the reserved matters attached to the outline approval, (ref. HGY2005/1439), and that, notwithstanding this approval, conditions CH1-CH23 attached to the outline approval are still required to be discharged separately.</p> <p>Section 106: Yes</p>	
<p>PC314.</p>	<p>HORNSEY SCHOOL FOR GIRLS, INDERWICK ROAD N8</p> <p>The planning officer presented the report and advised that Hornsey School for Girls was built on former residential land in 1971. The site was bounded by Inderwick Road and the rear of residential properties on Rathcoole Gardens and Weston Park. It was considered that the proposed development would greatly improve the facilities for existing students. The new administration blocks would be able to provide more suitable dedicated facilities, and would be available for community use during the evenings which would create a more effective use of existing community sites. The position of the buildings near to the pavement was a departure from the existing school layout but it resulted in a more obvious street presence for the school. The proposed buildings were for relatively quiet activities such as administration and quiet study, the central courtyard was likely to be used more frequently, but this enclosure would service to attenuate much of the resultant noise.</p> <p>The officer further stated that the proposed buildings ere of modern design using traditional materials reflecting the locality. It was considered that all windows in the administration block and lower level windows were to be obscured glazing, the only clear glazed windows were those which were above head height, this would therefore result in limited overlooking. The proposal involved the removal of 15 trees on Inderwick Road frontage, 13 of which are mature. Twenty replacement specimens were proposed on Inderwick Road and Spencer Road frontages, including new street trees. The scheme incorporated CHP, natural ventilation, efficient use of water, sustainable urban drainage, measures to reduce solar gain and a green roof.</p> <p>The Committee were further informed that the school had a total of 74 off-street car parking spaces, which would be retained and covered cycle parking facilities capable of accommodating 50 bicycles. The school had an active travel plan which would help to promote and increase the number of students travelling by sustainable modes of transport. The Committee was asked to grant permission subject to conditions.</p> <p>A local resident from Inderwick Road addressed the Committee</p>	

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on behalf of several local residents who all supported the improvement of schools in Haringey. Hornsey school for Girls was opened in 1971 to benefit the community. Local residents questioned why the location for this particular application was being proposed with the loss of many trees. The proposal also claimed to be a single storey building. Residents had worked with the BSF team, the school and had made changes to the application, however the Committee was asked to consider pushing back the wall, the provision of green roofs and a green frontage to the building.

Another local resident addressed the Committee who stated that local residents had engaged with the design process and their input had improved the original application, however it was still proposed that the building be located adjacent to the pavement. It was considered that the current proposal would not have this school at the heart of the community. There were 43 posters hung up in Inderwick Road asking for the wall of the proposed building to be pushed back from the pavement, otherwise it would be turned into a graffiti wall which would look like a prison.

Councillor Gorrie addressed the Committee and stated there had been good dialogue with the application who had and worked constructively with residents. The key issue, however was the administration building located adjacent to the pavement which was at odds with the design use of the street. The proposal changed the character and design of the homes on Inderwick Road. For the residents the proposal would not only alter the street scene but would further impact on their amenity and was requested that the proposal provide green roofs, the building be set back and trees be planted in front of it.

The head teacher of the school addressed the Committee and stated that the building programme would enable the school to provide safety for the children and staff. The school was improving and developing its relationship with the local community and neighbours and as a result concessions had been made to the planning application. The new blocks would enhance the learning facilities for the students and secure the safety and wellbeing of the staff.

The applicant's agent responded to the concerns raised by the objectors that the image they had presented was inaccurate. The location of the building at the front of the site was the preferred option and gave the school a presence of which the school currently lacked. In respect of the consultation, two open evenings and two informal meeting had been held with the head teacher with local residents following these substantial changes had been made to the application:

- The colour of the brick was changed to red.
- The main buildings pushed back by two metres.

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- Additional planting was to be incorporated at the front of the building, in the street and at the side of the school.
- A new wild life garden was to be included.
- The application included twenty replacement trees and the street trees to be planted were in addition.
- Residents had raised concerns regarding the daylight, and in response the applicants had undertaken a study which was available to the Committee.

The applicant's representative further advised the Committee that the condition regarding obscure glazing applied only to the learning resource centre and this was to be amended to road level rather than floor level.

The Committee then viewed the plans.

The Committee acknowledged that the main objections regarding the proposal was in relation to the location of the buildings adjacent to the pavement, the height of the blocks, the lack of windows and the impact on the street scene. The applicant's agent responded that they were constrained by the location so the administration block had been lowered into the ground and set back by two and a half feet. Various locations has been investigated on the site and four different options were explored each had associated problems and wasn't feasible, however the proposed location was considered the only option and it should be borne in mind that the building was not residential. The height of the blocks was slightly higher than the existing brick wall surrounding the school but was being replaced by high quality buildings. The administration block was modestly low and took up the least amount of space on the site. The number of windows had further been increased in the learning resource centre.

The Committee requested a condition to further set back the buildings from the Road given that this was the main issue against the application and that the buildings were not in keeping with the street scene or area.

The Assistant Director of Planning, advised the Committee that if this condition were imposed then it would fundamentally change the scheme and the application would have to be revised. The Committee was informed that they could vote on the application to be deferred or on the application in front of the them.

Cllr Dodds moved a motion to grant the application in front of the Committee. Cllr Wilson moved a motion to defer the application in order for the application to be amended and the buildings set further back. The substantive motion was then put to a vote, there being four in favour and five against the motion was declared lost.

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Members then requested the following conditions:

1. That green roofs be provided on both blocks.
2. That materials to be used in connection with the building shall be approved by the planning authority before work commences.
3. That condition 4 for obscure glazing be modified to state that the height of the obscure glazing be measured from ground level and not from building floor slab level.

The substantive motion was then put to a vote there being five in favour and four against the application was granted subject to conditions.

RESOLVED

That the application be granted subject to conditions and the additional conditions:

1. That green roofs be provided on both blocks.
2. That materials to be used in connection with the building shall be approved by the planning authority before work commences.
3. That condition 4 for obscure glazing be modified to state that the height of the obscure glazing be measured from ground level and not from building floor slab level.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1343
FOR PLANNING COMMITTEE DATED 02/12/2008

Location: Hornsey School For Girls, Inderwick Road N8

Proposal: Erection of 2 x single storey buildings at the school's frontage to provide a new administration block and learning resource centre, and create a new main school entrance.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: S5233 D 0 001 P2, 002 P1, 003 P1, 004 P2, 005 P2, 006 P2, 007 P2, 008 P2 & 010 P3.

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

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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. The glazing to be installed on the western elevation shall be obscured to a height of at least 1.8m above from street pavement level.

Reason: To protect the privacy of neighbouring residents.

5. The tree replacement scheme shall be carried out in complete accordance with the plans and specification submitted to, and approved in writing by the Local Planning Authority.

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

6. 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.

7. That the roofs of each of the proposed buildings shall be green roofs details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed detailed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the provision of a sustainable roof structure.

8. 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.

REASONS FOR APPROVAL

The proposed scheme makes a positive contribution to the appearance of the streetscene and is in keeping with the appearance of the school and surrounding pattern of development. It would also have little impact on

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	<p>the residential amenity of neighbouring properties or local traffic conditions and incorporates appropriate sustainability measures. The scheme would be of great benefit to school users and the local community and achieves a suitable balance between their needs and the quality of the local built environment. The scheme is therefore considered to be in accordance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', CW1 'New Community/Health Facilities' and ENV9 'Mitigating Climate Change: Energy Efficiency' of the Unitary Development Plan 2006.</p> <p>Section 106: No.</p>	
PC315.	<p>DATE OF NEXT MEETING</p> <p>Monday 8 December 2008.</p>	

COUNCILLOR SHEILA PEACOCK
Chair

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of the Local Government Act 1972.

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Agenda item:

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Planning Committee

On 13th January 2009

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

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

Wards(s) affected: **All**

Report for: **Planning Committee**

1. Purpose

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

2. Summary

Reports outcome of 11 appeal decisions determined by the Department for Communities and Local Government during November 2008 of which 5 (45%) were allowed and 6 (55%) were dismissed.

3. Recommendations

That the report be noted.

Report Authorised by: 

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

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

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APPEAL DECISIONS NOVEMBER 2008

PLANNING APPEALS

Ward:	Bruce Grove
Reference Number:	HGY/2007/2571
Decision Level:	Delegated

99 Mount Pleasant Road N17 6TW

Proposal:

Erection of a single storey storage shed to rear of garden

Type of Appeal:

Written Representation

Issue:

Whether the proposal would harm the character and appearance of the area

Result:

Appeal **Allowed** 24 November 2008

Ward:	Crouch End
Reference Number:	HGY/2008/0559
Decision Level:	Delegated

6A Landrock Road N8 9HP

Proposal:

Add railings to small flat roof area outside bedroom window and convert window to the flat roof area into a door

Type of Appeal:

Written Representation

Issue:

The impact of the proposal on neighbours by way of overlooking

Result:

Appeal **Allowed** 24 November 2008

Ward:	Fortis Green
Reference Number:	HGY/2007/2519
Decision Level:	Delegated

25 Bancroft Avenue Road N2 0AR

Proposal:

Erection of a first floor rear extension and front, side and rear dormer windows

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of the residents of No. 23, with particular reference to outlook, light and privacy

The effect on the character and appearance of the appeal property and the locality

Result:

Appeal **Allowed** 26 November 2008

Ward:	Harringay
Reference Number:	HGY/2008/0097
Decision Level:	Delegated

119 Warham Road N4 1AS

Proposal:

Conversion of existing house into self contained studios/bed sits and loft conversion

Type of Appeal:

Written Representation

Issue:

Whether the proposed flats provide adequate accommodation and whether there would be an unacceptable increase in on-street parking

Result:

Appeal **Dismissed** 25 November 2008

Ward:	Muswell Hill
Reference Number:	HGY/2008/0225
Decision Level:	Delegated

39 Barrington Road N8 8QT

Proposal:

Loft conversion involving the formation of a rear dormer and a back addition dormer

Type of Appeal:

Written Representation

Issue:

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

The effect of the proposed development on the neighbours living conditions at No.37

Result:

Appeal **Dismissed** 27 November 2008

Ward:	Noel Park
Reference Number:	HGY/2007/2556
Decision Level:	Delegated

12A Site Adjoining, 12 Hornsey Park Road N8 0JP

Proposal:

Demolition of existing garages and erection of a single storey, one bedroom dwelling house

Type of Appeal:

Written Representation

Issue:

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

The effect on the living conditions of neighbouring occupiers

Whether adequate living conditions for future occupiers would be provided

Result:

Appeal **Dismissed** 28 November 2008

Ward:	Noel Park
Reference Number:	HGY/2008/0296
Decision Level:	Delegated

96 Turnpike Lane N8 0PH

Proposal:

Creation of vehicle crossover over public footways

Type of Appeal:

Written Representation

Issue:

The effect of the proposed development on the character and appearance of the area, in respect of the street scene, and its effect on highway safety

Result:

Appeal **Dismissed** 28 November 2008

Ward:	Woodside
Reference Number:	HGY/2007/2468
Decision Level:	Delegated

113 Woodside Road N22 5HR

Proposal:

Conversion of residential single dwelling house into two self contained, two bedroom flats

Type of Appeal:

Whitten Representation

Issue:

Whether the proposed development complies with the Council's policies for conversions of single family dwelling houses

Result:

Appeal **Allowed** 26 November 2008

ENFORCEMENT APPEALS

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

26 Thorold Road N22 8YE**Proposal:**

Unauthorised window replacement in a conservation area and unauthorised installation of four gas meter boxes

Type of Appeal:

Written Representation

Issue:

Whether there has been a breach of planning control

Whether or not the steps required to comply with the notice are excessive

Result:

Appeal **Dismissed** 20 November 2008

Ward:	Crouch End
Reference Number:	N/A
Decision Level:	Enforcement

83 Priory Gardens N6 5QU**Proposal:**

Erection of an outbuilding in a conservation area

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Allowed** 24 November 2008

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

77 Burgoyne Road N4 1AB

Proposal:

Conversion of a single dwelling into five self contained flats

Type of Appeal:

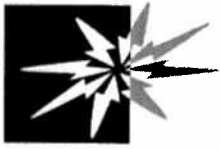
Written Representation

Issue:

Whether or not the proposed development complies with the Councils policies for conversion

Result:

Appeal **Dismissed** 25 November 2008



Agenda item:

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Planning Committee **On 13th January 2009**

Report Title: **Decisions made under delegated powers between 17 November 2008 and 21 December 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 17 November 2008 and 21 December 2008.

3. Recommendations
See following reports.

Report Authorised by:
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. 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.

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 17/11/2008 AND 21/12/2008

BACKGROUND PAPERS

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

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

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

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

WARD: **Alexandra**

Application No:	HGY/2008/2126	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	19/12/2008
Location:	Land Adjacent to 36 Alexandra Park Road N10 2AD		
Proposal:	Demolition of derelict garages / forecourt and erection of new two storey four bedroom single dwelling house with full basement level.		
Application No:	HGY/2008/2121	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/12/2008
Location:	106 Colney Hatch Lane N10 1EA		
Proposal:	Erection of part single, part two storey side/rear extension, roof alterations, conversion of loft space into habitable accommodation, creation of part basement floor, and conversion of property into three self contained dwellings with off street parking and private gardens. Erection of side dormers with conservation roof lights to front roof slope		
Application No:	HGY/2008/2101	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	18/12/2008
Location:	46 Crescent Road N22 7RZ		
Proposal:	Widening of existing French doors to rear of building and installation of tri-fold doors.		
Application No:	HGY/2008/2100	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	16/12/2008
Location:	178 Alexandra Park Road N22 7UQ		
Proposal:	Erection of single storey rear extension and roof over side access passageway.		
Application No:	HGY/2008/2145	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	11/12/2008
Location:	121 Dukes Avenue N10 2QD		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2008/1653	Officer:	David Paton
Decision:	GTD	Decision Date:	09/12/2008
Location:	Land rear of 6-8 Crescent Road N22 7RS		
Proposal:	Erection of 2 storey two bed dwellinghouse.		
Application No:	HGY/2008/2012	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	04/12/2008
Location:	35 Clyde Road N22 7AD		
Proposal:	Erection of single storey out door building.		
Application No:	HGY/2008/2014	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	26/11/2008
Location:	Allotment gardens Winton Avenue N11		
Proposal:	Demolition of existing sheds and erection of single storey new wooden log cabin / workshop / garage.		

Application No: **HGY/2008/1992** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 26/11/2008
Location: 84 Albert Road N22 7AH

Proposal: Erection of rear dormer window, insertion of 2 x velux windows to front elevation to facilitate a loft conversion.

Application No: **HGY/2008/1974** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 26/11/2008
Location: 39 Muswell Avenue N10 2EB

Proposal: Conservation Area Consent for demolition of existing fence, trellis, masonry to the boundaries of property and erection of low level brick walls, new piers to pedestrian entrance, vehicle entrance and new hardwood fence / trellis.

Application No: **HGY/2008/1973** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 26/11/2008
Location: 39 Muswell Avenue N10 2EB

Proposal: Demolition of existing fence, trellis, masonry to the boundaries of property and erection of low level brick walls, new piers to pedestrian entrance, vehicle entrance and new hardwood fence / trellis.

Application No: **HGY/2008/1962** Officer: Ruma Nowaz
Decision: GTD Decision Date: 26/11/2008
Location: Flat 11, 11 Alexandra Park Road N10 2DB

Proposal: Installation of satellite dish.

Application No: **HGY/2008/1945** Officer: Subash Jain
Decision: REF Decision Date: 24/11/2008
Location: 59 Grasmere Road N10 2DH

Proposal: Formation of a new door opening at basement level with steps up to garden level to front of property.

Application No: **HGY/2008/1928** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 20/11/2008
Location: Ground Floor Flat, 50 Rosebery Road N10 2LJ

Proposal: Erection of single storey ground floor conservatory.

WARD: **Bounds Green**

Application No: **HGY/2008/2086** Officer: Robin Campbell
Decision: GTD Decision Date: 16/12/2008
Location: 2 Torrington Gardens N11 2AB

Proposal: Erection of single storey rear extension at ground floor and erection of basement rear extension.

Application No: **HGY/2008/2081** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 16/12/2008
Location: Units D, E + F 107 Myddleton Road N22 8NE

Proposal: Conversion of part of existing building currently used as 2 studio flats to create 1 x one bedroom flat.

Application No:	HGY/2008/2111	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	10/12/2008
Location:	2 Queens Parade, Bounds Green Road N11 2EU		
Proposal:	Installation of fume extract system to rear elevation of building.		
Application No:	HGY/2008/2092	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	10/12/2008
Location:	110 Myddleton Road N22 8NQ		
Proposal:	Installation of rolling shutters.		
Application No:	HGY/2008/1987	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	10/12/2008
Location:	Studio Flat, Tewkesbury Court, Warwick Road N11 2TX		
Proposal:	Retrospective application for the retention of 2 self-contained flats.		
Application No:	HGY/2008/2041	Officer:	Ruma Nowaz
Decision:	PERM REQ	Decision Date:	09/12/2008
Location:	17 Whittington Road N22 8YS		
Proposal:	Use of property as six bedsit / studios.		
Application No:	HGY/2008/2027	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	08/12/2008
Location:	1 Finsbury Road N22 8PA		
Proposal:	Provision of fire escape for the upper accommodation and alterations to front elevation of the entrance.		
Application No:	HGY/2008/2050	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/12/2008
Location:	73 Bounds Green Road N22 8DF		
Proposal:	Creation of vehicle crossover.		
Application No:	HGY/2008/1972	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	26/11/2008
Location:	79 Durnsford Road N11 2EN		
Proposal:	Formation of crossover to a classified road.		
Application No:	HGY/2008/1950	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/11/2008
Location:	47 Parkhurst Road N22		
Proposal:	Conversion of office into 1 x one bed bungalow.		
Application No:	HGY/2008/1978	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	24/11/2008
Location:	41 Sidney Road N22 8LT		
Proposal:	Use of property as two self contained flats.		

Application No: **HGY/2008/1921** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 21/11/2008
 Location: Bus Shelter outside Bounds Green Court, Bounds Green Road N11
 Proposal: Display of 1 x internally illuminated advertisement panel.

Application No: **HGY/2008/1934** Officer: Matthew Gunning
 Decision: REF Decision Date: 20/11/2008
 Location: Land Adjacent to 2 Churston Gardens N11 2NL
 Proposal: Demolition of garage and erection of a two storey detached three bed dwelling house.

WARD: **Bruce Grove**

Application No: **HGY/2008/2120** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 19/12/2008
 Location: 104 Greyhound Road N17 6XN
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/2113** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 19/12/2008
 Location: 96 Woodside Gardens N17 6UW
 Proposal: Erection of two storey side extension.

Application No: **HGY/2008/2106** Officer: Robin Campbell
 Decision: GTD Decision Date: 18/12/2008
 Location: Elm Place, 15 - 16 Bruce Grove N17 6UU
 Proposal: Listed Building Consent for installation of wrought iron gates at entrance to car park of Elm Place.

Application No: **HGY/2008/2103** Officer: Robin Campbell
 Decision: GTD Decision Date: 18/12/2008
 Location: Elm Place, 15 - 16 Bruce Grove N17 6UU
 Proposal: Installation of wrought iron gates at entrance to car park of Elm Place

Application No: **HGY/2008/2099** Officer: Matthew Gunning
 Decision: GTD Decision Date: 18/12/2008
 Location: 131 Napier Road N17 6YQ
 Proposal: Erection of two-storey single dwelling house consisting of three bedrooms.

Application No: **HGY/2008/2095** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 16/12/2008
 Location: Timber Lodge Moorefield Road N17 6PY
 Proposal: Use of property as House in Multiple Occupation (HMO).

Application No: **HGY/2008/2019** Officer: Subash Jain
Decision: REF Decision Date: 04/12/2008
Location: 77-78 Bruce Grove N17 6UZ
Proposal: Change of use of existing property from shop (A1) to restaurant / cafe (A3).

Application No: **HGY/2008/1990** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 02/12/2008
Location: 207-209 Mount Pleasant Road N17 6JH
Proposal: Alterations to 207 and 209 Mount Pleasant Road to create a large single dwellinghouse.

Application No: **HGY/2008/2000** Officer: Robin Campbell
Decision: GTD Decision Date: 26/11/2008
Location: 563 High Road N17 6SB
Proposal: Installation of new shopfront shutter and box.

Application No: **HGY/2008/1961** Officer: David Paton
Decision: GTD Decision Date: 25/11/2008
Location: Snooker Hall, 117 Bruce Grove N17 6UR
Proposal: Partial change of use of snooker hall space (D2) into restaurant (A3).

Application No: **HGY/2008/1951** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 24/11/2008
Location: 53 Ranelagh Road N17 6XZ
Proposal: Conversion of property into two self contained flats.

WARD: **Crouch End**

Application No: **HGY/2008/2171** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 18/12/2008
Location: 23 Tivoli Road N8 8RE
Proposal: Formation of rear dormer window and installation of 3 x velux rooflights to front roofslope to create a loft conversion.

Application No: **HGY/2008/2237** Officer: Jeffrey Holt
Decision: GTD Decision Date: 18/12/2008
Location: 11A Birchington Road N8 8HR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/2118** Officer: Jeffrey Holt
Decision: GTD Decision Date: 18/12/2008
Location: 40 Berkeley Road N8 8RU
Proposal: Excavation of basement to create utility area.

Application No:	HGY/2008/2065	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	10/12/2008
Location:	7 Landrock Road N8 9HP		
Proposal:	Erection of 2 x rear dormer windows.		
Application No:	HGY/2008/2094	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	09/12/2008
Location:	67 Crouch Hall Road N8 8HD		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2008/2049	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/12/2008
Location:	37 Coleridge Road N8 8EH		
Proposal:	Erection of rear dormer window and insertion of 3 x velux windows to front elevation and rear ground floor extension.		
Application No:	HGY/2008/1936	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	09/12/2008
Location:	41 Claremont Road N6 5DA		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2008/1932	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	09/12/2008
Location:	94 Priory Gardens N6 5QT		
Proposal:	Tree works to include various works to various trees.		
Application No:	HGY/2008/2047	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	27/11/2008
Location:	8 Crescent Road N8 8AT		
Proposal:	Erection of timber garden room in the rear of back garden.		
Application No:	HGY/2008/1968	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	25/11/2008
Location:	36 Cecile Park N8 9AS		
Proposal:	Demolition of existing single storey & first floor rear extension and erection of a new single storey and first floor rear extension and insertion of three velux windows to rear and side roofslopes.		
Application No:	HGY/2008/2048	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	21/11/2008
Location:	Flat 2 Corrib Heights Crescent Road N8 8DA		
Proposal:	Installation of 3 x double glazed windows to match the existing design.		
Application No:	HGY/2008/2015	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	20/11/2008
Location:	Flat 1, 92 Crouch Hill N8 9ED		
Proposal:	Use of property as one studio flat.		

Application No: **HGY/2008/2011** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 20/11/2008
Location: Flat 6 92 Crouch Hill N8 9ED
Proposal: Use of property as one studio flat.

Application No: **HGY/2008/2010** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 20/11/2008
Location: Flat 5 92 Crouch Hill N8 9ED
Proposal: Use of property as one studio flat.

Application No: **HGY/2008/2018** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 19/11/2008
Location: Flat 2, 92 Crouch Hill N8 9ED
Proposal: Use of property as one studio flat.

Application No: **HGY/2008/2017** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 19/11/2008
Location: Flat 3, 92 Crouch Hill N8 9ED
Proposal: Use of property as one self-contained flat.

Application No: **HGY/2008/2016** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 19/11/2008
Location: Flat 4, 92 Crouch Hill N8 9ED
Proposal: Use of property as one bed self-contained flat.

Application No: **HGY/2008/1823** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 19/11/2008
Location: 32 Avenue Road N6 5DW
Proposal: Erection of a single storey rear extension with roof terrace and erection of first floor rear extension and conversion of existing 4 flats and a 2 bedroom HMO unit to 4 flats including an extension to the basement.

Application No: **HGY/2007/0976** Officer: Stuart Cooke
Decision: GTD Decision Date: 18/11/2008
Location: 2 Priory Gardens N6 5QS
Proposal: Approval Of Details pursuant to Conditions 3, 4 (materials), 5 (landscaping), 8, 9 (fencing), 10 (excavation), 22 (loading), 23 (arborial method statement) and 24 (method statement) attached to planning permission reference HGY/2001/1141.

WARD: **Fortis Green**

Application No: **HGY/2008/2110** Officer: Subash Jain
Decision: REF Decision Date: 19/12/2008
Location: 23 Collingwood Avenue N10 3EH
Proposal: Roof extension to provide additional habitable rooms.

Application No:	HGY/2008/2087	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	17/12/2008
Location:	31 Osier Crescent N10 1QR		
Proposal:	Erection of single storey rear / side extension.		
Application No:	HGY/2008/2082	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/12/2008
Location:	5 Church Vale N2 9PB		
Proposal:	Erection of rear dormer window with inset balcony and French windows, enlargement of side dormer window and insertion of 2 x velux windows to the front gable roofslope.		
Application No:	HGY/2008/0740	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	10/12/2008
Location:	51 Queens Avenue N10 3PE		
Proposal:	Erection of basement and ground floor rear extension.		
Application No:	HGY/2008/2051	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	09/12/2008
Location:	160 Osier Crescent N10 1RF		
Proposal:	Tree works to include crown reduction by 20% of 2 x London Plane trees at rear of property.		
Application No:	HGY/2008/2037	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	08/12/2008
Location:	27 Greenham Road N10 1LN		
Proposal:	Retention of rear dormer window with 1 x velux window to front elevation.		
Application No:	HGY/2008/1986	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/11/2008
Location:	The Meadow, Meadow Drive N10 1PL		
Proposal:	Fell five Ash trees to ground level and grind out stumps.		
Application No:	HGY/2008/1953	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	25/11/2008
Location:	4 Queens Avenue N10 3NR		
Proposal:	Installation of new double doors and roof terrace with railings to rear of property.		
Application No:	HGY/2008/0624	Officer:	Luke McSoriley
Decision:	GTD	Decision Date:	19/11/2008
Location:	Former Lynx Depot, Coppetts Road N10 1JP		
Proposal:	Approval Of Details pursuant to Condition 5 (soft landscaping) attached to planning permission reference HGY/2004/1943.		
Application No:	HGY/2008/1947	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	18/11/2008
Location:	83A Fortis Green N2 9HU		
Proposal:	Tree works to include cutting to ground level of 1 x Chestnut tree at side of property.		

Application No: **HGY/2008/1922** Officer: Matthew Gunning
Decision: GTD Decision Date: 18/11/2008
Location: 8 Dukes Avenue N10 2PT
Proposal: Formation of rear dormer window and insertion of 3 x velux rooflights to front elevation to facilitate a loft conversion; refurbishment, reconfiguring of internal layout, minor rearrangement to fenestration to rear and replacement of existing balcony.

Application No: **HGY/2008/1914** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 18/11/2008
Location: 19 Western Road N2 9JB
Proposal: Erection of single storey rear extension with alteration to existing rear roof to accommodate a lean to roof to side and rear of the property.

WARD: **Harringay**

Application No: **HGY/2008/2209** Officer: Megan Cochrane
Decision: GTD Decision Date: 18/12/2008
Location: 69 Raleigh Road N8 0JD
Proposal: Use of property as two self-contained two bedroom flats.

Application No: **HGY/2008/2125** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 18/12/2008
Location: McDonalds Restaurant, Green Lanes, Williamson Road N4
Proposal: Display of internally illuminated pole sign.

Application No: **HGY/2008/2102** Officer: Megan Cochrane
Decision: GTD Decision Date: 10/12/2008
Location: 51 Cavendish Road N4 1RP
Proposal: Tree works to include pruning to previous points of 1 x Oak tree at rear of property.

Application No: **HGY/2008/2058** Officer: Jeffrey Holt
Decision: REF Decision Date: 09/12/2008
Location: 329A Green Lanes N4 1DZ
Proposal: Demolition of existing garage and erection of two storey building with a mansard roof extension, excavation of basement to provide 2 x 1 bed flats.

Application No: **HGY/2008/1841** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 09/12/2008
Location: 49 Warham Road N4 1AR
Proposal: Use of property as 3 self contained flats.

Application No: **HGY/2008/1803** Officer: Jeffrey Holt
Decision: GTD Decision Date: 19/11/2008
Location: 33 Umfreville Road N4 1RY
Proposal: Demolition of existing ground floor rear extension and erection of new ground floor rear extension.

Application No: **HGY/2008/1631** Officer: Stuart Cooke
 Decision: GTD Decision Date: 19/11/2008
 Location: Land Adjacent To 1 Tancred Road N4
 Proposal: Approval Of Details pursuant to Conditions 4 (thresholds and boundary treatment), 5 (planting of trees / shrubs), 8 (Car parking, loading / unloading) and 9 (Refuse and waste storage) attached to planning permission reference HGY/2008/0021.

WARD: Highgate

Application No: **HGY/2008/2136** Officer: Matthew Gunning
 Decision: GTD Decision Date: 19/12/2008
 Location: Highgate Primary School, North Hill N6 4ED
 Proposal: Extension & refurbishment of existing building to form full children's centre facilities.

Application No: **HGY/2008/2112** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 19/12/2008
 Location: 39 Wood Lane N6 5UD
 Proposal: Tree works to include crown reduction by 20% of 1 x Sycamore tree, crown reduction by 50% of 1 x Bay tree and remove one low branch of 1 x Dwarf Beech Tree at rear of property.

Application No: **HGY/2008/2107** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 19/12/2008
 Location: Oaktree Cottage, 38 Hampstead Lane N6 4LA
 Proposal: Erection of single storey side / rear extension.

Application No: **HGY/2008/2096** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 11/12/2008
 Location: 7 North Grove N6 4SH
 Proposal: Creation of a wooden deck to rear garden.

Application No: **HGY/2008/2061** Officer: Subash Jain
 Decision: PERM DEV Decision Date: 10/12/2008
 Location: 5 Cromwell Place N6 5HR
 Proposal: Alterations to existing extension and patio, including other internal alterations.

Application No: **HGY/2008/2070** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 09/12/2008
 Location: 55a Talbot Road N6 4QX
 Proposal: Replacement of existing timber doors with new timber doors and formation of garden area at basement level.

Application No: **HGY/2008/1998** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 09/12/2008
 Location: Heathways, Courtenay Avenue N6 4LR
 Proposal: Installation of external condenser unit to rear of property.

Application No:	HGY/2008/1926	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	09/12/2008
Location:	Highgate School North Road N6 4AY		
Proposal:	Tree works to include various works to various trees.		
Application No:	HGY/2008/1918	Officer:	David Paton
Decision:	GTD	Decision Date:	09/12/2008
Location:	Highgate School Sports Field Bishopswood Road		
Proposal:	Approval Of Details pursuant to Condition 4 (Arboricultural Method Statement) attached to planning permission reference HGY/2008/0831.		
Application No:	HGY/2008/2029	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/12/2008
Location:	Flat 1, 72 Milton Park N6 5PZ		
Proposal:	Erection of single storey rear ground floor extension.		
Application No:	HGY/2008/2026	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/12/2008
Location:	Flat 1, 72 Milton Park N6 5PZ		
Proposal:	Replacement of existing timber framed windows to front elevation with painted timber frame double glazed windows.		
Application No:	HGY/2008/2022	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/12/2008
Location:	13 Highgate Avenue N6 5SB		
Proposal:	Erection of second floor extension.		
Application No:	HGY/2008/2006	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	02/12/2008
Location:	3 Sheldon Avenue N6 4JS		
Proposal:	Tree works to include crown thinning of T1; 1 x Oak by 20%, crown reduction of T2; 1 x Holly by 20% and crown thinning by 10%, crown reduction by 30% and thinning by 10% of T3; 1 x Crataegus (Hawthorn) and felling of cypress T1 to T13.		
Application No:	HGY/2008/1989	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	02/12/2008
Location:	8 Stormont Road N6 4NL		
Proposal:	Partial demolition of side elevation and erection of side / rear single storey extension.		
Application No:	HGY/2008/1830	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	02/12/2008
Location:	23 Talbot Road N6 4QS		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2008/2064	Officer:	Megan Cochrane
Decision:	REF	Decision Date:	28/11/2008
Location:	3 Oldfield Mews N6 5XA		
Proposal:	Fell to ground level one Horse Chestnut tree at front of property.		

Application No:	HGY/2008/2068	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	27/11/2008
Location:	426-428 Archway Road N6 4JH		
Proposal:	Approval Of Details pursuant to Condition 3 (materials), Condition 4 (site levels), Condition 5 (landscaping), Condition 8 (enclosures and screens), Condition 9 (pre-commencement site meeting), and Condition 14 elevational details) attached to planning permission reference HGY/2007/2487.		
Application No:	HGY/2008/1502	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	27/11/2008
Location:	69 Cromwell Avenue N6 5HS		
Proposal:	Erection of single storey rear extension on existing terrace.		
Application No:	HGY/2008/1993	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	26/11/2008
Location:	21 Broadlands Road N6 4AE		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2008/1976	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	25/11/2008
Location:	78A Talbot Road N6 4RA		
Proposal:	Tree works to include felling of Ash saplings T2 - T6 and 30% crown reduce Ash trees T1 and T7.		
Application No:	HGY/2008/1948	Officer:	Robin Campbell
Decision:	REF	Decision Date:	25/11/2008
Location:	3 Bloomfield Road N6 4ET		
Proposal:	Erection of climbing frame and zip wire in rear garden.		
Application No:	HGY/2008/1543	Officer:	David Paton
Decision:	GTD	Decision Date:	25/11/2008
Location:	High Point 1, North Hill N6 4BA		
Proposal:	Listed Building Consent for recovering, insulating and paving of existing flat roof.		
Application No:	HGY/2008/1952	Officer:	David Paton
Decision:	GTD	Decision Date:	24/11/2008
Location:	2 Cholmeley Crescent N6 5HA		
Proposal:	Erection of single storey rear infill extension.		
Application No:	HGY/2008/1194	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/11/2008
Location:	16 Broadlands Road N6 4AN		
Proposal:	Listed Building Consent for demolition of existing extension, garage and erection of single storey rear extension, new home office, excavation of basement to provide 2 bedrooms, swimming pool and gym. Refurbishment of existing house including changing non-original windows to match existing original windows.		

Application No: **HGY/2008/1920** Officer: Ruma Nowaz
Decision: REF Decision Date: 18/11/2008
Location: 67 Sheldon Avenue N6 4NH
Proposal: Erection of railings and gates with landscaping.

Application No: **HGY/2008/1522** Officer: David Paton
Decision: GTD Decision Date: 18/11/2008
Location: St Michaels School, North Road N6 4BG
Proposal: Listed Building Consent for installation of solar panels on flat roof.

Application No: **HGY/2008/1996** Officer: Matthew Gunning
Decision: GTD Decision Date: 17/11/2008
Location: 46 / 48 Holmesdale Road N6 5TQ
Proposal: Approval Of Details pursuant to Conditions 3 (Samples of facing materials), 4 (Site Levels) and 5 (Landscaping) attached to planning permission reference HGY/2007/2042.

Application No: **HGY/2008/1744** Officer: Matthew Gunning
Decision: REF Decision Date: 17/11/2008
Location: 143 North Hill N6 4DP
Proposal: Listed Building Consent for demolition of existing first floor side extension and erection of new first floor side extension, demolition of existing garden wall and erection of new 2.2m high garden wall.

Application No: **HGY/2008/1740** Officer: Matthew Gunning
Decision: REF Decision Date: 17/11/2008
Location: 143 North Hill N6 4DP
Proposal: Demolition of existing first floor side extension and erection of new first floor side extension, demolition of existing garden wall and erection of new 2.2m high garden wall.

Application No: **HGY/2008/1192** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 17/11/2008
Location: 16 Broadlands Road N6 4AN
Proposal: Demolition of existing extension, garage and erection of single storey rear extension, new home office, excavation of basement to provide 2 bedrooms, swimming pool and gym. Refurbishment of existing house including changing non-original windows to match existing original windows.

WARD: **Hornsey**

Application No: **HGY/2008/2151** Officer: Megan Cochrane
Decision: PERM DEV Decision Date: 18/12/2008
Location: 55 North View Road N8 7LN
Proposal: Erection of rear dormer window, roof extension and insertion of 2 x velux windows to front roofslope (Amended Description).

Application No: **HGY/2008/1679** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 16/12/2008
Location: 19 Priory Avenue N8 7RP
Proposal: Retention of existing open plan basement flat.

Application No: **HGY/2008/2043** Officer: Oliver Christian
Decision: REF Decision Date: 09/12/2008
Location: 14 Priory Road N8 7RD
Proposal: Conversion of second floor with erection of rear dormer window and insertion of two rooflights to front roofslope to facilitate a loft conversion to create two self contained flats.

Application No: **HGY/2008/1849** Officer: Stuart Cooke
Decision: GTD Decision Date: 09/12/2008
Location: 19 Ribblesdale Road N8 7EP
Proposal: Approval Of Details pursuant to Conditions 2 (materials), 3 (planting of trees), 4 (existing trees), 5 (levels of all thresholds), 6 (construction hours), 7 (soil investigation), 8 (enlargement), 9 (number of units constructed), 10 (refuse / waste storage), 11 (signs) and 12 (commemorative plaque) attached to planning permission reference HGY/2008/0759.

Application No: **HGY/2008/2089** Officer: Megan Cochrane
Decision: GTD Decision Date: 27/11/2008
Location: 49A Nightingale Lane N8 7RA
Proposal: Erection of rear dormer window and insertion of two rooflights to front roofslope.

Application No: **HGY/2008/2088** Officer: Jeffrey Holt
Decision: NOT DEV Decision Date: 27/11/2008
Location: 25 Linzee Road N8 7RG
Proposal: Use of property as single dwelling house.

Application No: **HGY/2008/1930** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 19/11/2008
Location: 2 Gisburn Road N8 7BS
Proposal: Erection of extension over back addition.

WARD: **Muswell Hill**

Application No: **HGY/2008/2147** Officer: Michelle Bradshaw
Decision: PERM DEV Decision Date: 19/12/2008
Location: 82 Priory Road N8 7EY
Proposal: Erection of single storey rear extension and rear dormer window.

Application No: **HGY/2008/1983** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 10/12/2008
Location: 45 Hillfield Park N10 3QU
Proposal: Alterations to loft level to include insertion of 1 x rooflight to front elevation and new steps / glazed balustrade.

Application No: **HGY/2008/2067** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 09/12/2008
Location: 11 Firs Avenue N10 3LY
Proposal: Erection of rear dormer window and four skylights on the front roof slope to facilitate a loft conversion.

Application No:	HGY/2008/2025	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	08/12/2008
Location:	28 Cranley Gardens N10 3AP		
Proposal:	Tree works to include 30% crown reduction of Aesculus Hippocastanum (Horse-Chestnut) tree.		
Application No:	HGY/2008/2069	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/12/2008
Location:	52 Carysfort Road N8 8RB		
Proposal:	Extension of existing basement and installation of skylight to front elevation.		
Application No:	HGY/2008/2007	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	03/12/2008
Location:	12 Fortis Green Road N10 3HN		
Proposal:	Erection of metal framed canopy and bakery store.		
Application No:	HGY/2008/1984	Officer:	Valerie Okeiyi
Decision:	PERM REQ	Decision Date:	27/11/2008
Location:	11 Firs Avenue N10 3LY		
Proposal:	Erection of single storey rear extension, incorporating lower ground floor alteration including formation of new stairs.		
Application No:	HGY/2008/1977	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	26/11/2008
Location:	169 Avenue Mews N10 3NN		
Proposal:	Renewal of time limited permission HGY/38920 to allow continued use of first floor and part second floor to be used as consultation rooms for alternative medical practitioners.		
Application No:	HGY/2008/1969	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	25/11/2008
Location:	Odeon Cinema, Fortis Green Road N10 3HP		
Proposal:	Display of 1 x projecting sign.		
Application No:	HGY/2008/1939	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/11/2008
Location:	174 Muswell Hill Road N10 3NG		
Proposal:	Demolition of existing rear extension and erection of single storey rear extension incorporating sliding / folding doors.		
Application No:	HGY/2008/1908	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	18/11/2008
Location:	1 Church Crescent N10 3NA		
Proposal:	Over cladding of existing two storey and single storey rear extensions with timber cladding.		
Application No:	HGY/2008/1900	Officer:	Subash Jain
Decision:	PERM DEV	Decision Date:	17/11/2008
Location:	27 Redston Road N8 7HL		
Proposal:	Erection of dormer window and insertion of 3 x velux windows to front elevation to facilitate a loft conversion.		

WARD: Noel Park

Application No: **HGY/2008/2134** Officer: Robin Campbell
 Decision: GTD Decision Date: 16/12/2008
 Location: 64 Turnpike Lane N8 0PR
 Proposal: Erection of rear dormer with new front gable roof.

Application No: **HGY/2008/2078** Officer: Matthew Gunning
 Decision: REF Decision Date: 16/12/2008
 Location: 12 Hornsey Park Road N8 0JP
 Proposal: Ground floor front extension and conversion of existing garages into 1 x one bed bedroom unit.

Application No: **HGY/2008/2085** Officer: Ruma Nowaz
 Decision: REF Decision Date: 10/12/2008
 Location: 541 Lordship Lane N22 5DN
 Proposal: Replacement of existing single glazed windows with double glazed windows.

Application No: **HGY/2008/2023** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/12/2008
 Location: 61 Meads Road N22 6RN
 Proposal: Replacement of existing timber sash bay window and rear timber door with UPVC double glazing.

Application No: **HGY/2008/2003** Officer: Ruma Nowaz
 Decision: REF Decision Date: 02/12/2008
 Location: 280 Lymington Avenue N22 6JN
 Proposal: Replacement of existing single glazed slider wood windows with double glazed PVC slider windows.

Application No: **HGY/2008/1871** Officer: Subash Jain
 Decision: REF Decision Date: 21/11/2008
 Location: 663 Lordship Lane N22 5LA
 Proposal: Erection of two storey rear extension to provide accommodation for 2 new studio flats, a small rear terrace at ground floor level and excavation, landscaping of the existing concrete yard to provide a new lawn / cycle racks.

Application No: **HGY/2008/1906** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 17/11/2008
 Location: Land adjacent to 27 Boreham Road N22
 Proposal: Retention of existing front boundary wall.

WARD: Northumberland Park

Application No: **HGY/2008/2052** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 16/12/2008
 Location: 76 White Hart Lane N17 8HP
 Proposal: Retention of use of property as social club with hours of opening 11am to 8pm Monday to Saturday and 11am until 5pm on Sunday.

Application No: **HGY/2008/2075** Officer: Jeffrey Holt
Decision: GTD Decision Date: 15/12/2008
Location: 18 Baronet Road N17 0LU
Proposal: Erection of two storey rear extension and side dormer.

Application No: **HGY/2008/1955** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 09/12/2008
Location: 26 Bromley Road N17 0AR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/2195** Officer: Michelle Bradshaw
Decision: PERM DEV Decision Date: 04/12/2008
Location: 15 Bromley Road N17 0AR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1957** Officer: Subash Jain
Decision: GTD Decision Date: 25/11/2008
Location: 51a Northumberland Park N17 0TB
Proposal: Erection of single storey rear conservatory with walkway to side of property.

WARD: **St Anns**

Application No: **HGY/2008/2119** Officer: Megan Cochrane
Decision: REF Decision Date: 19/12/2008
Location: 74-75 Grand Parade, Green lanes N4 1DX
Proposal: Enlargement of existing extension towards the rear.

Application No: **HGY/2008/2198** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 09/12/2008
Location: 49 Glenwood Road N15 3JS
Proposal: Use of property as four self-contained flats.

Application No: **HGY/2008/2122** Officer: Jeffrey Holt
Decision: GTD Decision Date: 09/12/2008
Location: St Anns General Hospital, St Anns Road N15
Proposal: Creation of new free standing single storey boilerroom.

Application No: **HGY/2008/2024** Officer: Jeffrey Holt
Decision: GTD Decision Date: 27/11/2008
Location: R/O 2 Gorleston Road N15
Proposal: Retention of single storey rear extension.

Application No: **HGY/2008/1967** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 20/11/2008
Location: Olive Grove, Abbotsford Avenue N15
Proposal: Erection of new three storey, 3 bedroom single family dwelling house.

Application No: **HGY/2008/1931** Officer: Jeffrey Holt
Decision: GTD Decision Date: 19/11/2008
Location: 4 Edgecot Grove, Braemar Road N15 5HD
Proposal: Change of use from shop (A1) to office (A2).

Application No: **HGY/2008/1916** Officer: Jeffrey Holt
Decision: PERM REQ Decision Date: 19/11/2008
Location: 23 Clinton Road N15 5BH
Proposal: Erection of rear dormer window and insertion of 2 x velux window to front elevation to facilitate loft conversion.

WARD: **Seven Sisters**

Application No: **HGY/2008/2143** Officer: Megan Cochrane
Decision: GTD Decision Date: 19/12/2008
Location: 89 Wargrave Avenue N15 6TU
Proposal: Demolition of existing single storey rear extension and erection of new single storey rear extension.

Application No: **HGY/2008/2137** Officer: Megan Cochrane
Decision: GTD Decision Date: 18/12/2008
Location: 110 Lealand Road N15 6JT
Proposal: Erection of a front and rear dormer window to facilitate a loft conversion (AMENDED DESCRIPTION).

Application No: **HGY/2008/2164** Officer: Stuart Cooke
Decision: GTD Decision Date: 16/12/2008
Location: Sir Frederick Messer Estate, St Anns Road N15
Proposal: Erection of 2100mm high youth shelter and associated landscape work.

Application No: **HGY/2008/2031** Officer: Oliver Christian
Decision: GTD Decision Date: 16/12/2008
Location: J Sainsbury Plc, Williamson Road N4 1UJ
Proposal: Highway alterations to Williamson Road, including amendments to Sainsbury's car park.

Application No: **HGY/2008/2079** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 16/12/2008
Location: 28 Crowland Road N15 6UT
Proposal: Change of use of existing property into House in Multiple Occupation (HMO).

Application No:	HGY/2008/2066	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	10/12/2008
Location:	93 Vartry Road N15 6QD		
Proposal:	Erection of rear hardwood timber conservatory.		
Application No:	HGY/2008/2063	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	10/12/2008
Location:	First Floor Flat 10 Vale Road N4 1PZ		
Proposal:	Retrospective planning application for replacement of existing sash windows with new PVC window made up of one lower fixed panel and two upper outward opening panels (AMENDED DESCRIPTION).		
Application No:	HGY/2008/2205	Officer:	Megan Cochrane
Decision:	PERM DEV	Decision Date:	09/12/2008
Location:	31 Riverside Road N15 6DA		
Proposal:	Demolition of existing conservatory and erection of single storey rear extension.		
Application No:	HGY/2008/1429	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/12/2008
Location:	R/O 242-274 Hermitage Road N4 1NR		
Proposal:	Approval Of Details pursuant to Condition 12 (details of the hard surfaces to be permeable) attached to planning permission reference HGY/2007/1442.		
Application No:	HGY/2008/2179	Officer:	Megan Cochrane
Decision:	PERM DEV	Decision Date:	27/11/2008
Location:	134 Craven Park Road N15 6AB		
Proposal:	Erection of rear dormer window and insertion of 2 x velux windows to facilitate a loft conversion.		
Application No:	HGY/2008/2074	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	27/11/2008
Location:	115B Fairview Road N15 6TS		
Proposal:	Erection of front and rear dormer window.		
Application No:	HGY/2008/1946	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	19/11/2008
Location:	Gladesmore Community School, Crowland Road N15 6EB		
Proposal:	Approval Of Details pursuant to Condition 4(a), (b) and (c) (tree pruning and removal) attached to planning permission reference HGY/2008/1433.		

WARD: **Stroud Green**

Application No:	HGY/2008/2197	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	18/12/2008
Location:	Flat C, 93 Upper Tollington Park N4 4LP		
Proposal:	Replacement of existing windows with UPVC double glazed windows.		

Application No: **HGY/2008/2156** Officer: Jeffrey Holt
Decision: REF Decision Date: 10/12/2008
Location: 86 Florence Road N4 4DP
Proposal: Erection of second floor rear extension to provide a new bathroom.

Application No: **HGY/2008/2060** Officer: Jeffrey Holt
Decision: REF Decision Date: 09/12/2008
Location: 2 Granville Road N4 4EL
Proposal: Roof extension to include 3 x dormer windows.

Application No: **HGY/2008/1845** Officer: Jeffrey Holt
Decision: GTD Decision Date: 09/12/2008
Location: 220 Stapleton Hall Road N4 4QR
Proposal: Erection of rear dormer window and roof light to rear elevation.

Application No: **HGY/2008/2077** Officer: Megan Cochrane
Decision: GTD Decision Date: 27/11/2008
Location: Flat B 128 Stapleton Hall Road N4 4QB
Proposal: Replacement of 2 x timber sash windows to rear with new double glazed oak sash windows at first floor level.

Application No: **HGY/2008/2080** Officer: Megan Cochrane
Decision: GTD Decision Date: 27/11/2008
Location: 9 Oxford Road N4 3HA
Proposal: Replacement of existing windows to double glazed timber windows and renew roof covering to match existing with synthetic slates.

Application No: **HGY/2008/2071** Officer: Megan Cochrane
Decision: GTD Decision Date: 24/11/2008
Location: 5 Victoria Road N4 3SH
Proposal: Use of property as three self contained flats

WARD: Tottenham Green

Application No: **HGY/2008/2093** Officer: Oliver Christian
Decision: REF Decision Date: 16/12/2008
Location: 37A Broad Lane N15 4DJ
Proposal: Erection of 2 storey, 4 x one bed house, 2 x two bed house and 2 x three bed self contained flats.

Application No: **HGY/2008/2128** Officer: Jeffrey Holt
Decision: REF Decision Date: 10/12/2008
Location: 216 West Green Road N15 5AN
Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2008/2034** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 05/12/2008
Location: 199 Philip Lane N15 4HL
Proposal: Retention of internally illuminated fascia sign for ATM

Application No: **HGY/2008/2032** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 05/12/2008
Location: 199 Philip Lane N15 4HL
Proposal: Retention of automated teller machine (ATM)

Application No: **HGY/2008/2178** Officer: Stuart Cooke
Decision: GTD Decision Date: 27/11/2008
Location: Garage at Harold Road/ Newton Road
Proposal: Approval of Details pursuant to Condition 4 (soft landscaping), Condition 5 (hard landscaping), Condition 10 (car parking), Condition 13 (Aerials) and Condition 14 (solar water heating) attached to planning permission reference HGY/2007/1502.

Application No: **HGY/2008/2124** Officer: Elizabeth Ennin-Gyasi
Decision: PERM DEV Decision Date: 27/11/2008
Location: 107 Antill Road N15 4AR
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1441** Officer: Stuart Cooke
Decision: GTD Decision Date: 27/11/2008
Location: Garage at Harold Road/ Newton Road N15
Proposal: Approval Of Details pursuant to Condition 11 (Refuse provision) attached to planning permission reference HGY/2007/1502.

Application No: **HGY/2008/1205** Officer: Stuart Cooke
Decision: GTD Decision Date: 27/11/2008
Location: 1A Bedford Road N15 4HA
Proposal: Approval Of Details pursuant to Condition 5 (materials), Condition 10 (Refuse/Waste), Condition 11 (full details of elevations to Bedford Road) and Condition 12 (boundary treatment) attached to planning permission reference HGY/2004/0358.

Application No: **HGY/2008/0905** Officer: Stuart Cooke
Decision: GTD Decision Date: 27/11/2008
Location: Garage at Harold Road Newton Road N15
Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2007/1502.

WARD: **Tottenham Hale**

Application No: **HGY/2008/2098** Officer: Oliver Christian
Decision: REF Decision Date: 17/12/2008
Location: Land at rear of 352-360 High Road N17 9HT
Proposal: Conservation Area Consent for demolition of existing single storey garage and shed, erection of part single storey, part two storey mixed use building comprising B1 unit at ground floor level and 1 x two bed flat at first floor level.

Application No: **HGY/2008/2097** Officer: Oliver Christian
 Decision: REF Decision Date: 17/12/2008
 Location: Land at rear of 352-360 High Road N17 9HT
 Proposal: Demolition of existing single storey garage and shed, erection of part single storey, part two storey mixed use building comprising B1 unit at ground floor level and 1 x two bed flat at first floor level.

Application No: **HGY/2008/2045** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/12/2008
 Location: 500 High Road N17 9JF
 Proposal: Variation of Condition 2 (Opening Hours) attached to planning permission HGY/24414 to extend opening hours to allow operation from 0500 to 0100 the following day, Sunday through Thursday, and 0500 to 0300 the following day on Fridays and Saturdays.

Application No: **HGY/2008/2009** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 04/12/2008
 Location: 182 Shelbourne Road N17 9YA
 Proposal: Change of use from men's club to nursery (D1).

Application No: **HGY/2008/2056** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 02/12/2008
 Location: 27 Mitchley Road N17 9HG
 Proposal: Erection of first floor rear extension.

Application No: **HGY/2008/2001** Officer: Megan Cochrane
 Decision: GTD Decision Date: 27/11/2008
 Location: 6 Lansdowne Road N17 9XE
 Proposal: Erection of single storey rear extension and erection of rear dormer window to facilitate a loft conversion. (Amended description).

Application No: **HGY/2008/1954** Officer: Megan Cochrane
 Decision: GTD Decision Date: 20/11/2008
 Location: 2 Bream Close N17 9DF
 Proposal: Erection of ground floor rear extension and conversion of garage into habitable room.

WARD: West Green

Application No: **HGY/2008/2123** Officer: Subash Jain
 Decision: REF Decision Date: 19/12/2008
 Location: 435 Lordship Lane N22 5DH
 Proposal: Change of use from A1 to A1 & A3 (restaurant), erection of single storey rear extension

WARD: White Hart Lane

Application No: **HGY/2008/2108** Officer: Robin Campbell
 Decision: PERM DEV Decision Date: 18/12/2008
 Location: 30 Mayfair Gardens N17 7LP
 Proposal: Erection of rear dormer window to facilitate a loft conversion.

Application No: **HGY/2008/2057** Officer: Subash Jain
 Decision: GTD Decision Date: 11/12/2008
 Location: Unit A 500 White Hart Lane N17 7NA
 Proposal: Change of use of existing property to vehicle repairs / servicing and retention of extract duct system.

Application No: **HGY/2008/2040** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 04/12/2008
 Location: 35 Siward Road N17 7PJ
 Proposal: Demolition of existing rear toilet, erection of new single storey rear extension and insertion of 2 x skylights to rear elevation.

Application No: **HGY/2008/2004** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 02/12/2008
 Location: 222 Devonshire Hill Lane N17 7NR
 Proposal: Erection of single storey rear and side extension.

Application No: **HGY/2008/2008** Officer: Subash Jain
 Decision: REF Decision Date: 26/11/2008
 Location: 1 Awlfield Avenue N17 7PD
 Proposal: Replacement of existing timer / aluminium windows with PVC windows at ground, first floor, front and side elevation.

Application No: **HGY/2008/1944** Officer: Robin Campbell
 Decision: REF Decision Date: 25/11/2008
 Location: 107 Tower Gardens Road N17 7PH
 Proposal: Erection of rear dormer window and insertion of 3 x velux windows to front roofslope.

Application No: **HGY/2008/1633** Officer: David Paton
 Decision: GTD Decision Date: 19/11/2008
 Location: 15-17 Great Cambridge Road N17 7LH
 Proposal: Erection of single storey rear extension to provide additional retail floorspace, erection of first floor side and rear extension, loft conversion with skylight, and conversion of upper floors into 4 x one bed flats.

WARD: **Woodside**

Application No: **HGY/2008/2059** Officer: Subash Jain
 Decision: GTD Decision Date: 11/12/2008
 Location: 70 & 70A Granville Road N22 5LX
 Proposal: Replacement of existing timber painted white single glazed windows with PVCu double glazed windows.

Application No: **HGY/2008/2002** Officer: Subash Jain
 Decision: GTD Decision Date: 27/11/2008
 Location: 95 Stirling Road N22 5BN
 Proposal: Conversion of property into 2 self-contained flats.

Application No: **HGY/2008/1966** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 24/11/2008
Location: 1-8 Robert Owen House, Progress Way N22 5RN

Proposal: Replacement of existing metal painted white single glazed windows / balcony doors with PVC white double glazed windows / doors.

Application No: **HGY/2008/1965** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 24/11/2008
Location: 141-145a Granville Road N22 5LS

Proposal: Replacement of existing painted white single glazed windows with PVC white double glazed windows.

Application No: **HGY/2008/1964** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 24/11/2008
Location: 28-38 Granville Road N22 5LY

Proposal: Replacement of existing metal painted white single glazed windows with PVC white double glazed windows.

Application No: **HGY/2008/1963** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 24/11/2008
Location: 2-12 Granville Road N22 5LY

Proposal: Replacement of existing painted white single glazed windows with PVC white double glazed windows.

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Agenda item:

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Planning Committee

On 13th January 2009

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 8th December 2008 Committee meeting.

3. Recommendations

That the report be noted.

Report Authorised by:

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. 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 13 January 2009

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

November 2008 Performance

In November 2008 there were 122 planning applications determined, with performance in each category as follows -

There were no major applications were determined in November 2008

70% of minor applications were determined within 8 weeks (19 out of 27 cases)

86% of other applications were determined within 8 weeks (82 out of 95 cases)

For an explanation of the categories see Appendix I

Year Performance – 2008/09

In 2008/09 up to the end of November there were 1335 planning applications determined, with performance in each category as follows -

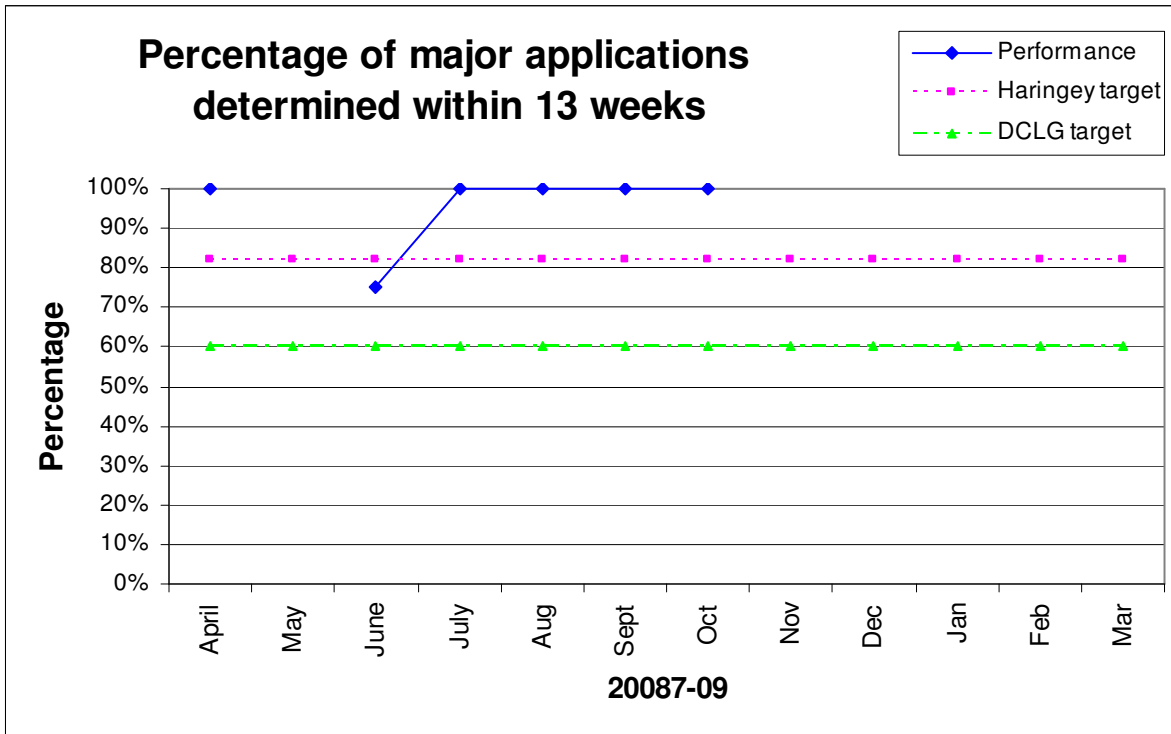
94% of major applications were determined within 13 weeks (16 out of 17 cases)

81% of minor applications were determined within 8 weeks (282 out of 350 cases)

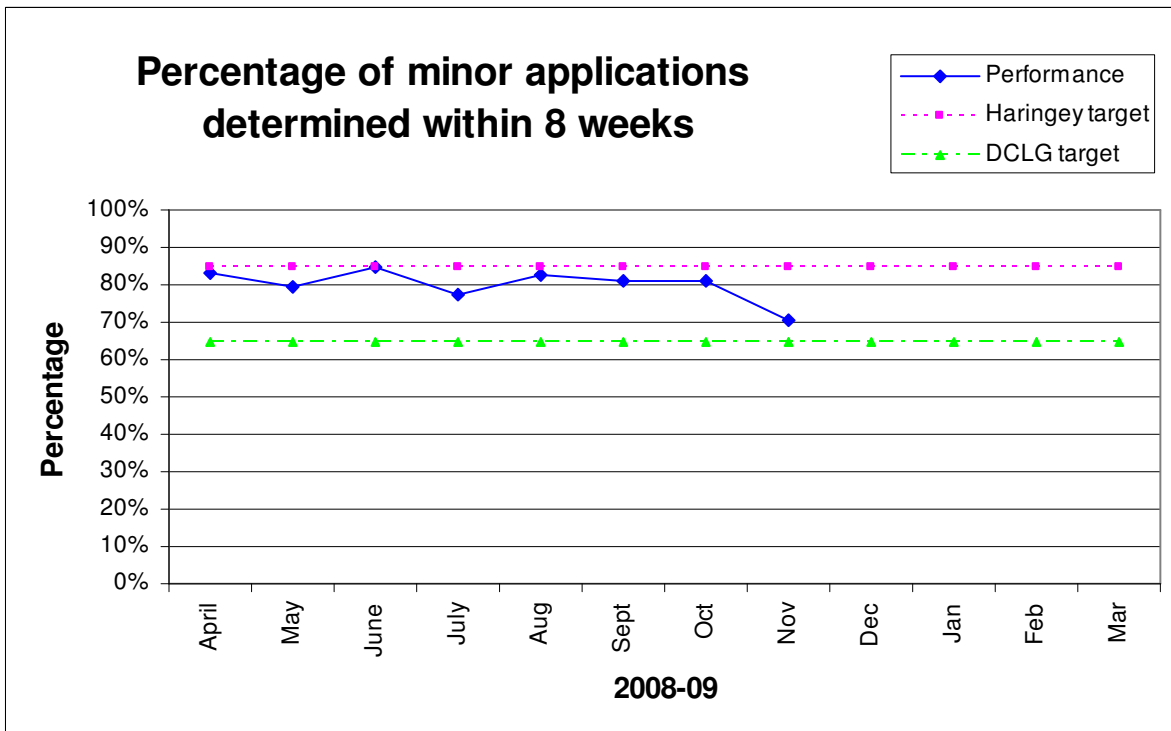
91% of other applications were determined within 8 weeks (881 out of 968 cases)

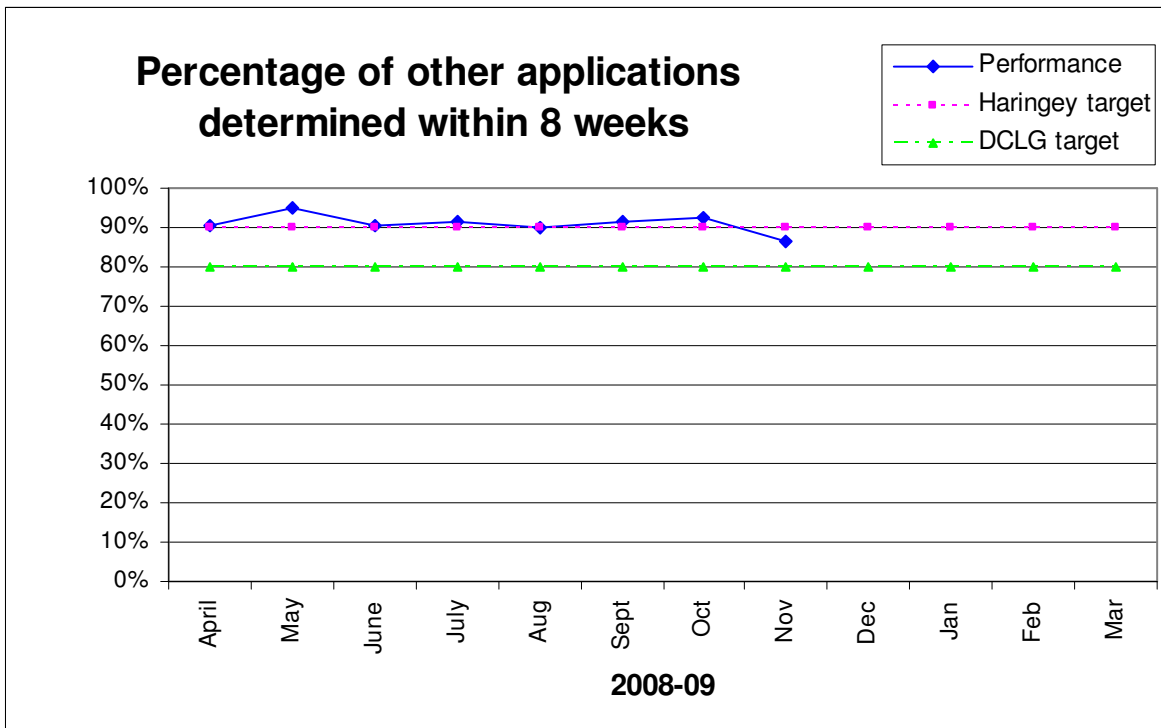
The monthly performance for each of the categories is shown in the following graphs:

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

November 2008 Performance

In November 2008, excluding Certificate of Lawfulness applications, there were 101 applications determined of which:

69% were granted (70 out of 101)

31% were refused (31 out of 101)

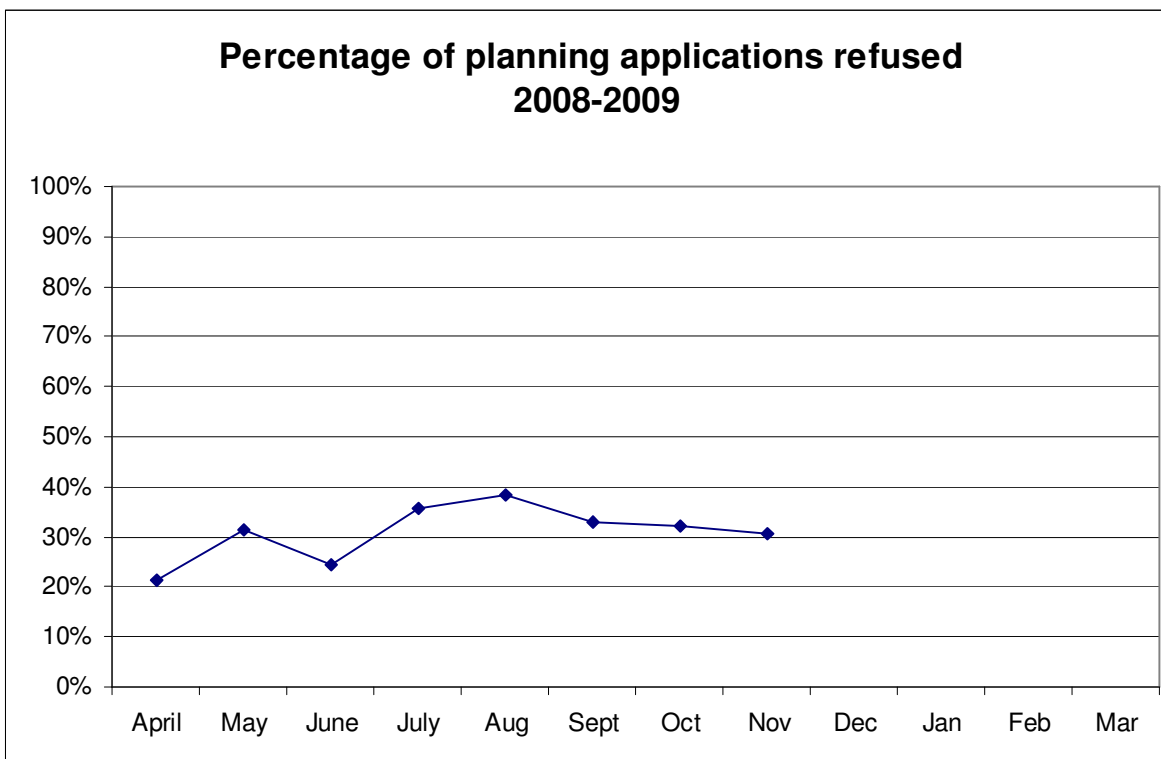
Year Performance – 2008/09

In 2008/09 up to the end of November, excluding Certificate of Lawfulness applications, there were 1090 applications determined of which:

69% were granted (755 out of 1090)

31% were refused (335 out of 1090)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

November 2008 Performance

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

50% of appeals allowed on refusals (4 out of 8 cases)

50% of appeals dismissed on refusals (4 out of 8 cases)

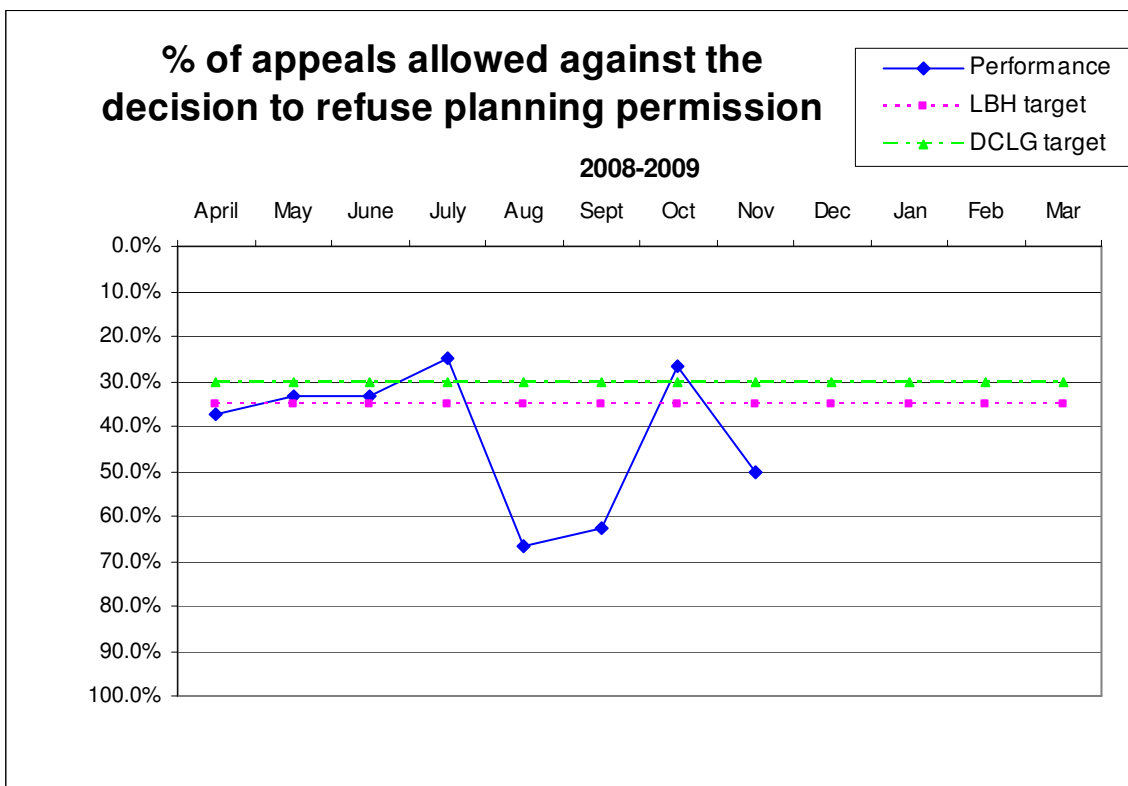
Year Performance – 2008/09

In 2008/09 up to the end of November there were 64 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

40.63% of appeals allowed on refusals (26 out of 64 cases)

59.38% of appeals dismissed on refusals (38 out of 64 cases)

The monthly performance is shown in the following graph:



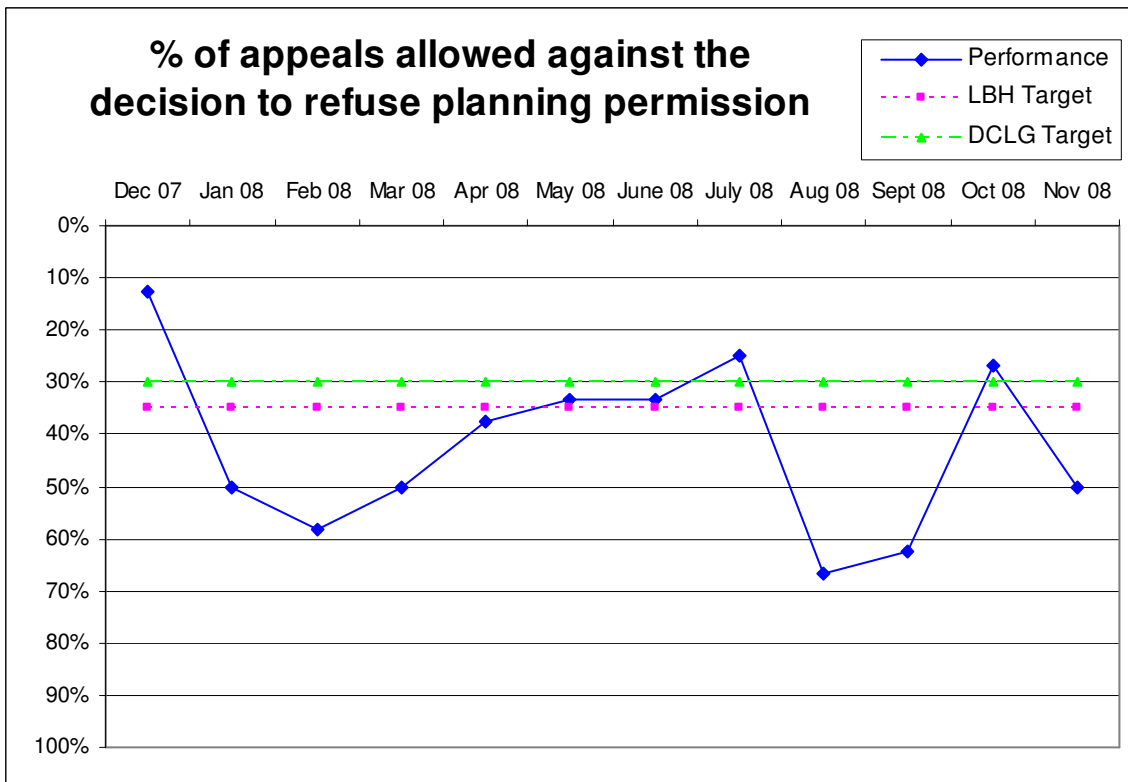
Last 12 months performance – December 2007 to November 2008

In the 12 month period December 2007 to November 2008 there were 98 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

41.8% of appeals allowed on refusals (41 out of 98 cases)

58.2% of appeals dismissed on refusals (57 out of 98 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 OCTOBER COMMITTEE MEETING

	PROPERTY	DATE
ENFORCEMENT INSTRUCTIONS COMPLETED	66 Wightman Road, N4 - Unauthorised Residential Conversion	06/10/08
	135 Wightman Road, N8 - Unauthorised Residential Conversion	12/11/08
	70 Grand Parade, N4 - Unauthorised Change of Use	27/11/08
	75 Westbury Avenue, N22 - Unauthorised Residential Conversion	27/11/08
	229 Hermitage Road, N4 - Unauthorised Residential Conversion	27/11/08
S.330 - REQUESTS FOR INFORMATION SERVED	125 Beresford Road, N8 - Unauthorised Residential Conversion	07/10/08
	Botany Bay PH, 143-145 Philip Lane, N15 - Unauthorised Shutters & Windows	17/11/08
	38 Maryland Road, N22 - Unauthorised Erection of Structure	24/11/08
ENFORCEMENT NOTICES SERVED	101 West Green Road, N15 - Unauthorised Extension	14/10/08
	646 Green Lanes, N8 - Unauthorised Erection of Structure	14/10/08
	Shop, 89 Myddleton Road, N22 - 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 To 4 Flats Instead Of 2 Granted	14/10/08
	28 Cavell Road, N17 - Unauthorised Erection of Structure	14/10/08
	105 Myddleton Road, N22 - Unauthorised Change of Use	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 Car Repairs	14/10/08
	139 Gladesmore Road, N15 - Unauthorised Erection of Structure	23/10/08
	236 Philip Lane, N15 - Unauthorised Extension	10/11/08
	9 Holmdale Terrace, N15 - Unauthorised Change of Use	13/11/08
	98 Hewitt Road, N8 - Unauthorised Change of Use	13/11/08
	12 Lascotts Road, N22 - Unauthorised Erection of Structure	13/11/08
501 High Road, N17 - Unauthorised Erection of Structure	14/11/08	
Audora Court, The Campsbourne, N8 - Breach Of Conditions	28/11/08	
TEMPORARY STOP NOTICES SERVED	Salisbury Hotel, 1 Grand Parade, N4 - Unauthorised Place Of Worship	17/10/08
	Botany Bay PH, 143-145 Philip Lane, N15 - Unauthorised Erection of Structure	18/11/08
PLANNING CONTRAVENTION NOTICES SERVED	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 Change of Use	21/10/08
	22 Black Boy Lane, N15 - Conversion To 4 Flats Instead Of 2 Granted	21/10/08
	8 Harringay Gardens, N8 - Unauthorised Residential Conversion	21/10/08
	90 Myddleton Road, N22 - Unauthorised Erection of Structure	30/10/08
	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
	7 Orchard Place, N17 - Canopy Used For Industrial Use Is Not Granted	10/11/08
	36 Queens Avenue, N10 - Unauthorised Change of Use	11/11/08
	Botany Bay PH, 143-145 Philip Lane, N15 - Unauthorised Erection of Structure	12/11/08
66 Myddleton Road, N22 - Unauthorised Change of Use	24/11/08	
71 Cecile Park, N8 - Unauthorised Change of Use	25/11/08	
BREACH OF CONDITIONS NOTICES SERVED	None	
PROSECUTIONS SENT TO LEGAL	None	

APPEALS/ATTENDANCE	83 Priory Gardens, N6 - Unauthorised Residential Conversion 5 Fountayne Road, N15 - Unauthorised Change of Use 77 Burgoyne Road, N4 – Unauthorised Residential Conversion 26 Thorold Road, N22 – Unauthorised Window Replacement 11 Alroy Road, N4 – Unauthorised Erection of Structure	30/10/08 05/11/08 10/11/08 10/11/08 25/11/08
SUCCESSFUL PROSECUTIONS	61a St. John's Road, N15 - Unauthorised Erection of Structure	19/11/08
COMPLIANCES	None	
ENFORCEMENT NOTICES WITHDRAWN	57 Cobham Road, N22 - Unauthorised Residential Conversion 3 North Grove, N15 – Unauthorised Residential Conversion	11/11/08 18/11/08



Agenda item:

[No.]**Planning Committee****On 13th January 2009**Report Title. **Planning Enforcement Update**Report of **Director of Urban Environment**

Signed :

Contact Officer : **Eubert Malcolm, Enforcement, telephone 020 8489 5520**Wards(s) affected: **All**Report for: **Non-Key Decision****1. Purpose of the report**

- 1.1. That Members note the planning enforcement progress on reducing open cases.
- 1.2. That Members note the progress made to date in improving service performance and the arrangements in place for the delivery and monitoring of these service improvements

2. Introduction by Cabinet Member (if necessary)

- 2.1. Not Necessary

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

- 3.1. Not applicable

4. Recommendations

- 4.1. The Planning enforcement action plan has now closed. The service will continue to improve the performance of the service particularly at establishing a stable work force and improving perception.
- 4.2. Planning enforcement has continued to make excellent progress on reducing open cases. The service will continue to make good progress in this and to enable the service to meet the challenges of the future.

5. Reason for recommendation(s)

- 5.1. Excellent progress has been made in reducing the number of open cases, however, older cases now open reflect some of our most complex cases and those requiring formal action.
- 5.2. There is good evidence that high levels of enforcement activity is being maintained, however, a small number of cases that have been prosecuted have not resulted in compliance.

6. Other options considered

- 6.1. Not applicable

7. Summary

- 7.1. Planning Enforcement has been undertaking a range of improvements to improve standards of service. This report updates members of the Planning Committee on improvements and activity in the service.

8. Planning Enforcement Performance

- 8.1. Open Cases – The service has established a target of 480 open cases. This is based upon four case officers each carrying a case load of 120 cases each. Appendix 1 demonstrates the number of open cases by the year received. Over the last quarter we have achieved our case load target however, increased volumes of new referrals and projects have increased this. Our current caseload is 534 including 75 cases opened for Tower Gardens and Myddleton Road conservation area projects.
- 8.2. Appendix 2 reports on the new planning enforcement performance indicators from January 08 to date. Performance remains strong across the suite of indicators

9. Action Plan Update

- 9.1. To ensure that the recommendations of the review were progressed an officer Service Improvement Group was established. This was chaired by the Assistant Director of Frontline Services and met monthly to review progress on all the recommendations and to review progress on the key performance measures identified by the review by way of an action plan. This group has now completed its final meeting and all issues for the planning enforcement service. Outstanding issues will now be taken forward and monitored through regular meetings chaired by the new Assistant Director for Planning, Regeneration and Economy (PRE).
- 9.2. The service continues to have difficulties recruiting permanent qualified planners to undertake planning enforcement. Further recruitment is planned and we will now be looking to bring in competent planning enforcement officers and not limit our recruitment to qualified planners.
- 9.3. The service currently has three permanently funded planning enforcement officers posts. One post is currently funded from a £70k contribution from PRE and is expected to be mainstreamed from transfer of budget from PRE in 2009/10.
- 9.4. The service is introducing a range of improvements to ensure complainants are better informed. New standard letters at key stage of investigation and closure are being used, a new guide to Planning Enforcement is available for use, and a new plain English Crystal Mark service standard is now published and ready for distribution.
- 9.5. Members have all been consulted on our planning guidance and their views on how we can better inform them. Responses received have welcomed the guidance but no further views have been received.
- 9.6. Service priorities for planning enforcement are within the current Frontline Services business plan and work is reported through monthly and quarterly corporate performance reporting. A new corporate Houses in Multiple Occupation Strategy is being developed and pilots for Myddleton Road and Green Lanes will help inform future service priorities.

10. Chief Financial Officer Comments

- 10.1. The recommendations of this report do not give rise to any significant financial implications. The costs related to improving the planning enforcement service will need to be managed within the approved budget for Enforcement Services.

11. Head of Legal Services Comments

- 11.1. The new guide to Planning Enforcement will go some way to explaining to residents the scope of powers relating to planning enforcement.
- 11.2. The Service has made good progress in reducing the number of historic cases. It is important to bear in mind that the success and quality of the outcome is as important if not more important than the speed of conclusion.

<p>12. Head of Procurement Comments – 12.1. Not applicable</p>
<p>13. Equalities & Community Cohesion Comments 13.1. There are no equalities, and community cohesion issues raised by this issue</p>
<p>14. Consultation 14.1. No consultation apart from the Head of Finance and Legal Services. The service meets routinely with colleagues from Development Control and Legal Services to review performance and improvements.</p>
<p>15. Service Financial Comments 15.1. The Enforcement service has received confirmation that £70k temporary funding which replaced Planning Delivery Grant which ended in 2007/8 has now been confirmed as being mainstreamed by Planning, Regeneration and Economy. This pays for one Planning Enforcement Officer post and a contribution to legal costs.</p>
<p>16. Use of appendices /Tables and photographs 16.1. Appendix 1 – The number of open cases by the year received 16.2. Appendix 2 –New Performance indicators</p>
<p>17. Local Government (Access to Information) Act 1985 17.1. Planning Enforcement Review Full Report (2007)</p>

Appendix 1**The number of open cases by the year received**

Year	No. cases opened for investigation	No. of cases remaining open	Difference from last report
2001/2002	401	1	(+1)*
2002/2003	782	6	(-6)
2003/2004	881	6	(-3)
sub total 2001/2 - 2003/4	2064	13 **	(-8)
2004/2005	898	6	(-9)
2005/2006	939	26	(-24)
2006/2007	686	28	(-33)
sub total 2004/5- 2006/7	2523	60	(-66)
2007/2008	914	102	(-91)
2008/2009 to Nov 30th	709	359	(+111)
sub total 2007/8 - to 30.11	1623	461	(+20)
Total for all years		534	599

* This figure represents 1 case that has been re-opened for re-prosecution

**This figure represents the number of open cases received pre 2004. Of the 13 open cases, 2 have been prosecuted but remains non compliant; 1 has been prosecuted and is complying with the Notice but remains non compliant; 2 have a scheduled court date; 3 are awaiting service of summons. 1 is awaiting the outcome of an appeal, 3 have papers submitted to legal, and 1 is awaiting the expiry date of the compliance for the notice

Appendix 2**Performance indicators for Planning Enforcement 2008/09**

Table of monthly performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance output
ENF PLAN 1	Successful resolution of a case after 8 weeks	50%	48%
ENF PLAN 2	Enforcement notices served	10% of total cases	95
ENF PLAN 3	Customer satisfaction with the service received	10% of cases	10% of cases
ENF PLAN 4	Cases closed within target time of 6 months	80%	92%
ENF PLAN 5	Cases acknowledged within 3 working days	90%	91%
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	100%
Quarterly figures as indicated give an indication of the work carried out by the Planning Enforcement team. It would not be an effective measure by numbers or percentages as the areas are defined by the type of work done, which should be decided on case by case.			
Performance Indicator Number	Performance Indicator description	Performance output year to date	
ENF PLAN 7	Number of Planning Contravention Notices served	49	
ENF PLAN 8	Number of Enforcement Notices Served	95	
ENF PLAN 9	Number of enforcement notices appealed	52	
ENF PLAN 10	Number of enforcement notices withdrawn by Council	8	
ENF PLAN 11	Number of prosecutions for non-compliance with enforcement notice	52	
ENF PLAN 12	Number of Notices (Other) served	61	



Agenda item:

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Planning Committee

On 13th January 2009

Report Title: **Town & Country Planning Act 1990**

Town & Country Planning (Trees) Regulations 1999

Report of: **Marc Dorfman Director of Urban Environment**

Wards(s) affected:

Report for: **Planning Committee**

1. Purpose

The following reports recommend Tree Preservation Orders be confirmed.

2. Summary

Details of confirmation of Tree Preservation Orders against tree located at:

- 1. Land situated at 112 Crouch Hill N8

3. Recommendations

To confirm the attached Tree Preservation Orders.

Report Authorised by:

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

With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.

The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Control Support Team on 020 8489 5114.

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TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

This report seeks to confirm the Tree Preservation Order placed on the tree specified in this report.

REPORT

The tree is located at: 112 Crouch Hill N8

Species: T1: Caucasion Wingnut (*Pterocarya fraxinifolia*)

Location: Rear garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

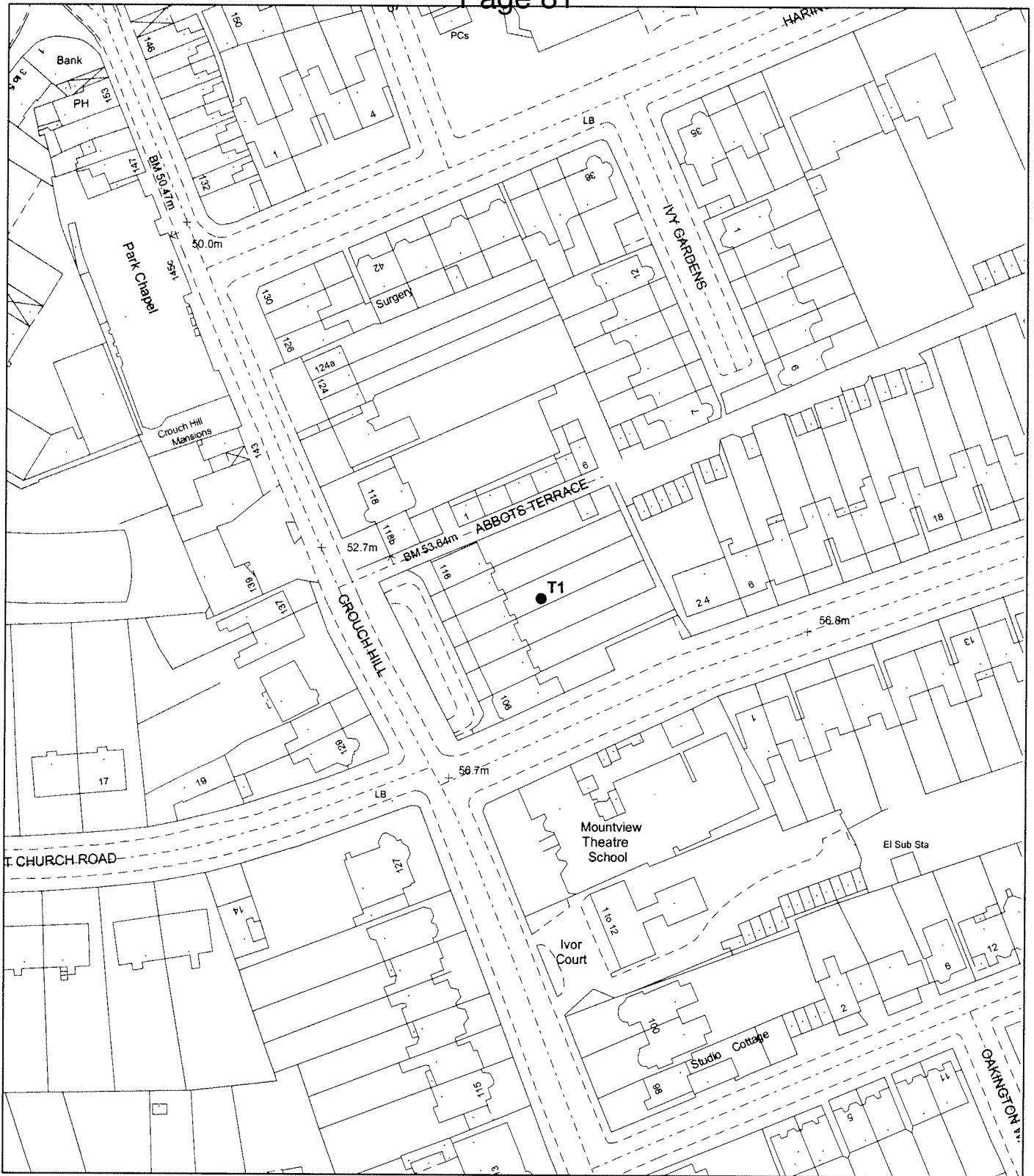
1. The tree is of amenity value, being clearly visible from a public space.
2. The tree appears healthy for its age and species and would therefore have a long life expectancy.
3. The tree is an uncommon species.

RECOMMENDATION

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

Paul Smith
Head Of Development Control South

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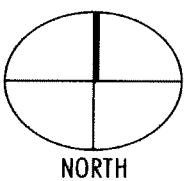


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Site plan
Rear garden, 112 Crouch Hill, N8
T1: *Caucasion Wingnut (Pterocarya fraxinifolia)*

**Directorate of
 Urban
 Environment**

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

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Haringey Council

Agenda item:

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Planning Committee	On 13th January 2009
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Report Title: Information Item; Changes to General Permitted Development Order 2008
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Report of: Niall Bolger Director of Urban Environment
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Wards(s) affected: All	Report for: Planning Committee
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1. Purpose

To inform Members of changes in the Regulations set by Government for defining Permitted Development for Householders, and of possible implications for management and control of development .

2. Summary

The changes to the General Permitted Development Order in the Amendment which came into force on 1 October 2008, affect dwellinghouses only, (not flats); they will make it easier to construct large rear dormers outside of Conservation Areas, and introduce a different basis for assessing rear extensions, garages and outbuildings, based on depth and height rather than volume. Terraces and balconies will require permission. Front garden hardstandings above a certain size will have to incorporate permeable materials.

3. Recommendations

That the Committee note the Report.

Report Authorised by:

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. 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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THE GENERAL PERMITTED DEVELOPMENT ORDER AMENDED 2008

PERMITTED DEVELOPMENT FOR HOUSEHOLDERS

1. INTRODUCTION

1.1 The concept of permitted development has existed since 1950, in order to enable certain smaller –scale developments to be carried out without the need to apply for a formal planning permission. Under a series of Permitted Development Orders, the **Government effectively grants permission** for various Classes of development to take place. Whilst most focus is on Permitted Development for houses, there is a wide range of Permitted Development including public utilities, local authorities, and transport undertakings. The General Permitted Development Order (GPDO) is updated from time to time, for example to take account of new forms of technology such as satellite dishes and mobile phone installations, and renewable energy products such as solar panels.

1.2 Although there is no legal requirement to do so, house owners and others often seek a formal confirmation that their proposals are Permitted Development and do not require planning permission. This involves applying for a **Certificate of Lawfulness of Proposed Development** from the Council, and is based on calculation of the size of development from submitted plans. It can be useful when it comes to sell a property which has been extended, or in potential disputes with neighbours as to the legality of a shed or extension.

1.3 Following a Government review of the various classes of development which can be carried out by Households without obtaining planning permission, significant changes to the regulations have been made in the latest Order which came into force on 1 October 2008. The intention of the Government is to **reduce the number of smaller –scale household proposals** requiring formal planning permission, in order to free up the Planning System to deal more effectively with larger –scale schemes. It also seeks to respond to concerns about the effect on surface water run-off of hard surfacing of gardens.

1.4 The main emphasis is a switch from a **volume-based approach** to calculating permitted development thresholds, to an **impact-based approach**. Where previously thresholds were based on a complicated “10% of house volume/50 cubic metres” approach to controlling sizes of extensions (larger thresholds for detached houses), in the new regime the thresholds (which are no less complicated), are based on specific heights and lengths of extensions, sheds and garages, for different kinds of houses in different positions.

1.5 It is important to note that (1) as before, the new GPDO relates only to houses, **not flats**; however, the Government is reviewing as a next stage, whether flats should be given some form of permitted development.
(2) the new GPDO does **not include** new allowances for **basement conversions and extensions**. These too are the subject of a review and it is expected that there will be new classes or permitted development for basements, including limited lightwells in front of basements, introduced next year. (under the old GPDO basements came under the same volume controls as other extensions, so long as there were no works projecting in front of the house).

1.6 The remainder of the this report sets out:-

The main changes.

Possible implications, both for the overall appearance of the townscape and for the department's workload.

Some of the problems arising with the new Regulations.

2. MAIN CHANGES

2.1 **Extensions** Volume replaced by impact;

Single storey rear; depth – detached house 4 metres.

-- terraced or semi 3 metres
height -- 4m. but if within 2 m. of side
boundary, only 3 m.

Two storey rear: depth – not exceeding 3 m.

must be at least 7 m. from rear boundary,
and at least 2m. from side boundary.

Roof pitch as far as practicable same as original house
(so no flat roofs for two-storey extensions).

Two storey **not in Conservation Area if beyond the rear wall of original house.**

No verandah balcony or raised platform.

(Raised platform defined as being above 300mm. therefore decking only P.D if below 300mm.)

Side extensions; not more than one storey, or more than 4m high, or having width greater than half width of original house.

Not in Conservation Areas.

Conditions imposed in the GPDO;

Materials of similar appearance.

Upper level windows in side elevation to be **obscured glass** up to 1.7 metres.

2.2 Roof Extensions

Still a **volume control** here; **40 cu.m.** for terraced; **50 cu.m.** for detached or semi. Must be at least 20 centimetres from the eaves.

Not on front slope;

Not in Conservation Area.

Not to include verandah terrace or raised platform.

2.3 Outbuildings (Class E)

A fairly complex set of rules; the main change being that if within 2 metres of a boundary, the shed or garage should not exceed 2.5 metres in height (previously apex of a pitched- roof shed could go up to 4 metres on the boundary).

2.4 Hardstandings

Where hardstandings are in front of a house, and more than 5 sq.m. in area, they must be of permeable materials or run off to porous areas.

Does not affect rear gardens.

(Flats still have no P.D. rights for front garden hardstandings).

2.5 There are no changes to P.D rights on porches or satellite dishes.

3. IMPLICATIONS

3.1 Controls in Conservation Areas still remain relatively tight; for example rear dormers in Cons Areas still require full planning permission, and two storey rear extensions are more tightly controlled.

3.2 Greater clarity and control on terraces and verandahs, means more chance to control overlooking problems; but will mean more planning applications for these items.

3.3 As it is no longer necessary to include roof extensions with rear extensions as part of an overall volume calculation, it will be possible, outside of Conservation Areas, to have both a large rear dormer and a rear extension (previously the 10%/50 cubic metres limitation would result in an either/or choice for householders; now it is a both/and). This will in time have a significant effect in enabling large and unsightly roof extensions to proliferate in suburban areas not designated as Conservation Areas. The Government failed to impose tighter controls on dormer sizes to set them in from either side party wall or set them back from the eaves (the 20 cm. setback requirement is paltry and will be barely noticeable from the ground).

3.4 Pilot studies carried out in four areas, on behalf of the Government, before the new controls came into force, suggested that the effect of the changes would be more noticed in rural and low density suburban areas with many detached houses, rather than in more densely built-up areas. This is largely because of controls to restrict the height of extensions where they are close to neighbour's boundaries, situations which naturally arise more in inner city locations.

3.5 As far as workload is concerned, the changes may make little difference in Conservation Areas; there may be more Certificate of Lawfulness Applications where people consider their extensions will now be permitted development as opposed to requiring a formal application. This could mean less fee income (as Certificate of Lawfulness Applications for Proposed works only attract half the fee of a standard application) but still the work of assessing the extensions against the new P.D. criteria. There may be an increase in applications for verandahs and balconies which previously were permitted development. There may be an increase in Planning Enforcement work for example in relation to hardstandings.

4. SOME PROBLEM AREAS.

4.1 There has been considerable professional criticism that some elements of the New Regulations are poorly worded and give rise to areas of uncertainty. For example, whilst verandahs and balconies no longer qualify as permitted development, the Regulations do not define these words so it is not clear whether a 'Juliet balcony' which is in effect a safety rail outside upper level doors would be classed as a balcony.

4.2 The regulations introduce a number of words, such as "eaves" which are not defined; they require materials to be "of a similar appearance" to the existing dwelling, and roofs to be "as far as practicable" of a similar pitch to the existing house, both of which leave a considerable margin for interpretation.

4.3 The absence of reference to basements leaves uncertainty over that aspect of development.

4.4 Finally, the above is a summary of the main features of the new regulations; it is not a definitive statement of all aspects. Further information will be made available to Members of Planning Committee at a separate discussion, and an illustrated interactive description is available on the Planning Portal; www.planningportal.gov.uk;

Background Papers;

The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008

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Agenda item:

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Planning Committee **On 13th January 2009**

Report Title: Planning applications reports for determination	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose Planning applications submitted to the above Committee for determination by Members.</p>	
<p>2. Summary All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.</p>	
<p>3. Recommendations See following reports.</p>	
<p>Report Authorised by: Marc Dorfman Assistant Director Planning & Regeneration</p>	
<p>Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114</p>	
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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Planning Committee 13 January 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2008/1574**Ward:** Hornsey**Date received:** 25/07/2008**Last amended date:** 11 December 2008**Drawing number of plans:** DHA/581/02C, 2506/01G, 2506/04C, 2506/06B, 006B, 007B, 003B, 004B, E5474-02 rev 2, E5474-03, 706571-DU-1 rev 2, 2506/07**Address:** Ferme Park Depot, Cranford Way N8 9DG**Proposal:** Approval of details pursuant to conditions 5 (unloading facilities), 6 (materials), 8 (wash down areas / facilities), 10 (enclosure), 11 (hard / soft landscaping), 12 (levels of buildings, roads, parking areas), 13 (compliance noise monitoring programme), 14 (scheme specifying physical / administrative provisions to control noise), 18 (acoustic walls), 20 (measures to control and contain dust), 21 (covered conveyor systems), 26 (traffic control / management system), 31 (western loop), 40 (surface water) and 43 (wheel wash facility) attached to planning appeal reference APP/Y5420/A/05/1189822, original planning reference HGY/2005/0007.**Existing Use:** Railway sidings**Proposed Use:** Concrete batching plant**Applicant:** London Concrete Ltd**Ownership:** Network Rail**PLANNING DESIGNATIONS**Contaminated Land
Road Network: Borough Road**Officer Contact:** David Paton**RECOMMENDATION**

GRANT PERMISSION

SITE AND SURROUNDINGS

The site is located at the southern end of Cranford Way Industrial Estate. It comprises operational railway land within Ferme Park sidings on the western side of the East Coast Main Line between Haringey and Hornsey stations. There is a slight rise from the end of Cranford Way onto the site, but the area is generally flat and open due to the adjacent railway. There are 3 tall silos on the sidings land immediately adjacent to the application site. The site is at the bottom of a hill at the top of which stands Chettle Court. Uplands Road descends this hill. As a result the lower numbered Uplands Road addresses and the Chettle Court flats have a view over the site and the railway tracks (although this is screened by trees especially in summer), and would look down on the development.

To the east of the site is the East Coast Main Line, an ecological corridor, with the houses of Wightman Road beyond. To the south lies the Stroud Green Railway Embankment a steeply sloping bank covered in trees and scrub and a site of Local Ecological Importance that leads up to Chettle Court. To the west and south west are houses on Uplands Road and to the north and north west warehouses in the industrial estate.

Chettle Court and Uplands Road houses would be the nearest residential accommodation to the proposed batching plant, being between 100m. and 130m. away, although there are children's play facilities in front of Chettle Court that are slightly closer. The rear garden boundaries of the Wightman Road houses would be about 150m. away from the development.

Access to the site would be along Cranford Way, a private road off Tottenham Lane about 120m. south of Hornsey station. Tottenham Lane is one-way south bound at this point, with north bound traffic using Church Lane. Cranford Way is approximately 630m. long, with the entrance to the site at its southern end, and this main spine road is two way. There is however a loop at the southern end providing a one way northbound route (that is towards Tottenham Lane) between the back of Units 7 to 11 Cranford Way and the rear garden boundaries of nos. 40 to 94 Uplands Road (the road is within 2m. of the gardens). At its southern end this loop road is lower than the adjacent gardens, but by the time it reaches the last 6 houses or so, it is at a higher level than the gardens. The Uplands Road gardens are only 4m. long. After passing no. 90 Uplands Road the loop road veers away from the houses, creating a treed triangular buffer of land between it and houses and rejoins the main branch of Cranford Way just to the north of Unit 6.

PLANNING HISTORY

June 2006 permission granted on appeal after a lengthy public enquiry for a concrete batching plant. The Inspector attached 43 conditions to the permission. 14 of these conditions require submission and approval of details before commencement of development. The applicants also provided to the Inspector a Unilateral Undertaking that contained a Dust Management Scheme and a Noise Management Scheme (which are the basis of the noise and dust details now

submitted), an Ecological Management Scheme (which is supported by the landscape details now submitted), and a Construction Management Scheme.

DETAILS OF PROPOSAL

The current application is for the approval of the details in compliance with the following 15 conditions – conditions 5, 6, 8, 10, 11, 12, 13, 14, 18, 20, 21, 26, 31, 40 and 43.

Condition 5 – details of unloading facilities for materials from railway wagons (including measures to control noise and dust) – plans (dwgs. E5474-02Rev2 & E5474-03Rev0) showing bottom discharge unit building (BDU) clad in Goosewing Grey steel sheet, with roller shutter doors and PVC strip curtains over rail doors when open; no use of high pressure air hoses or of hammers.

Condition 6 – details of materials, colour and texture of the external finish of the concrete batching plant, office/messroom, hoppers and rail unloading building (dwgs. 080320/007RevB, 706571-DU-1Rev2, 080320/004RevB, E5474-03Rev0) – batching plant & storage bins/hoppers - Kingspan horizontally & vertically panels, Kingspan micro-rib panels, Kingspan flat Stucco panels, Kalzip standing seam roof system, all grey, dusty grey or aluminium colour; office/messroom– Plastisol Goosewing grey sheet steel; BDU - Plastisol Goosewing grey coated steel profiled sheeting.

Condition 8 – details of washdown areas and facilities for cleaning out concrete mixer trucks – dwgs. 2506/04RevC & 2506/06RevB, showing designated area for washing down & cleaning out into wash trough, percolating through into settlement pits.

Condition 10 – details of means of enclosure for boundaries of site (dwg. DHA/581/02/RevC) – includes retained chain link fence at back of warehouses, and retained and new Palisade fencing around site of batching plant, and Heras fencing with new heavy duty kerb at bottom of Stroud Green Embankment along side of access road.

Condition 11 – details of hard and soft landscaping including measures to protect trees and vegetation to be retained, and surface materials (dwgs, DHA/581/02/RevC & 2506/04RevC) – includes one new Oak tree, a habitat logpile, retained trees at rear of warehouses with wildflower meadow planting and an area of regenerated scrub, plus the removal of 2 trees at the foot of the embankment to allow formation of heavy duty HGV kerb, and planting of ivy behind kerb, and installation of new bird & bat boxes.

Condition 12 – details of levels of buildings, roads, parking areas & parking – shown on dwgs. 2506/04RevC & 2506/01RevG.

Condition 13 – submission of a compliance noise monitoring programme specifying how, when & where noise would be measured, who would be responsible, and how results would be assessed and used, and including establishing baseline noise conditions at residential properties in Wightman Road

– all contained in Sharps Redmore's Noise Monitoring report, which details a baseline monitoring exercise from a rear garden of a Wightman Road house in March 2008, that monitoring would be carried out at the nearest residential receptor in Uplands Road, in Chettle Court and in Wightman Road, with noise levels sampled during normal working hours of the plant for a period of 1 hour at each monitoring point, and in the 1st., 3rd., and 6th. month after the start of operations and thereafter at 18 month intervals.

Condition 14 – submission of a scheme specifying physical and/or administrative provisions to control noise emanating from the site, to accord with the noise limit set out in Condition 15 – contained in Sharps Redmore's Noise Control Scheme report, which incorporates the measures submitted in the S.106 Unilateral Undertaking at the Appeal, and involves the cladding of the batching plant, the unloading facility and the hoppers, the enclosure of all conveyors & hoppers (dwg. E5474-02.2), complete enclosure of the loading bay including a door (dwg. 080320/006.B) & containment of compressors & secondary plant within the main plant building; the report also includes a complaints procedure and provision that the review of noise control will take into account the complaint history.

Condition 18 – details of the acoustic wall originally proposed along the side of the loading bay facing Chettle Court – it is now proposed to fully enclose the loading bay with insulated cladding and roof and an insulated folding panel door (details in Sharps Redmore's Noise Control Scheme & dwgs. 080320/006RevB & 080320/007RevB).

Condition 20 – details of measures to control and contain dust within the application site boundary (including dust from the aggregate unloading building, hoppers, batching plant, washdown areas, and dry out areas) – contained in Smith Grant's Dust Control Measures report, which incorporates the measures included in the Dust Management Scheme (DMS) submitted in the S.106 Unilateral Undertaking at the Appeal, and involve, inter alia, all aggregates being transported by rail, and if on delivery found to be dry & potentially dusty, being conditioned with water prior to discharge, with further water being applied as necessary (these provisions are taken from the DMS, accepted by the Inspector); external doors & other openings enclosing potentially dusty operations kept closed during operations (and see Condition 5 re unloading shed); batching and discharge processes fully enclosed; batching to be suspended immediately if any spillages occur or in the event of persistent dust emissions outside the loading bay; a road sweeper with water sprays deployed at least twice a week to sweep the yard and access route along Cranford Way; all HGVs leaving the site to be inspected by driver and cleaned as necessary; wash-down area laid to falls towards the settlement pit; and sediment from the settlement pits to be excavated as necessary and deposited in adjacent drying bay to drain back into settlement pits (settled solids in drying bay will nevertheless retain high water content so that dust generation is very unlikely). In addition, the plant will require an Environmental Permit and the application for this will specify technical details of filters, pressure relief valves and alarm systems.

Condition 21 – this condition requires all conveyor systems outside to be fully covered in accordance with details provided for Condition 14.

Condition 26 – details of a traffic control/ management system for pedestrian and vehicular access – dwg. 2506/07RevB shows separate pedestrian routes within the site, visitor parking and HGV access and turning areas.

Condition 31 – details of a scheme to include physical and administrative measures to prohibit use of the “western loop” part of Cranford Way – 1.5m x 1m. no left turn sign to be erected at entrance to site (dwg. 2507/07RevB), with written instructions given to all London Concrete drivers and suppliers making deliveries.

Condition 40 – details of a scheme for the future maintenance of the surface water system, including the settlement pits – dwg. 2506/06RevB and consulting engineer’s statement (ref. MOB 1)

Condition 43 – details of a wheel-wash facility - dwg. 2506/04RevC shows a power hose located by the settlement pits.

CONSULTATION

Adjoining occupiers – 369 nearby residents and businesses

External noise and dust consultants

Ecology Officer

RESPONSES

Adjoining occupiers – 20 comments and objections, although 13 of these comments are objections to the principle of the development or to the nature of the appeal decision, such as the volume of heavy lorries using Cranford Way, which can no longer be contested. The remaining objections are on the following grounds:

- querying the acoustic properties of the cladding and the effectiveness of the materials in reducing noise generated when discharge and filling take place (especially from the rail wagons and into the storage bins)
- how the times to use water sprays on the rail wagons will be decided and how run off from this spraying will be dealt with
- querying whether conveyors will in fact be fully covered and what materials will be used
- inadequate nature of measures to prevent lorries using the “western loop”
- inadequacy of monitoring proposals, both in terms of frequency of review and responsibility largely resting with London Concrete
- lack of dust control measures for when drying bays are cleared out with an excavator.
- the Council has utilised the services of independent noise and dust consultants (two different firms), to assess the submitted details.

NOISE CONSULTANTS – comment as follows on the Noise Monitoring Programme (submitted in accordance with Condition 13) and the Noise Control Scheme, including details of the acoustic wall (submitted in accordance with Conditions 5, 4 & 18):

a) Noise Monitoring

- noise monitoring should include written details of the activities continuing during each measurement period
- it should be specified that when monitoring takes place, one survey should be done at 7 a.m. and one on Saturday, to ensure that periods when complaints are most likely to arise are covered- all other aspects of the Noise Monitoring Programme are considered satisfactory
-

b) Noise Control

- Condition 5 – details for facilities for unloading materials from railway wagons (including measures to control noise & dust) – specified mitigation measures appear to be appropriate
- Condition 14 – a scheme specifying physical and/or administrative provisions to control noise emanating from the site to accord with the noise limit set out in Condition 15 – the submission includes noise control measures, site maintenance, site management, and complaints procedure, and it is suggested that an additional clause be added that machinery will safely stopped in the event of a malfunction causing a breach in the noise conditions
- Condition 18 – details required of the acoustic wall to be installed on the side of the loading bay facing Chettle court – the scheme now provides for the complete enclosure of the loading bay with insulated cladding and an insulated door (to be closed when loading takes place) complying with BS EN ISO 717:part 1 1997, and the specifications are typical for this type of structure and can be expected to provide the required sound insulation

DUST CONSULTANTS – comment as follows on the Dust Control Measures report (submitted in accordance with Conditions 5 & 20):

- a) General – report focuses on the need to avoid “nuisance” dust, but the Inspector gave the reason for dust control measures as “in the interests of *health* & amenity”, and health impacts, primarily caused by the fine airborne fractions of dust, are a different area from nuisance dust. The “potential emissions” does not explicitly consider the resuspension of dust from ground surfaces (that could contribute considerably to airborne/PM10s).

- b) Dust control measures
- Condition 5 – details for facilities for unloading materials from railway wagons (including measures to control noise & dust) – this section provides appropriate control measures.
 - Condition 20 – details of measures to control and contain dust within the application site boundary (including dust from aggregate unloading building, hoppers, batching plant, washdown areas and dry-out areas) – report is quite comprehensive and describes appropriate control measures, but these issues may need further consideration:
 - i) report suggests that technical details of filters, pressure relief valves & alarm systems will be provided in the Environmental Permit application, but it would be appropriate to provide these details here as well
 - ii) report describes conditions in which dry batching will be carried out, but this needs to be more specific in terms of the maximum time period over which this operation could be undertaken
 - iii) report proposes “at least twice weekly” wet sweeping for the running areas of the yard & access route, but in dry/drought summer conditions daily wet sweeping may be required, and allowance should be made for this
 - iv) report mentions compliance with the DMS, but should also refer to the Dust Control Measures report
 - v) as relevant sensitive receptors are near the site it would be appropriate to monitor ambient PM10s, and an on-going dust slides survey would be useful to quantitatively monitor dust soiling impacts
 - vi) airborne dust emissions monitoring could include photographs with the proposed visual assessments, which should be made in the direction of sensitive receptors as well as for the downwind site boundary (wind direction can fluctuate rapidly)
 - vii) emissions monitoring proposals suggest that weather conditions will be observed but no details of any meteorological monitoring are provided
 - viii) emergency response procedure, to be followed in the event of a “major dust emission” as defined in the report, should include taking photos. of such an event
 - ix) complaints procedure includes provision that, following a substantiated complaint, London Concrete will take any “reasonable” steps to improve the effectiveness of dust control measures, but a more prescriptive and detailed proposal should be provided

Ecology Officer – agrees further details of positioning of bird and bat boxes pursuant to the Ecological Management Plan (in the S.106 Unilateral Undertaking) and the landscaping scheme submitted pursuant to Condition 11.

RELEVANT PLANNING POLICY

UD3 "General principles"
ENV7 "Air, water & light pollution"
OS11 "Biodiversity"

ANALYSIS/ASSESSMENT OF THE APPLICATION

Noise conditions

The Noise Monitoring Programme includes, as required, the establishment of new baseline noise conditions in Wightman Road properties from measurements taken in March this year. The Council's consultants have suggested that the first survey should take place in the first week of the plant's operation, but it is quite likely that the plant will not be operating at normal capacity in that week and a first survey after one month, as proposed, is considered appropriate. After the first 6 months, assuming compliance is achieved, monitoring will take place at 18 month intervals, subject to any complaints received. The consultants have suggested that as part of the regular monitoring, one survey should take place at 7 a.m. and one on Saturday, as these times are when complaints are most likely. Otherwise the Council's consultants regard these arrangements as satisfactory.

The Programme has been amended to allow for a separate observer to note the activities at the plant during each measurement period; to ensure that one survey at one of the monitoring positions is performed at 0700 hours, and takes place by or within the first 6 months of batching operations; and to allow for a Saturday survey to take place at the 6 month monitoring date.

Noise control measures, to control noise emanating from the site in accord with the limits set by the Inspector in Condition 15, include full enclosure of all potentially noisy operations, and the full enclosure of the loading bay is a significantly better solution than the open bay with an acoustic wall originally proposed, benefiting both Chettle Court and Wightman Road residents. The Noise Control Scheme has been clarified by the addition of a paragraph ensuring that the loading bay door remains closed whenever a lorry is being loaded. The scheme includes a complaints procedure requiring all complaints to be recorded, reported to the site manager for investigation and corrective action if necessary, and for the Council to be informed. The noise control measures are to be subject to review in consultation with the Council, with the first review to take place 6 months after operations start. The Council's noise consultants judge these measures together with site maintenance and management schemes to be comprehensive. The consultants have suggested a minor addition to the noise control scheme, but paragraph 3.4(c) to which this relates states that "...operations shall be adjusted or suspended until normal working can be restored", which is considered to be sufficient.

The control scheme and monitoring programme are enforceable by the Council and will be subject to regular review with the Council.

Dust Control Measures

a) The applicant's consultants comment that the dust control measures (such as full enclosure of plant, hoppers & conveyors, conditioning rail wagons with water etc.) will be equally effective in preventing nuisance dust and harm due to fine particulates. The Inspector also noted in his decision that the plant would be subject to Local Air Pollution Prevention and Control requirements.

b) Condition 20

- i) It is a general principal that planning should not duplicate or cover issues that are controlled by other legislation.
- ii) The Dust Control Measures report has been amended to make it clear that maintenance or repair of the wet pan will as far as possible, be carried out when batching is not taking place, thus reducing the need for dry batching. The circumstances of dry batching contained in the new report submitted for approval are the same as contained in the DMS submitted as part of the application approved by the Inspector.
- iii) The report has been amended to allow for additional wet sweeping during dry conditions.
- iv) The report has been amended to make it clear that, once approved, it will take precedence over the DMS submitted with the original application.
- v) The Inspector stated that this monitoring and surveys would be part of the LAPPC regime, and it is therefore not appropriate to include this in the planning approvals.
- vi) The report has been amended to include assessment at the more sensitive southern and western boundaries.
- vii) The report has been amended to specify that qualitative records of the wind direction and strength, sun, rain and temperature will be recorded.
- viii) The full emergency response procedure will be submitted with the application for an Environment Permit under the LAPPC requirements (although the applicant's consultants does not consider that photographs would contribute significantly to an investigation of any such release)
- ix) The report has been revised by substituting "practicable" for the word "reasonable".

The Dust Control Measures report encompasses the terms of the DMS submitted with the application approved by the Inspector and has been revised to take account of the comments of the Council's consultants.

Use of the "western loop"

Some reservations have been expressed about the measures to prevent use of this section of Cranford Way, however Condition 31 prevents HGVs only from using this route, and other vehicles attending the batching plant will be at liberty to use it. The measures are therefore targeted at drivers of the larger vehicles, and the proposed signage at the exit from the site has been amended to make it clear that all HGV drivers are banned from turning left onto the western loop.

HGV traffic

The number of mixer truck movements, private concrete vehicle movements, and cement deliveries are controlled by Conditions 27, 28 & 29 and do not require submission of further details. (Rail deliveries of aggregates are also controlled, by Condition 25).

Materials

Materials proposed are standard insulated cladding panels in a grey colour that should minimise the obtrusive nature of the buildings. (Condition 6)

Washdown area & cleaning

Details show designated washdown area, and facilities for cleaning out trucks into the settlement pits (Condition 8).

Means of enclosure & hard & soft landscaping

The fencing is standard for industrial sites and should ensure that the Embankment is protected from damage from trucks (Conditions 10 & 11). Landscaping is appropriate to this site & use, and additional details of siting of bat & bird boxes have been agreed in accordance with the Ecological management Scheme

Levels

Details of the levels of buildings, roads & parking areas are provided on submitted drawings as required by the Inspector (Condition 12).

Traffic control

Details show defined HGV access routes and turning areas, defined visitor parking area, and separate pedestrian routes through the site to ensure site safety (Condition 26).

Maintenance of surface water system and settlement pits

Details are contained in a separate statement from a consulting engineer (Condition 40). In particular, there will be a monthly cycle of removing dried solid waste from the drying bay, for transfer of partly dried solids from the washtrough to the drying bay, and for transfer of from Pit 1 to the washtrough. Every 2nd. month solids from Pit 2 will be transferred to the washtrough, and every 3rd. month solids from Pit 3 will also be transferred to the washtrough. Clean water from Pit 3 will be recycled and used in the batching process.

Wheel wash facility

A power hose will be provided by the settlement pits and is shown on the submitted drawings (Condition 43).

SUMMARY AND CONCLUSION

The schemes and details submitted pursuant to those conditions associated with noise and dust control and monitoring (i.e. Conditions 5, 13, 14, 18, 20, & 21) have been amended to take account of the Council's concerns and are satisfactory and meet the requirements of the conditions. Details submitted pursuant to the remaining conditions (i.e. Conditions 6, 8, 10, 11, 12, 26, 31, 40 & 43) are also satisfactory. The application complies with policies UD3 "General principles", ENV7 "Air, water & light pollution" and OS11 "Biodiversity" of the Council's Unitary Development Plan.

RECOMMENDATION

GRANT PERMISSION

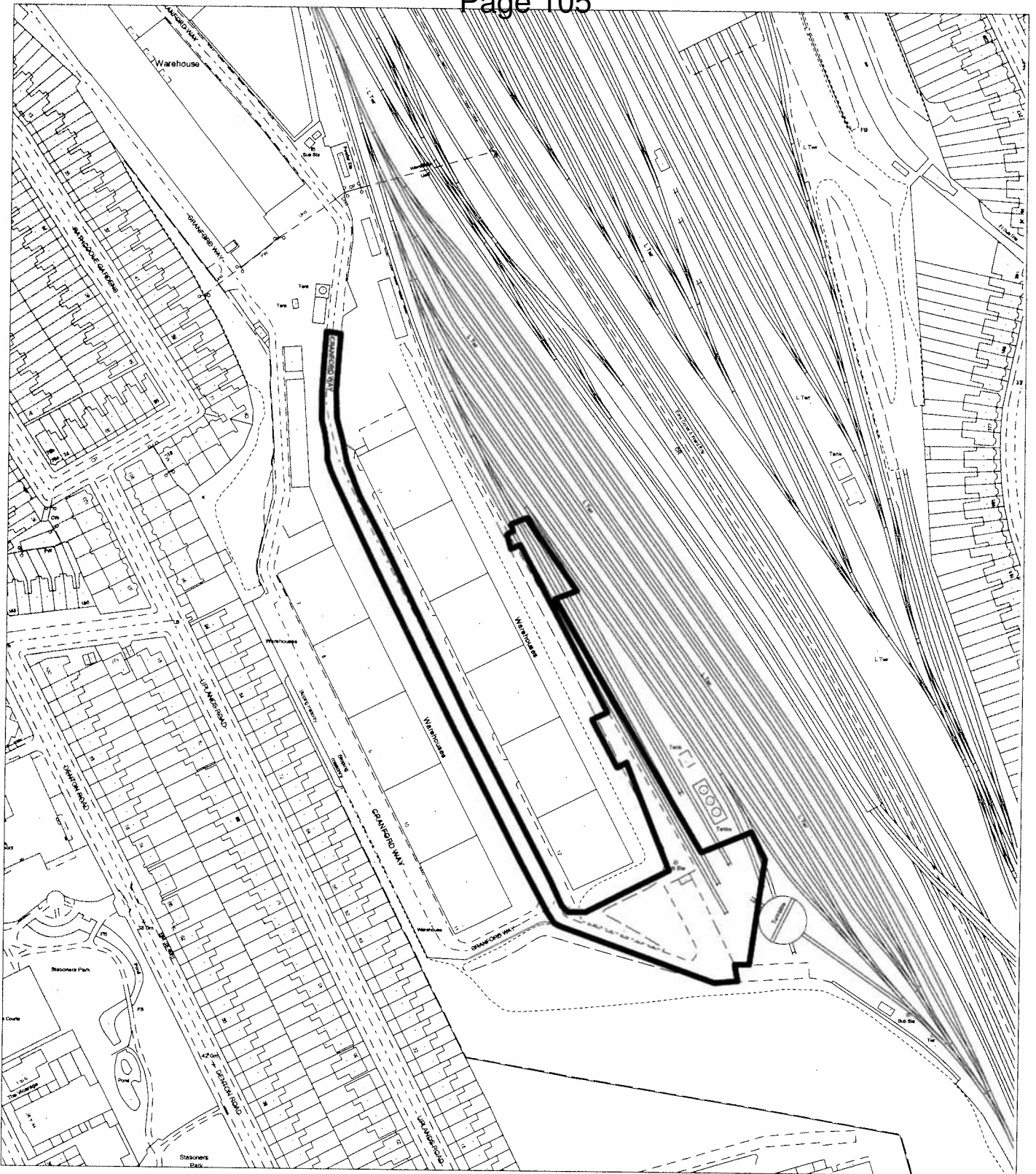
Registered No. HGY/2008/1574

Applicant's drawing No.(s) DHA/581/02C, 2506/01G, 2506/04C, 2506/06B, 006B, 007B, 003B, 004B, E5474-02 rev 2, E5474-03, 706571-DU-1 rev 2 & 2506/07

REASONS FOR APPROVAL

The schemes and details submitted pursuant to those conditions associated with noise and dust control and monitoring (i.e. Conditions 5, 13, 14, 18, 20, & 21) have been amended to take account of the Council's concerns and are satisfactory and meet the requirements of the conditions. Details submitted pursuant to the remaining conditions (i.e. Conditions 6, 8, 10, 11, 12, 26, 31, 40 & 43) are also satisfactory. The application complies with Policies UD3 'General Principles', ENV7 'Air, Water & Light Pollution' and OS11 'Biodiversity' of the Council's Unitary Development Plan.

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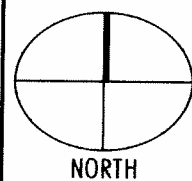
Site plan

Ferme Park Depot, Cranford Way, N8

**Directorate of
Urban
Environment**

Marc Dorfman
Assistant Director
Planning and Regeneration
639 High Road
London N17 8BD

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Planning Committee 13 January 2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2072

Ward: Noel Park

Date received: 20/10/2008

Last amended date:

Drawing number of plans: 0822 003, 152, 153, 200, 210 & 211.

Address: 673 Lordship Lane N22

Proposal: Erection of four storey plus basement student housing block comprising 28 studio units, plus associated parking, refuse and recycling to the rear.

Existing Use: Vacant

Proposed Use: Student accommodation

Applicant: Forest Manor Developments Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions and to a Section 106 Agreement

SITE AND SURROUNDINGS

The application site is situated at 673 Lordship Lane outside the conservation area. The site was formerly occupied by the Wood Green Conservative Club, which is currently a four storey brick built and rendered structure. Immediately adjacent to the site are two residential buildings which consist of a four storey purpose built block and 3 storey house that consist of self contained flats. To the west of the site is also the Telephone Exchange building and terraced houses beyond.

At the rear of the site a dilapidated timber outbuilding has been demolished and access to the rear is between no. 4 Sultan Terrace to the left and no. 1 Vincent Road to the right.

PLANNING HISTORY

Planning-OLD/1974/0720-GTD-23-12-74-673 Lordship Lane -Use of hall as Headquarters offices for Wood Green Conservative Association.

Planning-OLD/1980/0704-GTD-01-05-80-673 Lordship Lane -5/3/80 Continuation of use as Headquarter offices for Wood Green Conservative Association.

Planning-HGY/2006/0109-GTD-27-03-06-673 Lordship Lane London -Redevelopment of site to include demolition of existing building and erection of 1 x 5 storey building fronting Lordship Lane comprising 5 x 1 bed, 6 x 2 bed and 2 x 3 bed including 14 bicycles stands, 5 car parking spaces and an area for refuse and recycling to the rear.

Planning - HGY/2007/1735 - REF 23-10-07 - 673 Lordship Lane Wood Green London Erection of four storey block fronting Lordship Lane comprising of 7 x one bed, 5 x two bed and 2 x four bed flats, and two storey block to rear comprising of 2 x two bed flat plus associated parking, refuse area and recycling to the rear. Refusal because the separate block to the rear was overdevelopment and reduced amenity space.

Planning HGY/2007/2575 REF 16-01-08 673 Lordship Lane Wood Green London Erection of four storey block comprising 2 x four bed, 1 x three bed, 4 x two bed and 7 x one bed flats, with associated parking, cycle storage, refuse bay and recycling area to the rear. This was refused because the applicants did not sign the Section 106 Agreement.

DETAILS OF PROPOSAL

The proposal is for erection of four storey plus basement student housing block comprising 28 studio units, plus associated parking, refuse and recycling to the rear. The previously refused planning application was an almost identical development however the use class was for residential and the internal layout differs.

CONSULTATION

Transportation Group
Cleansing
Legal Services
Strategic & Community Housing
Housing Enabling Group – Paul Dowling
Conservation Team
Building Control
Ward Councillors
Andrew Snape
London Fire Brigade
660-674 (e) Lordship Lane
139 – 145 (c) Bracknell Close N22
1-4 (e) Sultan Terrace N22
1-3(o) Vincent Road
16-28 Coombe Road
653- 675 Lordship Lane
1-6 (c) Temple Terrace, Vincent

1-16 (c) Suraj 675 – 679 Lordship Lane

RESPONSES

Thames Water

Thames Water requests that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Thames Water recommend 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 water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

The London Fire Brigade previous comments

The brigade is satisfied with the proposal

Building Control

Access to the above development for fire fighting vehicles is considered acceptable, provided all entrance doors to bedsits/flats are within 45m of the brigade appliances

Crime Prevention Design Adviser

I am encouraged that the architect has considered security in their design and gating the rear/side access will be a key security measure for this scheme. The semi-private nature of this route should be further protected through high quality signage and a change of road surface or similar treatment. If ownership of this space is ambiguous, it will fall out of the control of legitimate residents and become a focus for crime.

The intended use of the building as Student accommodation will place additional strains on the communal door entry systems and the final flat entry doors. The Crime Prevention Department can give free, impartial advice on improving security at these points, including robust door entry systems. We urge the Developer to use a high specification of security at these points.

The homes would benefit from the enhanced security standards detailed in the "Secured by Design Scheme" (www.securedbydesign.com) and I recommend that consideration is given to achieving the standards.

The design and planning stage of the development is the ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community. The Crime Prevention Department can meet with the developer to discuss the scheme as required. We can be contacted on 020 8345 2167.

Waste Management

The application submitted will require refuse storage of sufficient size to accommodate 3 x 1100 litre refuse bins and 1 x 1100 recycling bin.

The location of the bin store at the rear of the premises means that the bins will have to be wheeled out to Vincent Road for collection; from the drawing it is difficult to establish the distance from the store to the road.

Please note we would not want the RCV to reverse down the drive for collection and there appears to be insufficient room to allow the vehicle to enter and turn around. Care needs to be taken to ensure that the maximum distance for the movement storage bins is not exceeded

Residents

- A letter was received from the resident of 3 Temple Terrace who is concerned about vibration and subsequent cracks that would occur and create damage to their property because of its close proximity to the application site and whether the Council would take appropriate action to avoid noise nuisance.

Transportation Group

This proposed development is at a location with high public transport accessibility level, with Wood Green tube station a short walking distance away. We have therefore considered that majority of the prospective residents at this site would travel by sustainable travel modes for their journeys to and from the site. There is also the presence of Wood Green controlled parking zone operating from Monday to Sunday, between 0800hrs and 2200hrs, which provides an adequate on-street car parking control at this location. In addition, our interrogation with TRAVL trip database has revealed that, based on comparable London sites (Albion Wharf - SW11, Fraser Ct - RM1, Leathermarket Ct - SE1, Parliament View - SE1 and Watergardens - SM1), a development of this magnitude (909sqm. GFA) would only generate a combined in and out movement of 3 and 2 vehicles in the morning and evening peak hours respectively. We have subsequently considered that this level of generated car trips would not have any significant traffic or indeed car parking demand on the adjoining roads.

Also, notwithstanding that this area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure, the applicant has proposed 5 off-street car parking spaces, 28 cycle racks which shall be enclosed within a secure shelter, pedestrian access off Lordship Lane and the retention of the existing vehicle access off Vincent Road, as detailed on the revised site Plan dated 26/11/07 and in line with the parking standard stated in

Appendix 1 of the Council's Adopted 2006 UDP. Moreover, the characteristics of this site fulfil the criteria set up in the Council's adopted 2006 UDP Policy M9, for dedication as a car-free development.

However, we do feel that the adjoining footway on Lordship Lane has uneven surface at the western periphery of the site and would require some upgrade. There is also the need for relocation or removal of the bollards which restrict the width of this section of the footway.

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

1. enters 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." The applicant must contribute a sum of £1000 (One thousand pounds) towards the amendment of the TMO for this purpose.

Reason: To encourage the use of sustainable travel modes at this location

2. Contributes a sum of £23,000 (Twenty-three thousand pounds) by way of S.106 or S.278 agreement towards footway/lighting improvement, in the vicinity of this development.

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design
HSG 5 Hostel Accommodation
M10 Parking for Development

Supplementary Guidance

SPG 1a Design Guidance
Housing Supplementary Planning Document – October 2008

ANALYSIS/ASSESSMENT OF THE APPLICATION

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

1. The principle of student housing
2. Density
3. Layout
4. Size, Bulk and Design
5. Privacy and Overlooking
6. Parking

7	Sustainability
8	Waste Disposal
9	Section 106 Issues

1. The principle of student housing

The change of use of the site fronting Lordship Lane to student housing will mean the loss of the existing vacant building which was formerly occupied by the Wood Green Conservative Club, which has now been demolished. Policy HSG5 states that in assessing proposals for hostel accommodation the Council will require;

- There is not another hostel within 400m
- It is located close to public transport, local and support services
- The scale and intensity of hostel use is appropriate to the size of the building

The proposed accommodation is not in close proximity with other student accommodation and it is well served by public transport, and local services. The scale and intensity of the hostel use is appropriate to the size of the building.

The evidence that has been submitted below to show that there is demand for this type of accommodation is from the University of London Housing Services;

The student market has changed markedly in recent years with a number of private companies building purpose built accommodation for students in many areas of the city. Most of the type of housing comes at a price and only a minority of students cannot afford the rents charged for studio flats by companies such as Unite etc. This proposal seeks to provide affordable accommodation for students. There is a general need in London for good quality privately rented accommodation for students. At the University of London alone there are 130,000 students and even if those who live in halls of residence or at home are discounted, there are still in the region of 50,000 students who, each year, need to live in rented housing.

The downturn in the economy is also expected to exacerbate this situation as many people who would normally have purchased properties at the lower end of the market will now look to rent, thus making less accommodation available to students.

2. Density

Residential development in the borough should normally be provided at a density of between 200 – 700 habitable rooms per hectare.

Applying the method of calculation set out in SPG 3a on residential densities, the site covers an area 0.088 ha and proposes a density of 453 hrh. The density is within the recommended density within the Haringey Unitary Development Plan.

3. Layout

The proposals seek to provide 28 studio units. Every unit in this development will be a self contained studio for one or two people. Whilst there is no specific policy for room sizes for hostels, the housing standards set out in Housing Supplementary Planning Document – October 2008 states that the minimum floor area for a 1 person dwelling is 32.5m². The studios that are self contained range from 20.9m² – 35.7m² which is considered appropriate for this type of accommodation. The accommodation proposed is satisfactory in terms of space standards and layout.

4. Size, Bulk and Design

Policy UD3, UD4 and SPG 1a require that new buildings are of acceptable standard of design and fitting in with the surrounding area.

The development fronting Lordship Lane is virtually identical to the earlier scheme approved in 2006; with the same footprint, height and relationship to the adjacent buildings. The height of the building would be fractionally lower than the adjoining Suraj House, and approximately one metre higher than the ridge level of No. 671 to the east. It will still have a modern design and compliment the materials used on the relatively newly built adjacent block. The only significant difference arises from the re-design internally to provide 28 studios for students rather than self contained residential flats. The scheme also provides sufficient amenity space at the rear; an area of 18.2 metres by 12.2 metres will be laid to grass and shrubs.

5. Privacy and Overlooking

Policy UD3 seeks to protect the existing privacy and amenity of neighbouring occupiers.

With regards to the proposed block fronting Lordship Lane, the habitable room windows of the student flats proposed are over 20 metres away from the adjoining dwellings in the vicinity. The proposal meets the requirements set out in SPG 3b in terms of distances required between facing principle windows and will not result in a loss of privacy from overlooking to any adjoining properties.

6. Parking

The scheme provides five car parking spaces at the rear which is considered appropriate because the site is located in an area of high public transport accessibility. Transportation comment 'This proposed development is at a location with high public transport accessibility level (PTAL), with Wood Green tube station a short walking distance away. We have therefore considered that majority of the prospective residents at this site would travel by sustainable travel modes for their journeys to and from the site.' The scheme also provides 28 cycle racks to serve the students.

7. Sustainability Issues

The scheme includes an array of solar panels mounted on the roof of the building to provide renewable energy; and the building is designed to meet the targets and requirements in Part L of the Building Regulations.

8. Waste Disposal

The scheme provides bin storage and a recycling area to the rear of the proposed building and internal recycling storage to each unit. The bin storage area is in the same position as on the scheme already approved. However to ensure that the Councils standard of waste management is adhered to a condition will be required with more detailed submission of a waste management scheme.

9. Section 106 Issues

The use of the building to operate as Student Accommodation will need to form part of a section 106 Agreement.

There will be a need for a transportation contribution of up to £23,000 towards footway/lighting improvement, in the vicinity of the development and the applicants must contribute a sum of £1000 towards the amendment of the TMO for this purpose.

Recovery/Administration costs should be agreed this comprises of 5% of the total that is £1,200.

The total contribution should therefore be £25,200

SUMMARY AND CONCLUSION

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment that incorporates students accommodation is wholly appropriate. There is evidence of a demand for this type of accommodation and also evidence regarding affordability. The proposal introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area. The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight. The parking provided is suitable due to its location and cycle racks have also been provided. The scheme will provide adequate bin storage and a recycling area. As such the proposal would be in accordance with policies UD3 General Principles and UD4 Quality Design of the Haringey Unitary Development Plan and The Councils SPG 1a Design Guidance within the UDP HSG 5 Hostel Accommodation and M10 Parking for Development of the Haringey Unitary Development Plan and the Councils SPG 1a Design Guidance and Housing Supplementary Planning Document – October 2008

A Section 106 Agreement has to be sought as part of the planning permission that includes transportation as a planning obligation to be provided by the developer.

It is therefore appropriate to recommend that planning permission be granted.

RECOMMENDATION 1

(1) That planning permission be granted in accordance with planning application reference number HGY/2008/2072 subject to a pre condition that Forest Manor Development LTD shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(A) A transportation contribution of £24,000 and £1,200 as recovery cost/administration.

(B) The use of the accommodation for student housing only, with occupation by persons in Full- Time Higher Education at established Universities or Colleges, and a management Agreement to ensure this.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2008/2072

Applicant's drawing No.(s) 0822 003, 152, 153, 200, 210, 211,

Subject to the following condition(s)

RECOMMENDATION 3

That, in the event of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) not being signed no later than the 18th of January 2009 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his discretion allow;, the application shall be refused for the following reason:-

The proposal fails to make a contribution towards Transportation Provision that the transportation officer require towards the amendment of the Traffic Management Order (TMO) and towards footway/lighting improvements.

RECOMMENDATION 4

In the event that the Planning Application is refused for the reasons set out in resolution (3) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates this Planning Application, provided that:-

- (i) there has not been any material change in circumstances in the relevant planning considerations, and

- (ii) The further application for planning permission is submitted to and approved by the Assistant Director (PEPP) within a period of no more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall previously have entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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

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

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

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

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

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

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

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

6. The structures and areas shown to house recycling facilities and refuse and waste storage on drawing 7209/01/A within the site 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. 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.

8. 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.

9. The rooms should be let only to a college of full time education students.

Reason: To prevent it from being sold on the market for residential use

10. 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.

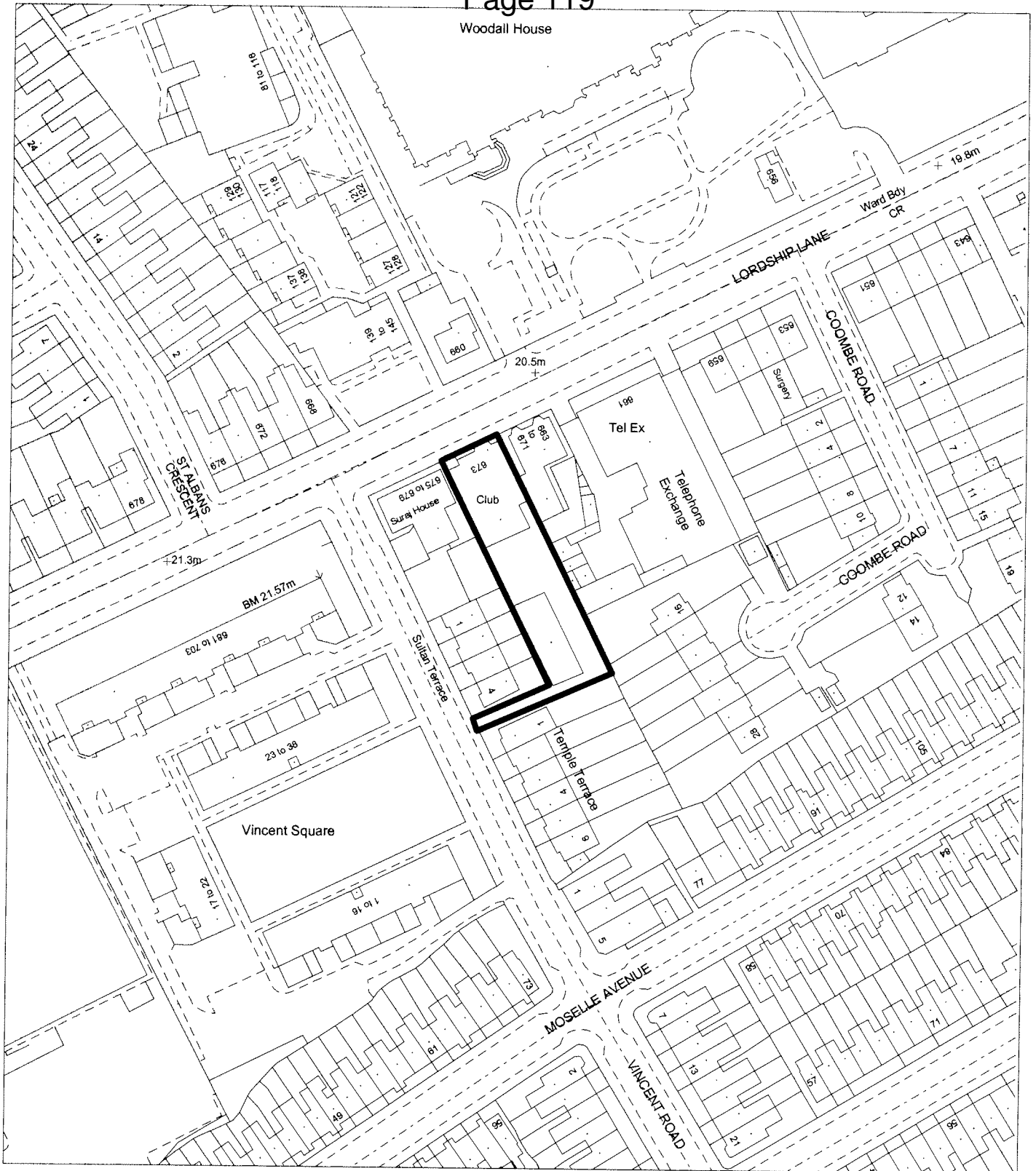
Reason: In order to protect the visual amenities of the neighbourhood.

REASONS FOR APPROVAL

It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment that incorporates students accommodation is wholly appropriate. There is evidence of a demand for this type of accommodation and also evidence regarding affordability. The proposal introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area. The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight. The parking provided is suitable due to its location and cycle racks have also been provided. The scheme will provide adequate bin storage and a recycling area. As such the proposal would be in accordance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan and The Councils SPG 1a 'Design Guidance' within the UDP HSG 5 'Hostel Accommodation' and M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG 1a 'Design Guidance' and Housing Supplementary Planning Document - October 2008.

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Woodall House



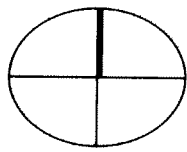
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Site plan

673 Lordship Lane N22

Directorate of Urban Environment

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

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	Date	13/01/2008

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Planning Committee 13 January 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2160

Ward: Woodside

Date received: 30/10/2008

Last amended date: N/A

Drawing number of plans: 660/AL(0) 001, 010, 011, 012, 013, 020, 021, 022, 023, 024, 025 & 030.

Address: St Thomas More RC School, Glendale Avenue N22

Proposal: Erection of two storey building providing 1582 sqm. of additional teaching / learning accommodation for music, drama and media studies. Erection of single storey extension to the Learning Resources Centre (Library). Provision of new visitors entrance to school, new lift, new main stairs and remodelling of 205 sqm. of existing space.

Existing Use: Secondary School

Proposed Use: Secondary School

Applicant: Haringey Council

Ownership: London Borough of Haringey

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact:

Michelle Bradshaw

P: 020 8489 5280

E: michelle.bradshaw@haringey.gov.uk

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

St Thomas More School is located to the southern end of Glendale Avenue, immediately opposite Woodside Park. It is bounded to the north by two-storey residential properties along Crofts Lane and to the south by Earlham Junior School. The site is not within a conservation area however block A of the Thomas More School is a locally listed building. Woodside Park is designated as Significant Local Open Land and a Historic Park. To the east is the White Hart Lane Recreation ground, an area designated as Metropolitan Open Land.

DETAILS OF PROPOSAL

The proposal is part of a Haringey-wide Building Schools for the Future (BSF) program, a government initiative to rebuild or renew nearly every secondary school in England. Haringey's BSF programme will see more than £200m invested in improving schools in the borough.

The proposed development to St Thomas More School comprises two main elements, the first being a new building to the northern boundary of the site, adjacent to Crofts Lane. The building would be a two storey block, providing teaching and learning accommodation for Music, Drama, Media Studies, IT Studies as well as a new visitor's entrance with reception area, accessible toilet and other ancillary areas. The new north block would be largely constructed of terra cotta coloured brick. Stairwells and lift shafts would be finished in a pale purple coloured render. The gross floor area of the new building would be 1582m².

The second element is an extension to the existing Learning Resource Centre (LRC). The expansion of the LRC is to form a glazed extension to the rear of the Edwardian Building (Block A). The extension would be single storey and involve knocking through the rear wall of Block A at ground floor level and constructing a curved frontage to a landscaped courtyard to the rear of the new building. Louvers would be provided at roof level to allow for solar shading of the extension. A continuous glazed roof light strip would separate the new roof from the existing fabric to allow additional sunlight penetration into the extended space. A walkway would be constructed at ground and first floor levels to directly connect the rear of the Edwardian building to the new block to the north of the site.

The existing access road would be extended to meet Crofts Lane closer to the junction with Glendale Avenue. A new car parking area would be created to the northern side of block A, adjacent to Crofts Lane, to allow parking for 12 vehicles. Works would also include hard and soft landscaping of the new car park and land next to the access road as well as the new internal courtyard.

PLANNING HISTORY

HGY/1992/0805 - Conversion from Secondary to Primary School, provision of a nursery unit and alterations to the existing building including the creation of an external covered play area and a new play terrace (APPROVED - 01/09/1992)

HGY/2008/1535 - Installation of new floodlighting to existing netball courts (APPROVED - 11/09/08)

CONSULTATION

London Fire & Emergency Planning Authority

Haringey Building Control Team
Haringey Conservation Team
Haringey Transportation Team
Haringey Environmental Health

Ward Councillors

Chitts Hill Residents Association
Friends of Woodside Park
1-13 (c) Crofts Lane, N22
Bungalow, Glendale Avenue, N22
Earlham Junior and Infants School, Earlham Grove, N22
9 -15 (o) Glendale Avenue, N22
1 – 61 (o) Woodside Road, N22

A Development Control Forum was held on 4 December 2008. However no local residents attended.

RESPONSES

London Fire & Emergency Planning Authority

The Brigade is satisfied with the proposal

Haringey Building Control

Access for fire brigade vehicles to this development is considered acceptable. Means of escape will be dealt with upon receipt of a formal building regulations application.

Haringey Conservation Team

St Thomas More RC School (Block A) is a local listed building.

The proposed extension (learning resource centre) to the rear of the local listed building is sensitively designed to be unobtrusive and sympathetic to the context and nature of the site. The glazed curtain walling system means that there will be a minimal visual impact to the rear elevation, the rhythm of the proposed glazed panels reflects the rhythm of the ground floor fenestration, providing a degree of continuity between existing design and new.

The proposed two storey building and new visitors entrance are similarly designed to a high standard with due consideration of context and setting. The new designs, in terms of height, bulk, massing, details and materials integrate well with the existing buildings.

As such, there are no objections to the proposal.

Haringey Waste Management Team

There are no comments to provide on this application

Haringey – Scientific Officer

Condition to provide a site investigation report, risk assessment and details of any remediation required.

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan (2006)

- G1 Environment
- G2 Development and Urban Design
- G9 Community Wellbeing

- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage

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

- M4 Pedestrians and Cyclists
- M10 Parking and Development

- OS2 Metropolitan Open Land (MOL)
- OS3 Significant Local Open Land (SLOL)
- OS5 Development Adjacent to Open Spaces

- CW1 New Community/Health Facilities

- CSV2 Listed Buildings
- CSV4 Alterations and Extensions to Listed Buildings

Haringey Supplementary Planning Guidance (October 2006)

- SPG1a Design Guidance
- SPG2 Conservation and Archaeology
- SPG3b Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight
- SPG7a Vehicle and Pedestrian Movement
- SPG8b Materials
- SPG8c Environmental Performance
- SPG8d Biodiversity, Landscaping & Trees

ANALYSIS/ASSESSMENT OF THE APPLICATION

Key Issues for Consideration

1. Principle of Development
2. Design and Materials and Impact on the Listed Building
3. Impact on the Amenity of Neighbours
4. Impact on Adjacent Open Spaces
5. Sustainability
6. Traffic Generation and Parking

1) Principle of Development

Policy G9 'Community Well Being' states that development should meet the boroughs needs for enhanced community facilities from population and household growth, with the objective of increasing the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities. Policy CW1 'New Community / Health Facilities' supports the development of new community facilities in appropriate locations, where there is a local need, where it is accessible by walking or public transport and where it can be used for more than one community purpose.

The proposed development is for the erection of a two storey class room building to provide additional teaching / learning accommodation for music, drama and media studies. In addition, an extension to the existing Learning Resources Centre (Library) is proposed.

Since the site is already being used for education purposes, the principle of the use has been established. The location of the facilities including improved performing arts spaces will enable the school to offer these for community use outside of school hours. In addition, the site is serviced by bus routes along Wood Green High Road and White Hart Lane. Therefore, the principle of the proposal is considered to be acceptable and in line with Council policy.

2) Design and Materials and Impact on the Locally Listed Building

Policy G2: Development and Urban Design states that development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment. The objectives of the policy are to promote high quality design which is sustainable in terms of form, function and impact, meeting the principles of inclusive design and supporting sustainable development. Policy UD4 Quality Design and SPG1a Design Guidance states that any proposal, which requires planning permission, will be expected to be of high design quality.

The proposed development to St Thomas More School comprises two main elements, the first being a new building to the northern boundary of the site, adjacent to Crofts Lane. The building would be a two storey block, providing teaching and learning accommodation for Music, Drama, Media Studies, IT

Studies as well as a new visitor's entrance with reception area, accessible toilet and other ancillary areas. The gross floor area of the new building would be 1522m².

The second element is an extension to the existing Learning Resource Centre (LRC). The expansion of the LRC is to form a glazed extension to the rear of the Edwardian Building (Block A). The extension would be single storey and involve knocking through the rear wall of Block A at ground floor level and constructing a curved frontage to a landscaped courtyard to the rear of the new building. Louvers will be provided at roof level to allow for solar shading of the extension. A continuous glazed roof light strip would separate the new roof from the existing fabric to allow additional sunlight penetration into the extended space. A walkway would be constructed at ground and first floor levels to directly connect the rear of the Edwardian building to the new block.

The original design of the new northern block was to be a very modern building, finished in a salmon coloured render and the main elevation perforated by irregularly placed openings. The design was seen to be incompatible with the surrounding buildings. As such, the design was modified prior to the submission of the planning application. The new north block is now to be largely constructed of terra cotta coloured brick which will fit within the context of the Edwardian building and the other school blocks within the site. The window patterns have also been amended slightly to give a more regular fenestration pattern. However the northern façade does not reflect the highly regular rhythm of window positions evident in the two adjacent blocks, this is partially due to the nature of the internal spaces which are to be used for drama and performing arts uses, as well as a plant room. The stairwells and lift shafts are to be finished in a pale purple coloured render, which will contrast with the existing materials. Conditions of consent will require material samples and full details of fencing/boundary treatment be submitted to and approved in writing by the local planning authority prior to the commencement of works in order to retain control over the external appearance of the development in the interest of the visual amenity of the area. In addition, a detailed Hard and Soft Landscape Plan shall be required as a condition of consent. It is recommended that a condition of consent require any proposed paving be constructed of a material or designed in a way to allow permeability.

The Edwardian building (Block A) is a locally listed building of particular architectural merit and aesthetic quality. The Haringey Conservation Team have been consulted and provided the following comments: "The proposed extension (learning resource centre) to the rear of the local listed building is sensitively designed to be unobtrusive and sympathetic to the context and nature of the site. The glazed curtain walling system means that there will be a minimal visual impact to the rear elevation, the rhythm of the proposed glazed panels reflects the rhythm of the ground floor fenestration, providing a degree of continuity between existing design and new. The proposed two storey building and new visitors entrance are similarly designed to a high standard with due consideration of context and setting. The new designs, in terms of height, bulk, massing, details and materials integrate well with the existing buildings. As such, there are no objections to the proposal".

Overall, the proposal is deemed to comply with policy G2 'Development and Urban Design', UD4 'Quality Design', CSV2 'Listed Buildings', CSV4 'Alterations and Extensions to Listed Buildings', SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology'.

3) Impact on the Amenity of Neighbours

Policy UD3 and SPG3b address issues of privacy, overlooking, aspect, outlook and daylight. The new build element of the scheme will be located directly across the road from existing two-storey residential terraces and semi-detached dwellings. The new block has been set back from the road to reflect the general building line of the two adjacent blocks. The new north block extends westward at an angle, following the line of the access road, and therefore results in the building being set slightly closer to the residential buildings at the western end. The block maintains a separation of approximately 12.5 meters at its closest point. As such, the impact of the new building in terms of sunlight, daylight and general outlook would not be significantly greater than a two storey residential development constructed in the same location. The new access road will separate the new building from Crofts Lane and a landscaping strip will further reduce the visual impact of the new building. High traffic movement corridors have been located internally to the southern elevation to minimise noise disturbance from students moving between classes and congregating prior to class commencement. The windows to the northern elevation are to be double glazed units which will provide sound insulation. Overlooking to and from the new building will be limited and not pose any unacceptable loss of privacy for neighbouring residents. The extension to the Learning Resource Centre will be within the school site and hidden behind the new building to the north. As such, there will be no impact on amenity as a result of this aspect of the scheme. Overall, it is not anticipated that there will be any significant issues relating to impact on residential amenity, in line with policy UD3 'General Principles' and SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight'.

4) Impact on Adjacent Open Spaces

Policy OS2 and OS3 seek to safeguard and protect the character and quality of Metropolitan Open Land (MOL) and Significant Local Open Land (SLOL). Furthermore policy OS5 states that development close to the edge or Green Belt, Metropolitan Open Land, Significant Local Open Land or any other valuable open land will only be permitted if it protects or enhances the value and visual character of the open land.

St Thomas More School is located in close proximity to Woodside Park which is designated as Significant Local Open Land (SLOL) and the White Hart Lane Recreation ground, an area designated as Metropolitan Open Land (MOL). The location of the new building and LRC extension will be within the school grounds and not directly visible from either the SLOL or MOL. The Edwardian building which faces onto Woodside Park will not be altered on the front

façade. As such, the development will have not direct impact on the adjacent open spaces, in line with policy OS2, OS3 and OS5.

5) Sustainability

Policy G1 “Environment”, states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources. The objective of the policy is to facilitate developments which protect and enhance the environment and operate in a sustainable and environmentally friendly manner. Further to this, policy UD2 contains the Council’s sustainability objectives. Council will seek to ensure development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage systems, permeable hard surfacing and green areas, biodiversity potential, energy efficient boiler systems, reuse/refurbishment versus new build, allocated composting areas and provision for alternative fuelling. A Sustainability Statement is included with the planning application. The following issues are considered to be specifically relevant to this scheme:

Energy Efficiency / Renewable Energy

Policies ENV9, ENV10 and SPG8c relate to Energy Efficiency and Renewable Energy. The key objectives of Policy ENV9 are to encourage energy efficiency and to achieve a reduction in carbon dioxide emissions through new development. Under guidelines in the Haringey Better Schools for the Future Design Brief 2007, the school should aim for a BREEAM rating of ‘excellent’ for new-build projects and ‘very good’ for major remodeling and as high as possible in refurbishment projects. A condition of consent may be applied to ensure compliance with the Design Brief guidelines. The new building will be mechanically ventilated but the energy requirements for this will be partially offset by the installation of a biomass boiler. Overall, the development is considered to meet the intent of policy ENV9 Energy Efficiency.

Water

Policy ENV3 states that all new development should incorporate water conservation methods. The application has not provided any details of proposed water conservation initiatives within the development. It is recommended that any new toilet facilities, taps or showers within the new building and learning resource centre extension be fitted with water saving devices these may include spray taps or movement sensor taps, dual flush WC’s or low flow shower heads with movement sensor control etc.

Noise

The acoustic performance of the new building is particularly important given the proposed uses include music, drama and performing arts spaces. Double glazed window units are proposed in this block. It is recommended that a condition of consent be attached to require high grade insulation to this building for both noise and energy insulation purposes.

Land Contamination

Site investigation information shall be required through condition, to identify any potential areas of contamination within the site in line with policy ENV11. Reference should also be made to SPG8f 'Land Contamination'. Given the current use of the site as a playground area, caretakers house and access road, there is no reason to anticipate potential contamination.

Waste Storage and Recycling

Policy UD7 'Waste Storage' requires new development to include appropriate provision for the storage and collection of waste and recyclable materials. The existing bin storage area will not be altered by the proposed development. The Haringey Waste Management team has no objection to the scheme. Large developments are generally required to produce a Waste Management Plan, however since the proposed development involves an existing school use on the site, with existing waste management procedures, a Waste Management Plan shall not be required for the operation of the site. It is considered that the above satisfies the requirements of Policy UD7.

7) Traffic Generation and Parking

Policy M10 'Parking for Development' identifies that development proposals will be applied against the parking standards in Appendix 1 of the UDP. No specific standard is given for education use. Council policy is focused towards reducing car use associated with new development, in the interests of sustainability, which is balanced against the need to avoid increases in on-street parking in the surrounding areas, as a result of new development.

The site is in close proximity to both Wood Green High Road and White Hart Lane which are frequented by several bus routes. The Wood Green Tube station is also within walking distance of the site.

The development of the school will result in an overall increase in floor area of 1522m². However, this is to simply improve the existing facilities rather than support additional students. As such, it is anticipated that there will be the same number of net trips generated by the site. A new car parking area will be constructed to the northern side of Block A, providing spaces for 12 vehicles. Cycle parking exists on the site and will not be altered by the development. It is considered that the level of vehicular and cycle parking is suitable and consistent with policy requirements.

SUMMARY AND CONCLUSION

The proposed new build development and extension to the existing Learning Resources Centre (LRC) at the St Thomas More School will improve existing school facilities allowing enhanced opportunities for teaching and learning. These facilities would also be available for community use. The location and scale of the new build will result in no significant detrimental impact on

neighbouring residential properties or the adjacent Metropolitan Open Land (MOL) or Local Significant Open Land (LSOL). Overall, the development will provide a community benefit. It is therefore recommended that the application be GRANTED planning permission, subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2008/2160

Applicant's drawing No's: 660/AL(0)001, 010, 011, 012, 013, 020, 021, 022, 023, 024, 025 & 030.

Subject to the following conditions:

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

Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.

6. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval from the Local Planning Authority.

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

7. Hard landscaped areas shall be permeable in construction and/or design.

Reason: To allow water infiltration and thus reduce water runoff to the storm water system.

8. Details including the type, specification and location of external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent adverse light pollution to neighbouring properties.

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

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

10. A BREEAM Assessment shall be submitted to the Local Planning Authority, prior to the commencement of works, demonstrating compliance with the BSF Design Brief 2007.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development.

11. The following water conservation measures shall be implemented: Where sanitary fittings (taps, WC's, showers etc.) are being installed, low water use appliances shall be used. This will include spray taps, dual flush WC's, low flow shower heads with movement sensor control or similar.

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

12. Full details of any proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.

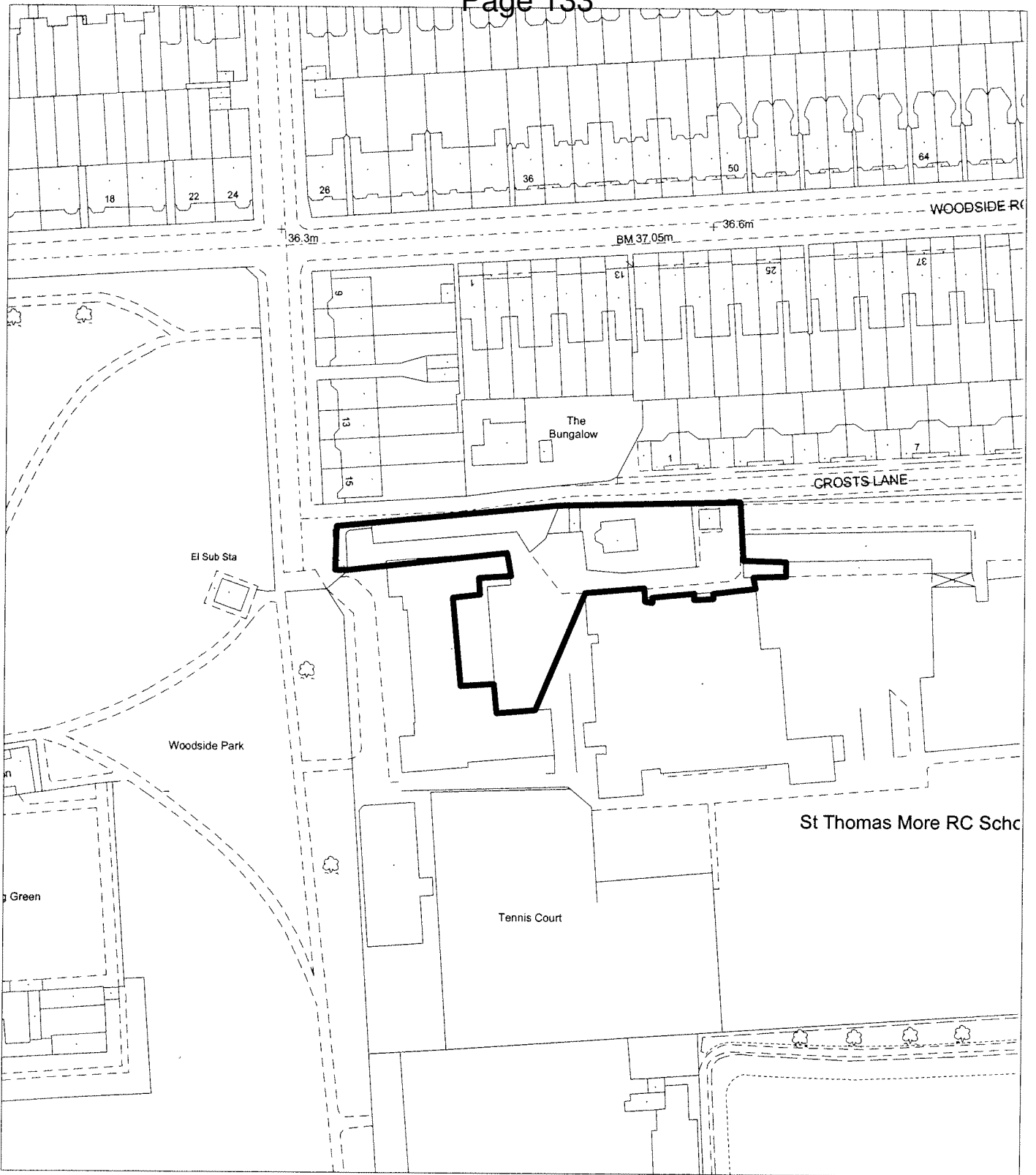
Reason: To ensure access and egress to the site is via the formal access points and the boundary materials provide a positive contribution to the streetscape.

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

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

REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with Policies: G1 'Environment', G2 'Development and Urban Design', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M4 'Pedestrians and Cyclists', M10 'Parking and Development', OS2 'Metropolitan Open Land (MOL)', OS3 'Significant Local Open Land (SLOL)', OS5 'Development Adjacent to Open Spaces', CW1 'New Community / Health Facilities', CSV2 'Listed Buildings', CSV4 'Alterations and Extensions to Listed Buildings' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance and SPG8d 'Biodiversity Landscaping & Trees' of the Haringey Supplementary Planning Guidance (October 2006).



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Site plan

St Thomas More RC School, Glendale Avenue, N22

**Directorate of
Urban
Environment**

Marc Dorfman
Assistant Director
Planning and Regeneration
639 High Road
London N17 8BD

Tel 020 8489 0000
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Planning Committee 13 January 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2033

Ward: Tottenham Green

Date received: 14/10/2008

Last amended date: December 2008

Drawing number of plans: J06.357/ D(01)01, 02, 03C, 04 - 11, 12A, 13A, 14, 15A, 16B, 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61.

Address: Tottenham Town Hall, Town Hall Approach Road N15

Proposal: Demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, including the existing bunker, (retaining central part of South Range Building) and erection of 4 blocks of houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.

Existing Use: Town Hall / Depot

Proposed Use: Community / office / residential

Applicant: Ms Lis Rodrigues Newlon Housing Trust

Ownership: Private

PLANNING DESIGNATIONS

Private Roads
Listed Buildings
UDP 2006 Archeological Importance
Conservation Area
Contaminated Land
Road Network: Classified Road

Officer Contact: Stuart Cooke

RECOMMENDATION

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

SITE AND SURROUNDINGS

The application site is located to the west side of Tottenham Green and forms one of the group of sites currently occupied by the large Edwardian municipal buildings fronting the Green. Directly to the north of the site is the former swimming pool buildings, now the entrance associated with the Bernie Grant Centre. To the south is the former Fire Station building, now occupied by xxxxxxxx. To the west, the site is bounded by the Kings Cross-Cheshunt railway line.

The Town Hall building occupies the east part of the site overlooking the Green, and is Grade 2 listed. The Town Hall has been extended to the rear in the mid-1930's and this extension is not included in the listing. To the rear of the Town Hall buildings is a space currently used as a car park for the Town Hall uses. To the rear of the car park is the former Clyde Road depot and buildings. The majority of the depot site is covered by a large steel canopy erected in the 1980's. The remaining buildings surrounding the depot site are in a very poor state of repair.

The application site is tightly constrained by the surrounding land uses, particularly the recently completed Bernie Grant Centre and the industrial starter units to the north, and the CONEL site and building and associated uses to the south east boundary. To the rear of the site on the south side is the residential development of Portland Place, built in the late 1970's.

In the wider context, the Town Hall is the central building within a group of municipal buildings of varying ages and styles from Tottenham Green. This grouping comprises the Tottenham Green Leisure Centre to the north, the group of buildings including the Town Hall as described, and the CONEL campus to the south. Surrounding this group, the area is generally residential, comprising largely Victorian terraced streets with some newer infill development. Tottenham High Road itself is a mixed use road with mostly shops and offices at ground floor level, with mixed uses, including residential, on the upper floors.

The application site is close to the junction of Tottenham High Road and Philip Lane. Both roads are busy through routes within the borough, well served by a number of bus routes. Seven Sisters underground station and Network Rail station is within a half mile walking distance to the south with Bruce Grove station a similar distance to the north. The area has a medium to good PTAL rating.

The site area is 0.93 hectares. The site is included in the Tottenham Green conservation area.

PLANNING HISTORY

A number of planning applications and applications for Listed Building Consent relating to the site have been made over the years, but none are considered particularly relevant to this application.

Two parallel applications for conservation area consent and Listed Building Consent are also lodged with the Council in relation to this scheme. The conservation area consent deals specifically with the demolition issues associated with the development and the Listed Building Consent considers the development in terms of its effect on the listed building.

DETAILS OF PROPOSAL

The scheme comprises two separate elements; first it proposes the demolition of the more recent rear additions to the Town Hall and the refurbishment and re-use of the Town Hall buildings for office and community uses.

The second element of the scheme involves the demolition of the canopy structure and other buildings currently occupying the former Clyde Road depot site and the redevelopment of this part of the site for residential use. However the centre part of the south Ranges will be retained and refurbished to form new residential accommodation. In addition, three new blocks will be built of between two and five storeys, comprising 109 units of residential accommodation in total. The new accommodation will comprise 34 x 1-bed, 60 x 2-bed, 12 x 3-bed and 3 x 4-bed units. 38% (44.9% habitable rooms), of the units will be for social rent, with the remaining 62 (55.1% habitable rooms) units being New Build Home Buy – either private or intermediate rent on Rent To Buy terms. These tenure arrangements are explained in paragraph 3 of the assessment below.

The new buildings are arranged to form two new courtyards within the site, the central element of two and three storeys being linked to the Town Hall building, positioned to the south of the main Bernie Grant Centre building. This block will face south looking over a new open courtyard area, retaining the large, mature Ash tree, towards the Firemans cottages and CONEL buildings to the south.

The buildings on the former Clyde Road depot part of the site will range from two to five storeys, being arranged in an open square, incorporating the retained south Ranges buildings to the southern boundary. The five storey element will form the north boundary of the square, adjacent to the existing industrial starter units. The height of the buildings will reduce down from five to three storeys along the west boundary following the railway line, returning along the south boundary with two and three storey buildings, designed to incorporate the retained south Ranges buildings.

Access to the site is from both Clyde Road and Town Hall Approach Road, but no through route will be formed to avoid potential rat-running through the site. The access arrangements will allow specific provision for refuse and

emergency vehicles to service the whole of the site with 26 car spaces being provided within the site.

CONSULTATION

Ward Councillors

Transportation
Conservation
Cleaving
Arboriculturist
Design
Environmental Health Service
Property Services

Tottenham Conservation Area Advisory Committee
Tottenham Civic Society

Thames Water
Network Rail
Bernie Grant Centre
CONEL
Age Concern

63-77 Clyde Road
31-35, 14-30 Nelson Road
57, 50-70 Grove Park Road
50-78, 80-120, 82a-c, 57-139 Beaconsfield Road
59-241, 70-120 Portland Road

A Development Control Forum was held on 13 November 2008 at 7.00pm at CONEL attended by Cllr Bevan, Tottenham Conservation Area Advisory Committee, Tottenham Civic Society, current occupiers of the Town Hall and approximately 15 local residents. Minutes of the Forum are appended to this report as Appendix 1.

In addition the applicant has carried out their own consultation exercise between December 2007 and February 2008 including two public exhibitions held at Tottenham Town Hall. Local stakeholders including local businesses, Residents Associations and community organisations were also consulted by letter, local advertisement displays and press coverage. Responses to this consultation exercise were taken on board and used to inform the scheme development.

RESPONSES

English Heritage – satisfied with the proposals. Have suggested conditions to be attached to any permissions/consents.

Tottenham Conservation Area Advisory Committee – Tottenham CAAC welcomes the restoration of Tottenham Town Hall and is pleased to see that all five windows (on each floor) at the sides of building are to be retained. We would like a record made of the sections of the Town Hall building that will be demolished.

The CAAC has concerns about the style and fabric of the building linking the Town Hall to the Eastern Block (with its frontage facing the Bernie Grants Centre open space area).

We welcome the restoration of the Southern Range but have concerns about the design of the adjoining houses.

We are pleased to see that the number of housing units has been reduced from 150 to 109.

We do not feel that the five-storey block (stepping down to four and three storeys) on the western edge of the development alongside the railway is a problem.

Transportation – do not object to the development. They consider that the majority of prospective occupiers will travel by public transport or other sustainable travel modes. Existing public transport provision is considered to be able to accommodate the additional passengers likely to be generated by the development. Good pedestrian links are provided through the site connecting with the public transport locations. Some improvements to Town Hall Approach Road and Tottenham Green are suggested to facilitate this, to be included within the S106 agreement. The general area is not one that is considered to suffer from particular parking stress and therefore the level of parking provided plus the measures included in the Travel Plan are considered sufficient for the development.

CONEL – Raise concerns about noise, dust and disturbance relating to the development .

Waste management - The provision shown is sufficient for the development.

LFCDA –

Thames Water – satisfied with proposal subject to informative being attached.

One letter responding to the consultation has been received - concerned with local youths climbing over walls into neighbouring gardens. Also concerned about construction noise.

RELEVANT PLANNING POLICY

Government guidance on planning issues is set out in a series of Planning Policy Guidance Notes (PPGs). PPGs are currently in the process of being replaced with Planning Policy Statements (PPSs). PPS1, PPS3, PPG13, PPG15, PPG16, PPS22 and PPG24 are considered relevant in this case.

PPS1 – Delivering Sustainable Communities

PPS1 provides an overview and general statement of the Government's objectives for the planning system. PPS1 is fully committed to achieving the aims of sustainable development. It indicates that Planning should facilitate and promote sustainable patterns of urban development by making suitable land available for development in line with economic, social and environmental objectives.

PPS3 – Housing

PPS3 sets out the Government's most up-to-date guidance with regard to the provision of housing. The Guidance sets out a commitment to promoting more sustainable patterns of development and emphasises the importance of making more efficient use of urban land within high quality development and encouraging greater intensity of development at places with good public transport accessibility and along public transport corridors.

PPG13 - Transport

PPG13 seeks to integrate planning and transport at the national, regional, strategic and local level and to help reduce the need to travel and the length of car journeys. Its objective is to make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling.

PPG 15 – Planning and the Historic Environment

PPG15 provides guidance to local planning authorities to protect or enhance the character and appearance of the sites within Conservation Areas and preserve the settings of listed buildings and any features of architectural or historic interest that it might possess.

In relation to the determination of listed buildings consent applications PPG15 outlines a number of criteria which local planning authorities should consider. These include the importance and historic value of the building in both national and local terms, the individual physical features of the building, the buildings contribution to the street scene and the extent to which an approved consent would bring substantial benefits for the local community, particularly in terms of economic regeneration. The Guidance note also indicates that the most successful means of securing the upkeep of historic buildings is to maintain the buildings in active use. This may be achieved through the buildings adaptation.

PPG 16 – Archaeology and Planning

PPG16 sets out the government guidance for Local Planning Authorities in determining planning applications in areas of archaeological interest.

PPS 22 – Renewable Energy

PPS22 is intended to highlight the principles of the government following targets set in the Energy White Paper: “Our energy future: creating a low carbon economy”. The PPS states that this can be achieved through the provision of renewable energy, improvements in energy efficiency and the development of combined heat and power.

The Energy White Paper states that 10% of UK electricity should be generated by renewable energy sources by 2010 and 20% by 2020.

PPG24 – Planning and Noise

This document is intended to ensure that noise sensitive developments such as schools, hospitals and residential developments are protected from major noise generating uses. Where it is not possible to separate the two it may be necessary to mitigate the effects by imposing planning conditions.

The London Plan (2008)

The Development Plan for the area comprises the London Plan Consolidated with Alterations since 2004 (February 2008) (the London Plan) and the Haringey Unitary Development Plan (UDP) 2006. The London Plan is a material consideration for local authorities when determining planning applications and reviewing their Unitary Development Plans.

In order to respond to the existing and future housing demand, the London Plan has increased the housing provisions targets; seeking the provision of 30,500 additional homes per year across London. For Haringey, it estimates a capacity of a minimum of 6,800 new dwellings between 2007/8 and 2016/7 which equates to 680 per year.

Local Planning Policy Context

Haringey Council adopted its Unitary Development Plan in 2006. The policies within this document have been “saved” by the Government Office for London (GoL), under the 2004 Planning and Compulsory Purchase Act 2004, for up to 3 years (from 27th September 2007). Also adopted with the UDP in 2006, were five Supplementary Planning Guidance documents (SPG’s).

The policies relevant to this application are:

AC3 – TOTTENHAM HIGH ROAD REGENERATION CORRIDOR

CSV1: DEVELOPMENT IN CONSERVATION AREAS

CSV2: LISTED BUILDINGS

CSV4: ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS

CSV6: DEMOLITION OF LISTED BUILDINGS

ENV9: MITIGATING CLIMATE CHANGE: ENERGY EFFICIENCY

ENV10: MITIGATING CLIMATE CHANGE: RENEWABLE ENERGY

HSG1: NEW HOUSING DEVELOPMENTS

HSG2: CHANGE OF USE TO HOUSING

HSG4: AFFORDABLE HOUSING

HSG9: DENSITY STANDARDS

HSG10: DWELLING MIX

M5: PROTECTION, IMPROVEMENT AND CREATION OF PEDESTRIAN
AND CYCLE ROUTES

M10: PARKING FOR DEVELOPMENT

UD3: GENERAL PRINCIPLES

UD4: QUALITY DESIGN

UD7: WASTE STORAGE

UD8: PLANNING OBLIGATIONS

SPG1a – Design Guidance (adopted 2006)

SPG2 – Conservation and Archaeology (draft)

SPG3a – Density, Dwelling Mix, Floorspace minima, Conversions, Extensions
and Lifetime Homes (adopted 2006)

SPG10a – The Negotiation, Management and Monitoring of Planning
Obligations

CONTEXT

Since 2002, a number of studies and plans have been produced in relation to the future development of the Town Hall site. These are:

Tottenham Town Hall and Clyde Road Depot Site Planning Brief 2002
Tottenham Baths and Clyde Road Masterplan 2002
Conservation Plan 2004
Tottenham Green Conservation Area Appraisal

Tottenham Town Hall and Clyde Road Depot Site Planning Brief 2002

A Planning Brief for the site titled "Tottenham Town Hall and Clyde Road Depot Site" was adopted by Haringey Council in 2002. The Brief, although developed before the adoption of the UDP, provides some guidance for the re-development of the site. The Brief area includes the land now developed as the Bernie Grant Centre.

The brief sets out a number of key development objectives that the Council will seek compliance with. These are:

- Restore/Refurbish the Town Hall and preserve/enhance the character of the Conservation Area
- Bring employment to the area
- Improve the local environment to actively benefit the local community
- Provide a mixed use scheme and a sustainable development to sit alongside the Bernie Grant Centre
- Attract private and public investment and act as a catalyst for the regeneration of the Tottenham Green Area

The Brief outlines a number of acceptable uses for the Town Hall, including B1 and D1 uses proposed. The Brief also the sustainable and appropriate future use of the Town Hall with appropriate uses and approved users. For development purposes the Clyde Road Depot and Town Hall Car Park should provide the following in a new scheme:

- Minimum of 1,858sqm of new build business space
- Residential accommodation, evenly divided between private and affordable key-worker accommodation, which will not result in the under provision of new build business space.

The Brief also outlines a number of acceptable uses for the Clyde Road Depot site including residential uses.

Tottenham Baths and Clyde Road Masterplan 2002

The Tottenham Baths and Clyde Road Masterplan was produced by by Llewelyn-Davies in conjunction with the Council and was adopted in 2002. It was intended that the document would provide guidance to developers in

redeveloping the two sites. As the UDP was adopted in 2006, the Masterplan also has reduced weight, but it does however, still provide an indication as to the Council's aspirations for the site.

The Masterplan outlines the following objectives for the Town Hall and Depot site:

- Bring employment to the Borough
- Improve the local environmental
- Benefit the local community
- Restore the listed buildings on-site
- Attract private investment
- Act as a catalyst for the regeneration of the Tottenham Green Area

The Masterplan outlines a number of acceptable uses for the Depot site including Non-family residential, Light industrial/workshops (Class B1), Education and Training (D1) among other uses. With regards to the Town Hall, the Masterplan indicates that the Town Hall should be preserved as a public building or used as a community facility. The Masterplan also states that new building additions at the rear of the Town Hall has led to the need for aesthetic improvements to the rear of the building and that the Council would therefore welcome a scheme that considers this part of the development.

In terms of heights and massing of a proposed development on the site, the Masterplan states these should reflect the surrounding building heights and that new buildings should not be able to be viewed above the roofline of the frontage buildings from and across Tottenham Green. It is recommended that these heights vary from three to five storeys in height.

Conservation Plan 2004

Alan Baxter was commissioned by London Borough of Haringey to look at the refurbishment and reuse of the site, especially in relation to the Town Hall in terms of the historical context of the site and surrounding buildings.

Tottenham Green Conservation Area Appraisal

This document highlights the open character of the Green and the special Edwardian character of the institutional buildings on the east side, including the Town Hall. It recognises that the Bernie Grant Centre has been constructed, which changes the context of the land immediately to the north of the Town Hall and Depot.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues to be considered with regard to this application are:

1. the principle of the uses proposed
2. the effect on the listed building
3. density/mix
4. design and appearance
5. traffic and parking provision
6. amenity space
7. waste storage/recycling
8. energy efficiency/renewable energy
9. sustainability
10. planning obligations

1. The principle of the uses proposed

The application site is identified in the UDP as SSP18. This is listed in Schedule 1 of the Plan as a mixed use development site including arts and education uses. In addition, Table 4.1 of policy HSG1 specifies an indicative number of dwelling units for both the Baths site and Clyde Road depot of 140 residential units.

Policy AC3 Tottenham High Road Regeneration Corridor includes the entire length of Tottenham High Road and sets out a general approach of positive regeneration along Tottenham High Road, to create a safe and secure environment, encourage the vitality and viability of the town centres as well as promoting new residential development. It recognises Tottenham Baths and Clyde Road depot as suitable for mixed use development. This scheme, which includes the refurbishment and re-use of the Town Hall for community based purposes with residential to the rear, meets the objectives of this policy.

Both the Brief for the site and the Masterplan, both prepared in 2002, considered that mixed use development, including residential, was appropriate for the site. The Brief sets out a number of key development objectives including restoring and refurbish the Town Hall to preserve and enhance the character of the Conservation Area, and provide a mixed use scheme and a sustainable development to sit alongside the Bernie Grant Centre. As such, the use of part of the site for residential is considered appropriate and to meet the requirements of policies HSG1 and HSG2, which seek to ensure that new housing is appropriately located and does not adversely affect other important land uses.

The Masterplan outlines a number of acceptable uses for the Depot site including non-family residential, light industrial/workshops (Class B1), Education and Training (D1) among other uses. With regards to the Town Hall, the Masterplan indicates that the Town Hall should be preserved as a public building or used as a community facility.

The development of the Bernie Grant Centre and the associated starter industrial units, all of which are now complete, achieve some of the preferred uses for the site. The development proposed by this application achieves the retention and refurbishment of the Town Hall, and the provision of residential accommodation. As such, the scheme, when considered in conjunction with the previous development of the Baths site for the Bernie Grant Centre, is considered to meet the preferences expressed in both the Brief and the Masterplan as well as the SSP18 designation.

2. The effect on the listed building and the conservation area

The proposal involves the demolition of the 1930's extension to the rear which is considered to detract from the character of the listed building.

Policies CSV2 and CSV6 of the UDP seek to protect listed buildings against complete or insensitive demolition, but permit sensitive proposals that result in preservation and enhancement of the historic character of the building, including new appropriate uses.

Preserving the historical significance and architectural importance of the Town Hall is the main priority of the development of this site. PPG15: Planning and the Historic Environment advises the best means of maintaining the upkeep of a listed building is to keep it in active use. This means that these uses must be economically viable and this may require adaptation of listed buildings to ensure that the uses are viable. The proposed demolition of the rear element of the Town Hall allows for the retention of those elements of the building that are indicated as being of critical, significant or minor significance. In this context the Masterplan acknowledged the poor quality of the rear of the Town Hall.

The proposed refurbishment of the interior and exterior of the retained Town Hall has been considered in the light of advice in the Conservation Plan 2004 and English Heritage. The refurbishment works, as well as the demolition works proposed, will preserve the character, appearance and setting of the listed building whilst allowing for suitable and viable uses within the Town Hall. A number of revisions have been made to the scheme at the recommendation of English Heritage, principally in terms of the detailing of the junction of the new building with the rear of the retained Town Hall buildings and alterations to improve the appearance of the new west facing elevations of the retained Town Hall.

The works to the Town Hall building, including the demolition and internal works, are covered by condition and included in the S106 to ensure that these

works are carried out prior to the commencement of the new build. Similar provisions are included in the development agreement and lease arrangements agreed with Newlon.

In terms of the uses proposed for the Town Hall building, it is not possible to identify specific future users ahead of the planning permission being granted. However, the S106 agreement includes provisions to ensure that suitable future users are identified through either Lee Valley Estates as Newlon's commercial partner or, in the event of LVE not being secured, another approved commercial agent.

The residential development to the rear of the Town Hall is designed to have minimal visual impact on the character and appearance of the conservation area, in line with the approach set out in the Planning Brief and Masterplan. This is achieved by keeping the heights of the proposed buildings to a level where they will not be visible above the existing roofline of the Town Hall buildings. The proposed buildings will be visible between the listed buildings but, with careful selection of materials, the buildings will not adversely affect the appearance of these buildings or their setting in the conservation area. As such, the scheme is considered to comply with policy CSV1.

As such the scheme is considered to comply with PPG15 and policies CSV1, CSV2, CSV4, and CSV6 of the Haringey UDP, the Tottenham Baths and Clyde Road Masterplan, Tottenham Town Hall and Clyde Road Depot Site Planning Brief and 2004 Conservation Plan.

3. Density/mix

The London Plan requires that development proposals achieve the maximum intensity of use compatible with local context, the design principles in Policy 4B.1 and with public transport capacity. Table 3A.2 of the London Plan sets a density range of 200-700 habitable rooms per hectare for a site in an urban setting with a PTAL rating of 4-6. Policy HSG9 of the UDP also requires development of sites of this type to fall within this density range. Paragraph 4.33 goes on to state, "the density ranges will be applied flexibly in light of local circumstances. Therefore, the Council will adopt a 'design-led' approach to density and will consider the following factors:

- a) the character of the surrounding area, in terms of existing building form, massing and building heights;
- b) historic heritage context, including listed buildings and conservation areas;
- c) the characteristics of the site;
- d) the quality of the design;
- e) the range and mix of housing types;
- f) the level of service provision and public spaces; and
- g) car parking provision.

SPG3a advises that the residential density of mixed use schemes should be calculated on a proportional basis.

The scheme proposes a total of 109 units within the site. This is reduced from the 140 units set out in Table 4.1 of the UDP. The scheme includes 34x1-bed units, 60x 2-bed units, 11x3-bed units and 4x4 bed units. This results in a total of 312 habitable rooms. The net residential site area, (excluding the Town Hall), is 0.75 hectares. This results in a residential density for the development of 416 habitable rooms per hectare. This falls within the density range set out in both the London Plan and the UDP. As such, this figure is considered to comply with policy HSG9.

In terms of the mix proposed, the scheme includes 34x1-bed units, 60x 2-bed units, 11x3-bed units and 4x4 bed units. Whilst this mix does not comply with the Council's preferred mix as set out in policy HSG10 of the UDP and SPG3a, in that it has a higher proportion of 1- and 2-bed units than the policy specifies, this is in line with the preference set out in the Masterplan which considered the site was more appropriate for non-family accommodation. This view has been upheld more recently by the Housing Service who are happy with the mix proposed.

Proposed Tenure arrangements

Under the New Build Home Buy - Rent to HomeBuy scheme, applicants selected under the nomination arrangements for North London Sub-Region will initially rent a property on intermediate rent terms for up to five years. The overriding objective is that New Build Home Buy properties developed for sale on shared ownership terms do not become or remain void. It is a condition of Rent to HomeBuy that where all eligibility criteria are met tenants have the opportunity to purchase during the tenancy and be granted a New Build Home Buy lease. Government Guidance is to be issued on the use of Option agreements.

The Housing Enabling Team recommend that:

- options be non-assignable,
- an option price be accumulated as part of the rent and deducted from the sale price, or held in trust for the purchaser if the tenant is not
- after the options are exercised a minimum period of two years elapse before full staircasing, and
- occupation be restricted to owner occupiers or members of the owner's family or if let only to be occupied to tenants not in receipt of public funds.

Tenants under the Option agreements must be allowed the opportunity to buy on New Build Home Buy terms at any point during their tenancy and will then undergo formal assessment by a HomeBuy Agent to determine the size of the share they are able to afford to purchase and sustain longer term.

Tenants who are assessed as not being in a position to buy at the end of the defined period will have their position reviewed by their landlord, but there is no guarantee that the intermediate rent tenancy will be renewed. Landlords will be expected to discuss alternative housing options with these tenants and provide advice in order to prevent the tenant becoming homeless.

Further details of the Rent to Homebuy scheme will be given verbally at the meeting if required.

4. Design and appearance

Policies UD3 and UD4 require new development to be of a high standard of design using good quality materials. In particular, they should respect the rhythm, form and massing, the height and scale and the historic heritage context of the site. Similarly policy CSV1 requires development to preserve and enhance the historic character and appearance of the conservation area.

The layout of the proposed residential element of the scheme is divided between two separate groups of buildings focussed around two amenity areas. Block B is an “L”-shaped building of between two and four storeys linking to the Town Hall building at its eastern end. The main part of the building faces south overlooking the amenity space. The Block B runs adjacent to the Bernie Grant Centre to the north, at a distance of approximately 4 metres. At its western end, Block B also aligns with the western elevation of the Bernie Grant Centre. The siting of the Block B adjacent to and in alignment with the Bernie Grant Centre provides for a clear boundary definition between the Bernie Grant Centre and its associated square and the proposed development whilst also protecting the amenity of the buildings to the south of the Town Hall. The siting of the Block B in this position also creates a substantial courtyard which will incorporate a communal amenity space to the rear of the Town Hall, which will significantly improve the views to the rear of the listed building.

The west part of the development comprises Block C and D which are arranged in a crescent around the former Clyde Road Depot site and incorporate the central part of the “south Ranges” associated with the depot. Blocks C and D vary between two and five storeys, with the higher parts to the north, stepping down to the two storey elements adjacent to the “ranges” buildings. This arrangement allows all the units views over the central amenity space and all to have south and west facing aspects. Overall, the design of the layout of the proposed development maximizes the amount of light and warmth into the flats and gives all the flats pleasant aspects over the amenity areas.

The proposed buildings are designed to blend with and complement the retained Town Hall and “ranges” buildings in terms of proportion, massing and appearance. Materials have been selected to match and reflect the existing buildings, principally red brick with a proprietary through coloured cladding system for the top storey. The elevations of the buildings, balconies and fenestration are modeled and proportioned to reflect the features of the retained buildings to produce a modern, attractive appearance which complements the site and the conservation area.

The layout of the scheme also results in very good overlooking of all parts of the site, especially the communal areas, which will improve the security of the site. In particular, the windows in the north elevation of Block C will provide high levels of overlooking along Clyde Road, which will mean this main entrance into the site from Philip Lane will be well surveilled. As such, the

scheme is considered to meet the requirements of policies UD3, UD4 and CSV1 of the Unitary Development Plan 2006.

5. Traffic and parking provision

There are two accesses to the site, one from Clyde Road linking to Philip Lane and one from the Town Hall Approach Road. Whilst the two access roads are linked, they are separated by lockable bollards to avoid a “rat run” being created through the development. The bollards are able to be dropped by Waste collection vehicles which will enter the site from Clyde Road and exit to the Approach Road.

The scheme includes 24 car spaces in two locations related to Block B and to Blocks C and D. Four disabled spaces are included in this provision. Adequate bicycle parking provision is also included within the scheme. The scheme is also designed to allow pedestrian movement through the site, creating a new pedestrian route from Tottenham High Road through to Clyde Road and Clyde Circus and Philip Lane. Improvements to pedestrian facilities are encouraged in both PPS3 and policy M5 of the UDP. Given the good level of public transport in this location including buses, the underground and main line train services, Transportation Group are satisfied with this level of provision and therefore the proposal is considered to meet the requirements of policies M5 and M10.

The applicant is proposing the introduction of a car club for use by occupiers of the development. The car club will reduce the need for most occupiers to own a private car in line with the advice in PPS3 and the London Plan, which will reduce the need for parking provision within the development as well as reducing harmful emissions.

6. Amenity space

Two principal areas of communal amenity space are designed into the scheme, one related to Block B and the second to Blocks C and D. The space fronting block B links to the existing courtyard within the rear of the Town Hall buildings, which will be opened up as a result of the demolition of the 1930's extension. This space forms an attractive setting for Block B and is naturally overlooked by that building. Pedestrian walkways are designed to run through these areas. The large mature Ash tree within the site is retained and will form a particularly attractive feature of this space.

The communal space related to Blocks C and D forms almost an enclosed courtyard with the proposed buildings and the retained “ranges” buildings wrapping round it on three sides. Within this space is a play area for young children which is directly overlooked by Block D. Directly adjacent to this area is a separate play area for older children.

7. Waste storage/recycling

Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material. The scheme includes seven bin storage areas distributed throughout the site which combined will provide adequate bin storage for the number of units proposed. Refuse vehicles will access the site from Clyde Road and will be able to pass through the site exiting from Town Hall Approach Road. Waste Management will be provided with a key to lock/unlock the bollard in the centre of the site which will prevent a rat run being created through the site. A turning head is provided outside Block C to allow the refuse vehicle to turn within the site. In addition each dwelling has its own internal waste storage area.

Waste Management have commented that the bin storage areas are adequate for a development of this size. The external waste storage areas have been designed to accommodate all the required bins for both recyclable and non-recyclable waste. Dedicated internal storage space for recyclable waste is provided within each dwelling.

8. Energy efficiency/renewable energy

A renewable energy assessment carried out by Faber Maunsell has been submitted as part of the application. This Report has considered the various available options for the scheme in terms of renewable energy including such technologies as CHP and ground source heat pumps. The report concludes that the option best suited to this scheme is a combination of 489 square metres of photo voltaics panels and gas condensing boilers as the most appropriate means of reducing CO2 emissions. The Report establishes that the 489 square metres of photo voltaics is the maximum reasonable amount of photo voltaic panels possible given the amount of available roof space on the proposed scheme and the partial overshadowing of the roof. For the dwellings this will reduce the CO2 emissions by 25% and the photo voltaic panels will reduce CO2 emissions by 10%.

9. Sustainability checklist appraisal

A sustainability checklist appraisal has been prepared by Faber Maunsell in support of the application. The report assesses the scheme under each of the categories in the Councils sustainability checklist. The report concludes that the scheme achieves a Level 3 rating under the Code for Sustainable Homes based on the BRE EcoHomes scheme. As such, the scheme meets all the mandatory criteria and scores particularly well in the water, surface water, waste and management categories.

10. Planning obligations

Policy UD8 requires development, where appropriate, to be subject to a S106 agreement in order to secure appropriate benefits in line with guidance set out in SPG10a and SPG10c. Rent to HomeBuy is a pilot scheme for affordable housing being promoted by the Government partly because of a collapse in market confidence in Shared ownership tenures. It is considered that Rent to

HomeBuy is appropriate for the Town Hall scheme and will facilitate a sustainable community while assisting the developer by not incurring disproportionate risk at a time when market confidence has plummeted.

On this basis, the applicant has agreed to enter into an agreement under S106 of the Town and Country Planning Act 1990 (as amended), to provide:

- affordable housing, based on, 41 units (38 %of total number of units) 44.9% habitable rooms - social rent, and 68 units (62 %of total number of units 55.1% habitable rooms private or intermediate Rent to HomeBuy. An explanatory note is included in this section to form the basis of the documentation in the Agreement on intermediate Rent to HomeBuy.
- an education contribution of £366,000 based on the formula set out in SPG10c,
- provision of highways works to a value of £115,000 including construction of a raised table in Town Hall Approach Road and pedestrian improvements to the route to Seven Sisters station,
- Environmental improvements, including the installation of public art, to the frontage of the site to a value of £100,000,
- the preparation and implementation of a Conservation Management Plan to ensure the proper refurbishment/re-use of the retained Town Hall building,
- provision of a car club, and a restriction on eligibility of residents from applying for a resident's parking permit,
- a administrative charge of £24,000 as required by SPG10a.

New Build Home Buy - Rent to HomeBuy. Applicants selected under the nomination arrangements for North London Sub-Region will initially rent a property on intermediate rent terms for up to five years. The overriding objective is that New Build Home Buy properties developed for sale on shared ownership terms do not become or remain void. It is a condition of Rent to HomeBuy that where all eligibility criteria are met tenants have the opportunity to purchase during the tenancy and be granted a New Build Home Buy lease. Further details regarding the Rent To Homebuy scheme will given verbally at the meeting if required.

SUMMARY AND CONCLUSION

The application site is located to the west side of Tottenham Green and forms one of the group of sites currently occupied by the large Edwardian municipal buildings fronting the Green.

The scheme comprises two separate elements; first it proposes the demolition of the more recent rear additions to the Town Hall and the refurbishment and re-use of the Town Hall buildings for office and community uses. The second element of the scheme involves the demolition of the canopy structure and other buildings currently occupying the former Clyde Road depot site and the redevelopment of this part of the site for residential use. The new accommodation will comprise 34 x 1-bed, 60 x 2-bed, 12 x 3-bed and 3 x 4-bed units. 38% of the units will be for social rent.

Two parallel applications for conservation area consent and Listed Building Consent are also lodged with the Council in relation to this scheme. The conservation area consent deals specifically with the demolition issues associated with the development and the Listed Building Consent considers the development in terms of its effect on the listed building.

The proposal has been assessed in the light of the appropriate national, strategic and local guidance and is considered to meet the provisions of the relevant policies and guidance. As such, conditional planning permission is recommended subject to a S106 agreement to secure principally the satisfactory completion of works to the retained Town Hall and its future management, affordable housing provision, education contribution and monitoring charge.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY2008/2033 subject to a pre-condition that the applicant shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure:

- affordable housing, based on, 41 units (38 %of total number of units) 44.9% habitable rooms - social rent, and 68 units (62 %of total number of units 55.1% habitable rooms private or intermediate rent to HomeBuy An explanatory note is included in this section to form the basis of the documentation in the Agreement on intermediate rent to HomeBuy.
- an education contribution of £366,000 based on the formula set out in SPG10c,
- provision of highways works to a value of £115,000 including construction of a raised table in Town Hall Approach Road and pedestrian improvements to the route to Seven Sisters station,
- Environmental improvements, including the installation of public art, to the frontage of the site to a value of £100,000,

- the preparation and implementation of a Conservation Management Plan to ensure the proper refurbishment/re-use of the retained Town Hall building,
- provision of a car club, and a restriction on eligibility of residents from applying for a resident's parking permit,
- a monitoring charge of £24,000 as required by SPG10a.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2008/2033

Applicant's drawing Nos. J06.357/D(01)01, 02, 03C, 04 - 11, 12A, 13A, 14, 15A, 16B, 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61

Subject to the following conditions:

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

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

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

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

5. Details of a scheme depicting those areas to be treated by means of hard landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme to include a detailed drawing of those areas of the development to be so treated, a schedule of proposed materials and samples to be submitted for written approval on request from the Local Planning Authority.

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

6. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.

Reason: In order to safeguard the trees in the interest of visual amenity of the area.

7. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.
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. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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

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

10. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

11. The development hereby approved shall be built in phases in accordance with a phasing programme to be agreed in writing with the Local Planning Authority before works commence. Subsequent phases shall not be commenced until the completion of the previous phase to the satisfaction of the Local Planning Authority.

Reason: In order to reduce the impact of a large scheme by ensuring progressive completion of limited areas within the site.

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. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before

the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

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

14. 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.

15. Notwithstanding the details contained in the drawings hereby approved, fully annotated and dimensioned detailed drawings showing the access gate at north corner of front elevation of the listed building, illustrating how its detail design relates to the design and alignment of the boundary fencing, and associated landscaping, to the Bernie Grant Centre Square, with plans and elevations at a scale of 1:20.

Reason: to ensure the satisfactory development of the site and protection of the setting of the listed building.

16. Notwithstanding the details shown on the application plans fully annotated and dimensioned detail design showing a gate access and railings enclosure to the rear courtyard of the listed building with plan and elevation at a scale of 1: 20

Reason: to ensure the satisfactory development of the site and the protection of the setting of the listed building.

17. Notwithstanding the description of the proposed boundaries in the application documentation, fully annotated and dimensioned details at a scale of 1: 20 of boundary fencing to the site, including access metal gates to the alleyway behind Block B backing onto the Bernie Grant Centre.

Reason: To ensure the satisfactory development of the site.

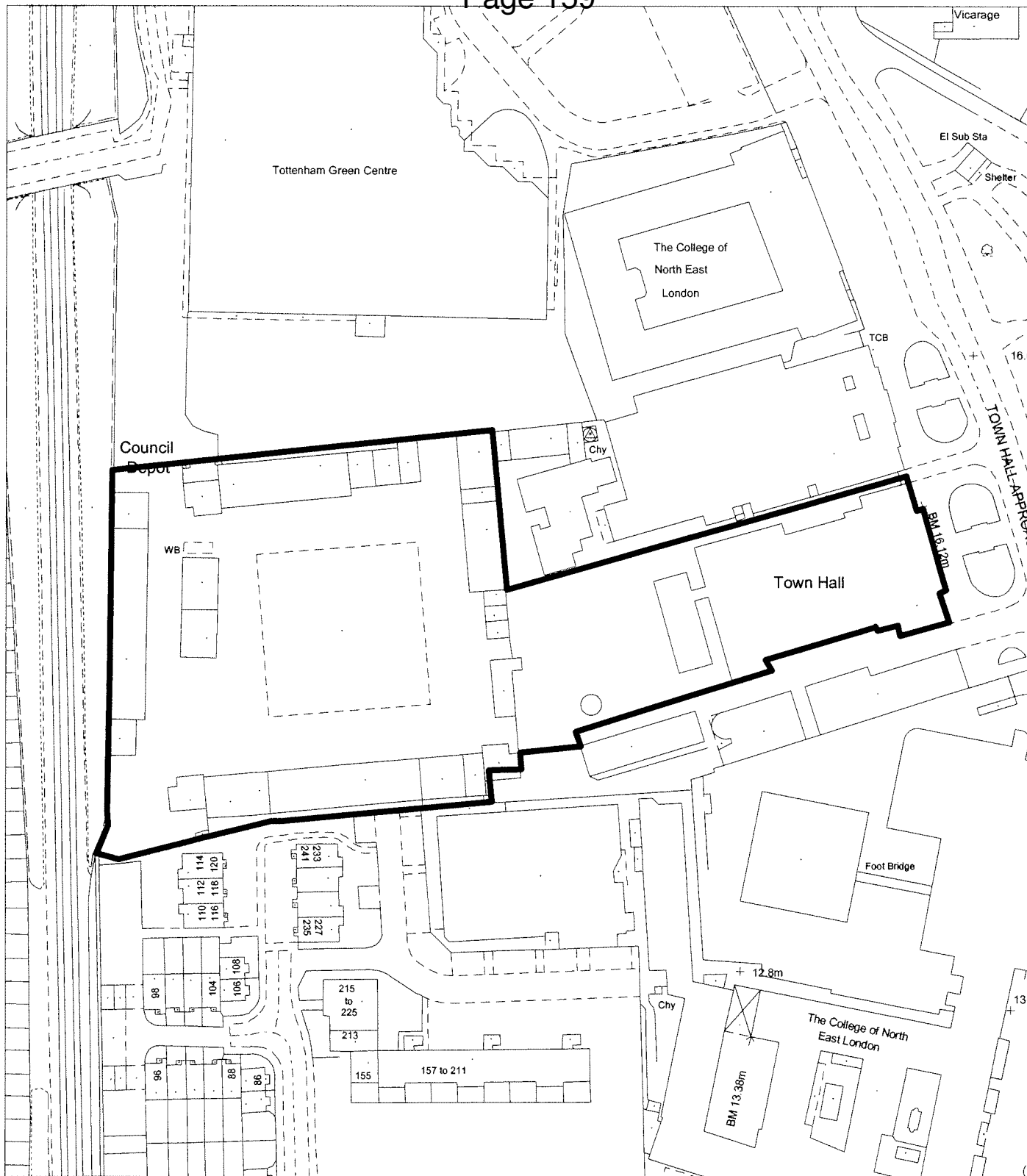
18. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the public realm courtyards, vehicular routes and parking areas, pedestrian routes and designated community amenity open space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

19. Notwithstanding the details contained in the drawings hereby approved, fully annotated and dimensioned plans, sections and elevations at a scale of 1: 10 showing the proposed external facing materials and typical detail design features of the central range of Clyde Road Depot, including Clock Tower, roof verge, gable and eaves details, typical door, typical window details shall

be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory development of the retained Ranges buildings.



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Site plan

Tottenham Town Hall, Town Hall Approach Road, N15

**Directorate of
Urban
Environment**

Marc Dorfman
Assistant Director
Planning and Regeneration
639 High Road
London N17 8BD

Tel 020 8489 0000
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	Scale	1:1250
	Date	13/01/2009

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Planning Committee 13 January 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2008/2036**Ward:** Tottenham Green**Date received:** 14/10/2008**Last amended date:** December 2008**Drawing number of plans** J06.357/D(01)01, 02, 03C, 04 - 16 incl., 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61**Address:** Tottenham Town Hall, Town Hall Approach Road N15**Proposal:** Listed building consent for demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, including existing bunker, (retaining central part of South Ranger Building) and erection of 4 blocks of houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.**Existing Use:** Town Hall / Depot**Proposed Use:** Community / office / residential**Applicant:** Ms Lis RodriguesNewlon Housing Trust**Ownership:** Private**PLANNING DESIGNATIONS**

Listed Buildings

Private Roads

UDP 2006 Archeological Importance

Conservation Area

Contaminated Land

Road Network: Classified Road

Officer Contact: Stuart Cooke**RECOMMENDATION**

GRANT CONSENT subject to conditions and subject to section 106 Legal Agreement

SITE AND SURROUNDINGS

The application site is located to the west side of Tottenham Green and forms one of the group of sites currently occupied by the large Edwardian municipal buildings fronting the Green. Directly to the north of the site is the former swimming pool buildings, now the entrance associated with the Bernie Grant Centre. To the south is the former Fire Station building, now occupied by xxxxxxxxx. To the west, the site is bounded by the Kings Cross-Cheshunt railway line.

The Town Hall building occupies the east part of the site overlooking the Green, and is Grade 2 listed. The Town Hall has been extended to the rear in the mid-1930's and this extension is not included in the listing. To the rear of the Town Hall buildings is a space currently used as a car park for the Town Hall uses. To the rear of the car park is the former Clyde Road depot and buildings. The majority of the depot site is covered by a large steel canopy erected in the 1980's. The remaining buildings surrounding the depot site are in a very poor state of repair.

The application site is tightly constrained by the surrounding land uses, particularly the recently completed Bernie Grant Centre and the industrial starter units to the north, and the CONEL site and building and associated uses to the south east boundary. To the rear of the site on the south side is the residential development of Portland Place, built in the late 1970's.

In the wider context, the Town Hall is the central building within a group of municipal buildings of varying ages and styles from Tottenham Green. This grouping comprises the Tottenham Green Leisure Centre to the north, the group of buildings including the Town Hall as described, and the CONEL campus to the south. Surrounding this group, the area is generally residential, comprising largely Victorian terraced streets with some newer infill development. Tottenham High Road itself is a mixed use road with mostly shops and offices at ground floor level, with mixed uses, including residential, on the upper floors.

The application site is close to the junction of Tottenham High Road and Philip Lane. Both roads are busy through routes within the borough, well served by a number of bus routes. Seven Sisters underground station and Network Rail station is within a half mile walking distance to the south with Bruce Grove station a similar distance to the north. The area has a medium to good PTAL rating.

The site area is 0.93 hectares. The site is included in the Tottenham Green conservation area.

PLANNING HISTORY

A number of planning applications and applications for Listed Building Consent relating to the site have been made over the years, but none are considered particularly relevant to this application.

Two parallel applications for conservation area consent and planning permission are also lodged with the Council in relation to this scheme. The conservation area

consent deals specifically with the demolition issues associated with the development and the planning permission considers the whole development.

DETAILS OF PROPOSAL

This application is for Listed Building Consent relating to the works proposed to the Town Hall building and the “ranges” in the former Clyde Road depot site.

The whole scheme comprises two separate elements; first it proposes the demolition of the more recent rear additions to the Town Hall and the refurbishment and re-use of the Town Hall buildings for office and community uses.

The second element of the scheme involves the demolition of the canopy structure and other buildings currently occupying the former Clyde Road depot site and the redevelopment of this part of the site for residential use. However the centre part of the south Ranges will be retained and refurbished to form new residential accommodation. In addition, three new blocks will be built of between two and five storeys, comprising 109 units of residential accommodation in total. The new accommodation will comprise 34 x 1-bed, 60 x 2-bed, 12 x 3-bed and 3 x 4-bed units. 38% of the units will be for social rent.

The new buildings are arranged to form two new courtyards within the site, the central element of two and three storeys being linked to the Town Hall building, positioned to the south of the main Bernie Grant Centre building. This block will face south looking over a new open courtyard area, retaining the large, mature Ash tree, towards the Firemans cottages and CONEL buildings to the south.

The buildings on the former Clyde Road depot part of the site will range from two to five storeys, being arranged in an open square, incorporating the retained south Ranges buildings to the southern boundary. The five storey element will form the north boundary of the square, adjacent to the existing industrial starter units. The height of the buildings will reduce down from five to three storeys along the west boundary following the railway line, returning along the south boundary with two and three storey buildings, designed to incorporate the retained south Ranges buildings.

Access to the site is from both Clyde Road and Town Hall Approach Road, but no through route will be formed to avoid potential rat-running through the site. The access arrangements will allow specific provision for refuse and emergency vehicles to service the whole of the site with 26 car spaces being provided within the site.

CONSULTATION

English Heritage

Conservation team

Tottenham Conservation Area Advisory Committee
Tottenham Civic Society

RESPONSES

English Heritage

Tottenham Conservation Area Advisory Committee -
Tottenham CAAC welcomes the restoration of Tottenham Town Hall and is pleased to see that all five windows (on each floor) at the sides of building are to be retained. We would like a record made of the sections of the Town Hall building that will be demolished.

The CAAC has concerns about the style and fabric of the building linking the Town Hall to the Eastern Block (with its frontage facing the Bernie Grants Centre open space area).

We welcome the restoration of the Southern Range but have concerns about the design of the adjoining houses.

We are pleased to see that the number of housing units has been reduced from 150 to 109.

We do not feel that the five-storey block (stepping down to four and three storeys) on the western edge of the development alongside the railway is a problem.

RELEVANT PLANNING POLICY

PPG15: Planning and the Historic Environment

Unitary Development Plan 2006

CSV1: Development in conservation areas

CSV2 Listed Buildings

CSV4: Alterations and Extensions to Listed Buildings

CSV6: Demolition of Listed Buildings

CONTEXT

Since 2002, a number of studies and plans have been produced in relation to the future development of the Town Hall site. These are:

Tottenham Town Hall and Clyde Road Depot Site Planning Brief 2002

Tottenham Baths and Clyde Road Masterplan 2002

Conservation Plan 2004

Tottenham Green Conservation Area Appraisal

Tottenham Town Hall and Clyde Road Depot Site Planning Brief 2002

A Planning Brief for the site titled "Tottenham Town Hall and Clyde Road Depot Site" was adopted by Haringey Council in 2002. The Brief, although developed before the adoption of the UDP, provides some guidance for the re-development of the site. The Brief area includes the land now developed as the Bernie Grant Centre.

The brief sets out a number of key development objectives that the Council will seek compliance with. These are:

- Restore/Refurbish the Town Hall and preserve/enhance the character of the Conservation Area
- Bring employment to the area
- Improve the local environment to actively benefit the local community
- Provide a mixed use scheme and a sustainable development to sit alongside the Bernie Grant Centre
- Attract private and public investment and act as a catalyst for the regeneration of the Tottenham Green Area

The Brief outlines a number of acceptable uses for the Town Hall, including B1 and D1 uses proposed. The Brief also the sustainable and appropriate future use of the Town Hall with appropriate uses and approved users. For development purposes the Clyde Road Depot and Town Hall Car Park should provide the following in a new scheme:

- Minimum of 1,858sqm of new build business space
- Residential accommodation, evenly divided between private and affordable key-worker accommodation, which will not result in the under provision of new build business space.

The Brief also outlines a number of acceptable uses for the Clyde Road Depot site including residential uses.

Tottenham Baths and Clyde Road Masterplan 2002

The Tottenham Baths and Clyde Road Masterplan was produced by by Llewelyn-Davies in conjunction with the Council and was adopted in 2002. It was intended that the document would provide guidance to developers in redeveloping the two sites. As the UDP was adopted in 2006, the Masterplan also has reduced weight, but it does however, still provide an indication as to the Council's aspirations for the site.

The Masterplan outlines the following objectives for the Town Hall and Depot site:

- Bring employment to the Borough
- Improve the local environmental
- Benefit the local community
- Restore the listed buildings on-site
- Attract private investment
- Act as a catalyst for the regeneration of the Tottenham Green Area

The Masterplan outlines a number of acceptable uses for the Depot site including Non-family residential, Light industrial/workshops (Class B1), Education and Training (D1) among other uses. With regards to the Town Hall, the Masterplan indicates that the Town Hall should be preserved as a public building or used as a community facility. The Masterplan also states

that new building additions at the rear of the Town Hall has led to the need for aesthetic improvements to the rear of the building and that the Council would therefore welcome a scheme that considers this part of the development.

In terms of heights and massing of a proposed development on the site, the Masterplan states these should reflect the surrounding building heights and that new buildings should not be able to be viewed above the roofline of the frontage buildings from and across Tottenham Green. It is recommended that these heights vary from three to five storeys in height.

Conservation Plan 2004

Alan Baxter was commissioned by London Borough of Haringey to look at the refurbishment and reuse of the site, especially in relation to the Town Hall in terms of the historical context of the site and surrounding buildings.

Tottenham Green Conservation Area Appraisal

This document highlights the open character of the Green and the special Edwardian character of the institutional buildings on the east side, including the Town Hall. It recognises that the Bernie Grant Centre has been constructed, which changes the context of the land immediately to the north of the Town Hall and Depot.

ANALYSIS/ASSESSMENT OF THE APPLICATION

Where Listed Building Consent is being sought for partial demolition of a listed building, the advice in paragraphs 3.12 and 3.16 of PPG15 requires Local Planning Authorities to consider the proposed works in the context of the building and any new uses proposed for the building. This advice is reflected in policies CSV1, CSV2, CSV4 and CSV6 of the UDP.

In this case, in terms of external works, the parts of the town hall building proposed to be demolished are more recent additions, dating from the 1930's, and are not considered to be architecturally significant. In fact it is considered the proposed demolition of the rear parts will expose certain attractive features of the building previously not visible from the rear. In addition, the exposed ends of the rear parts of the building will be rebuilt in an appropriate manner as agreed with English Heritage.

In relation to the buildings on the former Clyde Road depot site, it has been agreed with English Heritage that the "ranges" buildings, with the exception of the south ranges buildings, and the modern steel canopy in the centre of the site may be demolished. The south ranges buildings will be repaired and refurbished as part of the residential redevelopment of that part of the site. There is a bunker structure, possible dating from WW2 in this area, and English Heritage have required a condition to be attached to the permission to record the details of the bunker prior to its demolition.

With regard to the uses proposed for the main Town Hall building, the applicant has prepared a management plan for the future use of the Town Hall, which envisages the continued use of the Town Hall for offices and community uses. The development agreement between the applicant and the Council sets out the terms of the future arrangements for the Town Hall and these are reflected in the S106 agreement.

English Heritage have been involved in the development of this scheme both in terms of the physical works and the uses proposed and are satisfied with the scheme, subject to appropriate conditions being attached. As such, the scheme is considered to meet the provisions of policies CSV1, CSV2, CSV4 and CSV6 of the UDP.

SUMMARY AND CONCLUSION

The application site is located to the west side of Tottenham Green and forms one of the group of sites currently occupied by the large Edwardian municipal buildings fronting the Green. The site is included in the Tottenham Green conservation area and the Town Hall is a Grade 2 listed building.

The whole scheme comprises two separate elements; first it proposes the demolition of the more recent rear additions to the Town Hall and the refurbishment and re-use of the Town Hall buildings for office and community uses. The second element of the scheme involves the demolition of the canopy structure and other buildings currently occupying the former Clyde Road depot site and the redevelopment of this part of the site for residential use.

The physical works involve the demolition of the more recent rear additions to the Town Hall and the "Ranges Buildings", with the exception of the south ranges, on the former Clyde Road depot site. This demolition is considered acceptable in terms of the listed building and is agreed by English Heritage. The Town Hall building will be refurbished and used as offices and community uses which is also regarded as acceptable. The retained Ranges buildings will be refurbished and used for residential use. English Heritage have been involved in the development of this scheme both in terms of the physical works and the uses proposed and are satisfied with the scheme, subject to appropriate conditions being attached.

RECOMMENDATION

GRANT CONSENT

Registered No. HGY/2008/2036

Applicant's drawing Nos. J06.357/D(01)01, 02, 03C, 04 - 16 incl., 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61

Subject to the following conditions:

1. The works of demolition or alteration by way of partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.
Reason: To ensure that premature demolition does not take place.

2. Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings method statement thus approved.
Reason: In order to safeguard the special architectural or historic interest of the building.

3. The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval
Reason: In order to safeguard the special architectural or historic interest of the building.

4. 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.
Reason: In order to safeguard the special architectural or historic interest of the building.

5. 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.
Reason: In order to safeguard the special architectural or historic interest of the building.

6. 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.

7. The new facing brickwork to the Town Hall shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, 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.

8. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, 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.

9. Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the Council as local planning authority (in consultation with English Heritage) before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

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

10. All redundant plumbing, mechanical and electrical services and installations, including the external dumb waiter on north elevation, and air conditioning units, shall be carefully removed from the listed building. The internal and external fabric, materials and finishes of the building be properly restored with matching materials

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

11. 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 [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other]:

a The applicant shall prepare a full condition survey of the Town Hall and Clock House Range detailing the necessary repairs and restorations which will inform the specification for works. This should be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings.

- b. A full specification for repairs to the Town Hall and Clock House Range shall be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings submitted prior to the commencement of works on site.
- c. Fully annotated and dimensioned plans, sections and elevations at a scale of 1: 20 showing all proposed internal alterations to the listed building.
- d. Samples of new facing materials to the Town Hall, Clock House range and new buildings are to be made available of site prior to the start of works for approval.
- e. Fully annotated and dimensioned plans, sections and elevations at a scale of 1: 50 showing the detail design of the new rear gable wall, including central chimney, stone capping, all associated lead flashings to the roof, and associated external refuse stores at ground floor level.
- f. A salvage strategy for the reuse of historic materials including bricks and the extensive granite setts throughout the site shall be submitted prior to the commencement of works.
- g. A detailed landscape strategy including a plan at a scale of 1:200 illustrating the existing paved areas where existing granite sets on site are to be retained, and the areas where they will carefully taken up and re-laid as the principal paving material in the public realm courtyards and access roads of the development. Samples of new hard landscaping materials will be made available on site for approval
- h. Fully annotated and dimensioned plans, sections and elevations at a scale of 1: 10 showing the proposed external facing materials and typical detail design features of the central range of Clyde Road Depot, including Clock Tower, roof verge, gable and eaves details, typical door, typical window details.
- i. A detailed schedule of boundary treatments, showing gates and railings, with detailed drawings as appropriate. Specifically this should include:
- " fully annotated and dimensioned details showing the access gate at north corner of front elevation of the Town Hall, illustrating how its detail design relates to the design and alignment of the boundary fencing, and associated landscaping, to the Bernie Grant Centre Square, with plans and elevations at a scale of 1:20.
 - " Town Hall - fully annotated and dimensioned detail design showing a gate access and railings enclosure to the rear courtyard of the listed building with plan and elevation at a scale of 1: 20
 - " fully annotated and dimensioned details at a scale of 1: 20 of boundary fencing to the site, including access metal gates to the alleyway behind Block B backing onto the Bernie Grant Centre.
- j. Full details of artificial lighting scheme to the public realm courtyards, vehicular routes and parking areas, pedestrian routes and designated community amenity open space, and for the Town Hall Building.
- k. Fully annotated and dimensioned typical bay elevation and section drawings of Blocks B, C & D at a scale of 1:50, showing details of roof, facing materials, finishes, windows, balcony, doors, walls.

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

12. No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by local planning authority advised by English Heritage. This programme of recording should correspond to Level 3 as set out in English Heritage's published guidance Understanding Historic Buildings : A guide to good recording practice. A separate report corresponding to Level 3 recording will be undertaken in respect of the Cold War Bunker.

Reason: To ensure that an appropriate record is made of any fabric of architectural/historic/archaeological significance which may be revealed or affected by the works hereby approved.

13. No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

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

14. No repointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

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

15. All new external joinery shall be of painted timber.

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

16. All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black.

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

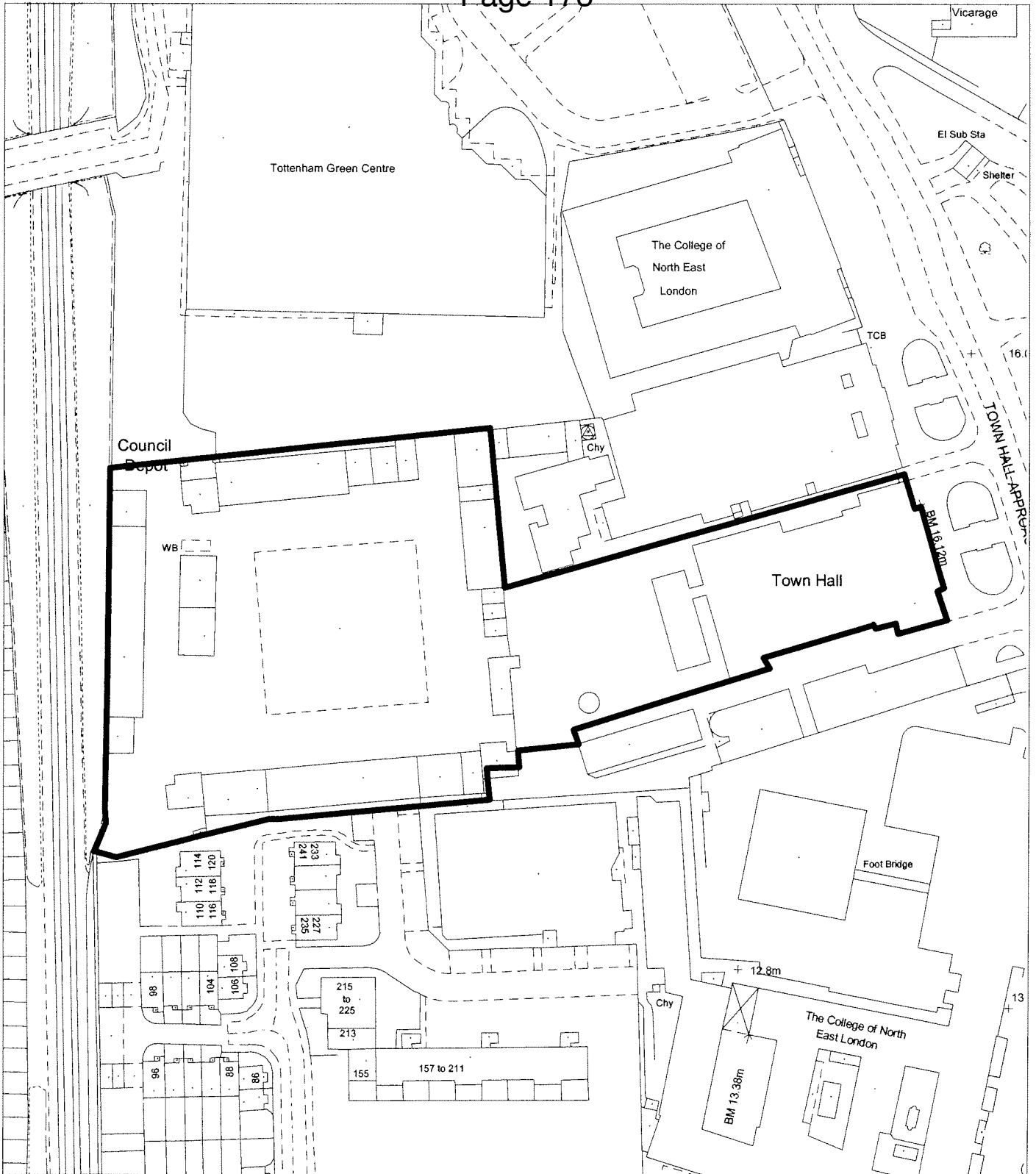
17. No development shall take place within the area indicated until the applicant has secured the implementation of a plan of archaeological work in accordance with a written scheme of investigation which has been submitted to and accepted in writing by the Council as planning authority.

Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16

INFORMATIVE: Listed Building Consent may be required for cleaning operations to listed buildings.

INFORMATIVE: Listed Building Consent may be required for the repointing of brickwork to listed buildings.

INFORMATIVE: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.



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Site plan

Tottenham Town Hall, Town Hall Approach Road, N15

**Directorate of
Urban
Environment**

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Planning Committee 13 January 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2035

Ward: Tottenham Green

Date received: 14/10/2008

Last amended date: December 2008

Drawing number of plans J06.357/D(01)01, 02, 03C, 04 - 11, 12A, 13A, 14, 15A, 16B, 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61, 100, 101, 102.

Address: Tottenham Town Hall, Town Hall Approach Road N15

Proposal: Conservation area consent for demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, including existing bunker, (retaining central part of South Range Building) and erection of 4 blocks of houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.

Existing Use: Town Hall / Depot

Proposed Use: Community / office / residential

Applicant: Ms Lis Rodrigues Newlon Housing Trust

Ownership: Private

PLANNING DESIGNATIONS

Private Roads
Listed Buildings
UDP 2006 Archeological Importance
Conservation Area
Contaminated Land
Road Network: Classified Road

Officer Contact: Stuart Cooke

RECOMMENDATION

GRANT CONSENT subject to conditions and subject to section 106 Legal Agreement

SITE AND SURROUNDINGS

The application site is located to the west side of Tottenham Green and forms one of the group of sites currently occupied by the large Edwardian municipal buildings fronting the Green. Directly to the north of the site is the former swimming pool buildings, now the entrance associated with the Bernie Grant Centre. To the south is the former Fire Station building, now occupied by xxxxxxxxx. To the west, the site is bounded by the Kings Cross-Cheshunt railway line.

The Town Hall building occupies the east part of the site overlooking the Green, and is Grade 2 listed. The Town Hall has been extended to the rear in the mid-1930's and this extension is not included in the listing. To the rear of the Town Hall buildings is a space currently used as a car park for the Town Hall uses. To the rear of the car park is the former Clyde Road depot and buildings. The majority of the depot site is covered by a large steel canopy erected in the 1980's. The remaining buildings surrounding the depot site are in a very poor state of repair.

The application site is tightly constrained by the surrounding land uses, particularly the recently completed Bernie Grant Centre and the industrial starter units to the north, and the CONEL site and building and associated uses to the south east boundary. To the rear of the site on the south side is the residential development of Portland Place, built in the late 1970's.

In the wider context, the Town Hall is the central building within a group of municipal buildings of varying ages and styles from Tottenham Green. This grouping comprises the Tottenham Green Leisure Centre to the north, the group of buildings including the Town Hall as described, and the CONEL campus to the south. Surrounding this group, the area is generally residential, comprising largely Victorian terraced streets with some newer infill development. Tottenham High Road itself is a mixed use road with mostly shops and offices at ground floor level, with mixed uses, including residential, on the upper floors.

The application site is close to the junction of Tottenham High Road and Philip Lane. Both roads are busy through routes within the borough, well served by a number of bus routes. Seven Sisters underground station and Network Rail station is within a half mile walking distance to the south with Bruce Grove station a similar distance to the north. The area has a medium to good PTAL rating.

The site area is 0.93 hectares. The site is included in the Tottenham Green conservation area.

PLANNING HISTORY

A number of planning applications and applications for Listed Building Consent relating to the site have been made over the years, but none are considered particularly relevant to this application.

Two parallel applications for planning permission and Listed Building Consent are also lodged with the Council in relation to this scheme. The planning permission deals with the whole development and the Listed Building Consent considers the development in terms of its effect on the listed building.

DETAILS OF PROPOSAL

The complete scheme comprises two separate elements; first it proposes the demolition of the more recent rear additions to the Town Hall and the refurbishment and re-use of the Town Hall buildings for office and community uses. The second element of the scheme involves the demolition of the canopy structure and other buildings currently occupying the former Clyde Road depot site and the redevelopment of this part of the site for residential use. However the centre part of the south Ranges will be retained and refurbished to form new residential accommodation. In addition, three new block will be built of between two and five storeys, comprising 109 units of residential accommodation in total. The new accommodation will comprise 34 x 1-bed, 60 x 2-bed, 12 x 3-bed and 3 x 4-bed units. 38% of the units will be for social rent.

The new buildings are arranged to form two new courtyards within the site, the central element of two and three storeys being linked to the Town Hall building, positioned to the south of the main Bernie Grant Centre building. This block will face south looking over a new open courtyard area, retaining the large, mature Ash tree, towards the Firemans cottages and CONEL buildings to the south.

The buildings on the former Clyde Road depot part of the site will range from two to five storeys, being arranged in an open square, incorporating the retained south Ranges buildings to the southern boundary. The five storey element will form the north boundary of the square, adjacent to the existing industrial starter units. The height of the buildings will reduce down from five to three storeys along the west boundary following the railway line, returning along the south boundary with two and three storey buildings, designed to incorporate the retained south Ranges buildings.

Access to the site is from both Clyde Road and Town Hall Approach Road, but no through route will be formed to avoid potential rat-running through the site. The access arrangements will allow specific provision for refuse and emergency vehicles to service the whole of the site with 26 car spaces being provided within the site.

This application considers the issues relating to the proposed demolition of the rear part of the Town Hall buildings and the “ranges” buildings in the former Clyde Road depot site.

CONSULTATION

English Heritage

Tottenham Conservation Area Advisory Committee
Tottenham Civic Society

RESPONSES

English Heritage

Tottenham Conservation Area Advisory Committee -
Tottenham CAAC welcomes the restoration of Tottenham Town Hall and is pleased to see that all five windows (on each floor) at the sides of building are to be retained. We would like a record made of the sections of the Town Hall building that will be demolished.

The CAAC has concerns about the style and fabric of the building linking the Town Hall to the Eastern Block (with its frontage facing the Bernie Grants Centre open space area).

We welcome the restoration of the Southern Range but have concerns about the design of the adjoining houses.

We are pleased to see that the number of housing units has been reduced from 150 to 109.

We do not feel that the five-storey block (stepping down to four and three storeys) on the western edge of the development alongside the railway is a problem.

RELEVANT PLANNING POLICY

PPG15: Planning and the Historic Environment

CSV1: Development in conservation areas

CSV2: Listed Buildings

CSV5: Alterations and extensions in conservation areas

CSV7: Demolition in conservation areas

CSV8: Archaeology

CONTEXT

Since 2002, a number of studies and plans have been produced in relation to the future development of the Town Hall site. These are:

Tottenham Town Hall and Clyde Road Depot Site Planning Brief 2002
Tottenham Baths and Clyde Road Masterplan 2002
Conservation Plan 2004
Tottenham Green Conservation Area Appraisal

2002 Tottenham Town Hall and Clyde Road Depot Site Planning Brief

A Planning Brief for the site titled "Tottenham Town Hall and Clyde Road Depot Site" was adopted by Haringey Council in 2002. The Brief, although developed before the adoption of the UDP, provides some guidance for the re-development of the site. The Brief area includes the land now developed as the Bernie Grant Centre.

The brief sets out a number of key development objectives that the Council will seek compliance with. These are:

- Restore/Refurbish the Town Hall and preserve/enhance the character of the Conservation Area
- Bring employment to the area
- Improve the local environment to actively benefit the local community
- Provide a mixed use scheme and a sustainable development to sit alongside the Bernie Grant Centre
- Attract private and public investment and act as a catalyst for the regeneration of the Tottenham Green Area

The Brief outlines a number of acceptable uses for the Town Hall, including B1 and D1 uses proposed. The Brief also the sustainable and appropriate future use of the Town Hall with appropriate uses and approved users. For development purposes the Clyde Road Depot and Town Hall Car Park should provide the following in a new scheme:

- Minimum of 1,858sqm of new build business space
- Residential accommodation, evenly divided between private and affordable key-worker accommodation, which will not result in the under provision of new build business space.

The Brief also outlines a number of acceptable uses for the Clyde Road Depot site including residential uses.

Tottenham Baths and Clyde Road Masterplan 2002

The Tottenham Baths and Clyde Road Masterplan was produced by by Llewelyn-Davies in conjunction with the Council and was adopted in 2002. It was intended that the document would provide guidance to

developers in redeveloping the two sites. As the UDP was adopted in 2006, the Masterplan also has reduced weight, but it does however, still provide an indication as to the Council's aspirations for the site.

The Masterplan outlines the following objectives for the Town Hall and Depot site:

- Bring employment to the Borough
- Improve the local environmental
- Benefit the local community
- Restore the listed buildings on-site
- Attract private investment
- Act as a catalyst for the regeneration of the Tottenham Green Area

The Masterplan outlines a number of acceptable uses for the Depot site including Non-family residential, Light industrial/workshops (Class B1), Education and Training (D1) among other uses. With regards to the Town Hall, the Masterplan indicates that the Town Hall should be preserved as a public building or used as a community facility. The Masterplan also states that new building additions at the rear of the Town Hall has led to the need for aesthetic improvements to the rear of the building and that the Council would therefore welcome a scheme that considers this part of the development.

In terms of heights and massing of a proposed development on the site, the Masterplan states these should reflect the surrounding building heights and that new buildings should not be able to be viewed above the roofline of the frontage buildings from and across Tottenham Green. It is recommended that these heights vary from three to five storeys in height.

Conservation Plan 2004

Alan Baxter was commissioned by London Borough of Haringey to look at the refurbishment and reuse of the site, especially in relation to the Town Hall in terms of the historical context of the site and surrounding buildings.

Tottenham Green Conservation Area Appraisal

This document highlights the open character of the Green and the special Edwardian character of the institutional buildings on the east side, including the Town Hall. It recognises that the Bernie Grant Centre has been constructed, which changes the context of the land immediately to the north of the Town Hall and Depot.

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 grant conservation area consent for demolition where an acceptable scheme for the replacement development is in place. In the light of the fact that the planning application for the redevelopment of this site is recommended for approval, it is considered appropriate for this application for conservation area consent to demolish the existing buildings to be agreed.

Policy CSV7 of the Unitary Development Plan reflects this advice and for demolition in conservation areas where that demolition would not have an adverse impact on the character and appearance of the conservation area. As the replacement scheme is considered acceptable in this case, it is considered appropriate to grant conservation area consent.

SUMMARY AND CONCLUSION

The application site is located to the west side of Tottenham Green and forms one of the group of sites currently occupied by the large Edwardian municipal buildings fronting the Green. The site is included in the Tottenham Green conservation area.

The complete scheme comprises two separate elements; first it proposes the demolition of the more recent rear additions to the Town Hall and the

refurbishment and re-use of the Town Hall buildings for office and community uses. The second element of the scheme involves the demolition of the canopy structure and other buildings currently occupying the former Clyde Road depot site and the redevelopment of this part of the site for residential use. However the centre part of the south Ranges will be retained and refurbished to form new residential accommodation.

Advice in PPG15 states Local Planning Authorities should grant conservation area consent for demolition where an acceptable scheme for the replacement development is in place. Policy CSV7 of the Unitary Development Plan 2006 reflects this advice. As the replacement scheme is considered acceptable in this case, it is considered appropriate to grant conservation area consent.

RECOMMENDATION

GRANT CONSENT

Registered No. HGY/2008/2035

Applicant's drawing Nos. J06.357/ D(01)01, 02, 03C, 04 - 11, 12A, 13A, 14, 15A, 16B, 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61, 100, 101, 102.

Subject to the following conditions:

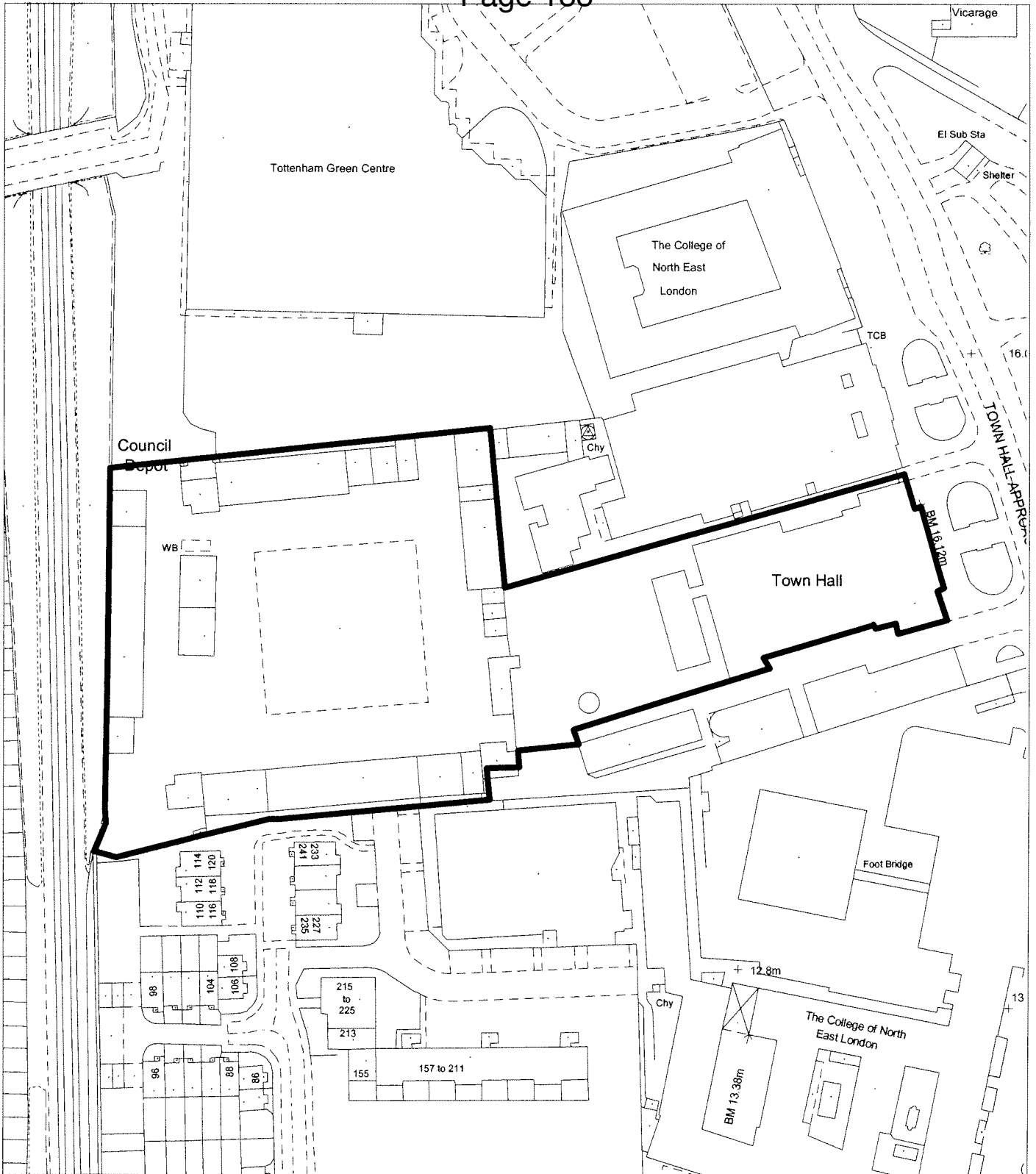
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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

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

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

3. The 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.



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Site plan

Tottenham Town Hall, Town Hall Approach Road, N15

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