



NOTICE OF MEETING

Planning Committee

MONDAY, 6TH APRIL, 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

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 - 44)

To confirm and sign the Minutes of the:

- a). Planning Committee held on 9 March 2009 and
- b). Special Planning Committee held on 17 March 2009.

6. APPEAL DECISIONS (PAGES 45 - 56)

To advise the Committee on Appeal decision determined by the Department for Communities and Local Government during February 2009.

7. DELEGATED DECISIONS (PAGES 57 - 76)

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 16 February 2009 and 15 March 2009.

9. GOVERNMENT CHANGES TO PROCEDURE FOR PLANNING APPEALS: APRIL 2009 (PAGES 89 - 92)

To advise Members of changes to Procedures for dealing with Planning Appeals, which introduce a 'fast-track' process for appeals against refusal of householder applications.

10. PLANNING APPLICATIONS (PAGES 93 - 94)

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

11. 14 -16 CREIGHTON AVE N10 (PAGES 95 - 110)

Demolition of existing houses and erection of 5 x 3 storey houses (comprising 4 x three bed and 1 x four bed) with associated parking.
RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement.

12. 579C HIGH ROAD N17 (PAGES 111 - 130)

Demolition of existing building and erection of part two/part three storey building comprising of 1 x 3 bed, 3 x 2, 4 x 1 bed flats, 4 x B1 units at ground floor with eight car parking spaces.
RECOMMENDATION: Grant permission subject to conditions and a Section 106 Legal Agreement.

13. 579C HIGH ROAD N17 ~ CONSERVATION AREA CONSENT (PAGES 131 - 136)

Conservation Area Consent for demolition of existing building and erection of part two/part three storey building comprising of 1 x 3 bed, 3 x 2 bed, 4 x 1 bed

15. EXCLUSION OF THE PRESS AND PUBLIC

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, namely that it contains information relating to the business or financial affairs of any particular person (including the Authority holding that information).

16. EXEMPT MINUTES (PAGES 137 - 138)

To confirm and sign the exempt minutes of the Special Planning Committee meeting held on 17 March 2009.

17. NEW EXEMPT ITEMS OF URGENT BUSINESS

To consider any new exempt items of urgent business admitted under agenda items 2.

18. DATE OF NEXT MEETING

Monday 11 May 2009.

Yuniea Semambo
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25 March 2009

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

* Denotes Members present

Also Councillors Davies, Reid and Whyte
Present:

| MINUTE NO. | SUBJECT/DECISION |
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| PC392. | APOLOGIES Apologies for lateness were received from Cllr Wilson. |
| PC393. | URGENT BUSINESS There were no items of urgent business. |
| PC394. | DECLARATIONS OF INTEREST Cllr Mallett declared a personal but not prejudicial interest in agenda item 11, as she lived within one of the conservation areas. |
| PC395. | DEPUTATIONS/PETITIONS None received. |
| PC396. | MINUTES RESOLVED That the minutes of the Special Planning Committee meeting held on 10 February 2009 be agreed and signed. |
| PC397. | APPEAL DECISIONS |

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| | <p>RESOLVED</p> <p>That the report be noted.</p> |
| <p>PC398.</p> | <p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee between 15 January and 15 February 2009.</p> <p>RESOLVED</p> <p>That the report be noted.</p> |
| <p>PC399.</p> | <p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics of Development Control and Planning Enforcement since the 15 February 2009 Planning Committee meeting.</p> <p>The Officer advised the Committee that in relation to major applications 1 out of 3 were determined within 13 weeks. The 2 appeals determined outside of 13 weeks; the application of Furnival House, which had been presented to the Committee on two separate occasions. The other application was for the new Heartlands School which had awaited authority from GOL and included the involvement of the GLA. In respect of minor applications these were in line with the targets, other applications were 83% and below the target of 90% and the year's performance was in line with the targets.</p> <p>Cllr Hare thanked the officers for providing the year's performance figures on a rolling 12 months basis.</p> <p>RESOLVED</p> |

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| | <p>This was in reaction to the current economic climate and would ensure occupation where RSLs were experiencing problems selling properties. The period of tenancy would be for a maximum of up to 5 years and have a right to purchase at any time allowing the market to recover. At the end of the tenancy period, if tenants had not purchased then the tenancy would come to an end and the property would be remarketed.</p> <p>RESOLVED</p> <p>That the recommendations outlined in the report be agreed:</p> <ol style="list-style-type: none"> 1. That authority be granted to the Assistant Director of Planning and Regeneration to approve variations to Section 106 Agreements relating to affordable housing tenures taking into account the recommendations of the Heads of Housing Strategy, Development and Partnerships after consultation and agreement with the Cabinet Member for Housing. 2. That the Rent to Homebuy scheme shall in the first instance be marketed to key worker groups and thereafter cascade to Haringey's usual prioritisation. 3. That variation to the relevant Section 106 Agreements to permit the cascade from shared ownership to Rent to Homebuy be approved for the following consents: 4. Academia Way, White Hart Lane, N17; Reform Row N17; 278 High Road N15 and 280-296 High Road N15. |
| <p>PC401.</p> | <p>280-296 HIGH ROAD, TOTTENHAM N15</p> <p>The Committee was informed of the variation in the mix of units built on the site and requested to approve the variation of the Section 106 Agreement attached to the planning permission. The Committee was asked to endorse the variation for the dwelling mix of the units on site and the variation to the Section 106 Agreement.</p> <p>Cllr Wilson entered the meeting at 7:18pm</p> |

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| | <p>Section 106 Agreement to change the mix from 9 x 2 bed and 1 x 1 bed to 3 x 2 bed and 7 x 1 bed flats; subject to a planning application being received and approved be agreed.</p> |
| <p>PC402.</p> | <p>CONSERVATION AREA CHARACTER APPRAISALS UPDATE</p> <p>The Committee was informed that on 26 February 2007 the Council approved and adopted 9 Appraisals that formed the first phase of Conservation Area Character Appraisals. During the two year period since approval it had been necessary to update the Conservation Area Character Appraisals to incorporate factual and descriptive assessments, additions and corrections in accordance with English Heritage guidance on the review and updating of Appraisals.</p> <p>The Committee had received a briefing that there would be no changes to boundaries or the level of protection to be provided. The appraisal documents were more easily readable and provided information about detractors in the Conservation Areas.</p> <p>The Committee was requested to approve and adopt the updated Conservation Area Character Appraisals as replacements for those previously approved. It was intended that each updated Appraisal would provide a sound basis, defensible on appeal, for development plan policies and development control decisions and for the guidance of residents and developers.</p> <p>RESOLVED</p> <p>That the recommendation to approve and adopt the updated Conservation Area Character Appraisals be replaced for the previously approved appraisals be agreed.</p> |
| <p>PC403.</p> | <p>189-191 BROAD LANE N15</p> <p>The Committee was advised that this application was for a change of use of ground floor from vacant factory unit to indoor market. The use of the building as a market would provide</p> |

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as a result of their activity. Conditions would be applied restricting the hours of operation and the generation of an excessive noise.

The applicant had complied with TfL's request that the proposed 7 parking spaces be reduced to 5 including 2 disabled bays. The applicant would also provide 15 cycle parking spaces.

A local resident addressed the Committee, not to object to the application but to object to the impact on local residents. There would be 3 entrances to the market on Anthill Road, therefore the operating hours were inappropriate for a market as it would impact on the residents in the area. The Committee was asked to limit the opening hours so as not to cause disturbance to residents and that deliveries would be carried out in line with the opening hours.

The Committee queried whether these concerns were raised when the previous factory was in operation and in response was informed there was vermin, rubbish and noise associated with the premises.

A supporter of the application informed the Committee that the previous application had been refused and that the objection there had now been addressed. The applicant further stated that this application was in accordance with Haringey's policies and that current traders had nothing to worry about.

The Committee raised concerns in relation to the opening hours and was informed that a nearby indoor market at Seven Sisters had longer operating hours. Enquiries were further made regarding the delivery, loading and unloading of goods and again the Committee was advised by the applicant that deliveries would be brought to the back of the building. The units were small therefore no large amounts of storage for goods.

The Committee viewed the plans.

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travel plan, in order to protect the authority should the use change.

RESOLVED

That the application be granted subject to conditions; the amended conditions 8 and 9.

INFORMATION RELATING TO APPLICATION REF
HGY/2009/0072
FOR PLANNING COMMITTEE DATED 09/03/2009

Location: 189 - 191 Broad Lane N15

Proposal: Change of use of ground floor from vacant factory unit to indoor market, demolition of rear structure wall to allow for 5 x car parking spaces, and insertion of 3 x new entrance doors to front / side elevations.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 0018, 0019 & 0021.

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

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| | <p>Reason: In order to limit the total A3 floorspace within the development in the interests of the amenity of the surrounding area.</p> <p>5. a) The use hereby permitted shall not be operated before 0900 or after 2000 hours on Monday to Friday, before 0900 or after 2100 hours on Saturday and before 1000 or after 1700 on Sundays or Bank Holidays.</p> <p>Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.</p> <p>b) No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the use of the premises hereby authorised.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p> <p>c) No music, live concerts or other amplified sound shall emanate from the site which, in the opinion of the Environmental Health Service acting on behalf of the Local Planning Authority, cause nuisance to any adjacent occupiers at any time.</p> <p>Reason: In order to ensure the proposed development does not impinge on the amenities of adjacent occupiers.</p> <p>6. The footway and carriageway on Broad Lane must not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the installation must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic on Broad Lane.</p> <p>Reason: In order to minimise disturbance to pedestrian and vehicle traffic.</p> <p>7. That the developer/ operator of the proposed market to submit a Delivery & Servicing Plan (DSP), as referred in the London Freight Plan for TfL's approval prior to occupation of the site.</p> <p>Reason: In order to ensure that the delivery and servicing of the site is managed in a satisfactory way.</p> |
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10. No skip / construction materials shall be kept on the footway and carriageway on the TLRN (Broad Lane) at all times.

Reason: In order to minimise disturbance to pedestrian and vehicle traffic.

11. Notwithstanding the details of waste storage referred to in the application, a detailed scheme for the provision of refuse, waste and recycling collection and storage wholly within the site and off the public highway shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such 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.

12. That details of a Travel Plan to promote sustainable forms of transport to and from the site shall be submitted to and approved in writing by the Local Planning Authority prior to any part of the development hereby approved being occupied.

Reason: To ensure that sustainable level of traffic and transport as a result of the development are achieved.

INFORMATIVE: The applicant is advised to contact the Chief Environmental Health Officer, 639 High Road, N17 (tel. 020 8488 0000) regarding the provision of adequate sanitary facilities, mechanical extract ventilation, refuse storage facilities, fire requirements and compliance with the Food Hygiene (General) Regulations 1970 that may be required in conjunction with this approval.

INFORMATIVE: The applicant is reminded that the installation of new shopfront and the display of any illuminated signs will need to be the subject of separate applications.

REASONS FOR APPROVAL

The proposed scheme is an acceptable use on the subject site, would cause no harm to the appearance of the existing building and the surrounding area or the amenities of nearby residents. The scheme

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in the Muswell Hill Conservation Area. A previous application had been approved in June 2008. The difference between the approved and the proposed applications was a proposed basement for clinic use.

The surgery would provide modern facilities that would continue to serve the local community. The excavation of the front garden would not adversely affect the character and appearance of the Muswell Hill Conservation Area. The proposed car parking area would not affect the street scene or materially harm the conservation area.

The Officer further advised the Committee to consider a variation to condition 9 to make specific reference for disabled parking for the clinic. The Fire Brigade has raised concerns in relation to the access road being too narrow however, this was not part of the application site.

The Committee viewed the plans.

A local resident and objector to the application expressed concerns that whilst the development work was being undertaken it would cause a disturbance for local residents. There would be congestion as there was already parking pressure in the area.

The applicant addressed the Committee and explained that the purpose of extending the clinic required moving, to provide more modern, up to date facilities for the area. The existing clinic had doors and parking arrangements were working well at present.

Members raised concern regarding the number of disabled parking spaces to be provided for the clinic. It was felt that one space was not sufficient and that the highway in front of the proposed site was of significant width for the applicant to contribute to additional disabled parking spaces for older people. In response the Committee was advised that there would now be two on site spaces and the transport officer agreed to look at on street parking spaces. The Section 106 agreement could provide

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| <p>INFORMATION RELATING TO APPLICATION REF HGY/2008/2320 FOR PLANNING COMMITTEE DATED 09/03/2009</p> <p>Location: 150 Fortis Green N10</p> <p>Proposal: Demolition of existing building and erection of part four / part five storey building with basement level, comprising of community clinic at ground floor, health clinic at basement level, 4 x 2 bed, 3 three bed and 2 x one bed flats above with 9 car parking spaces, bicycle store, refuse space and private amenity space (Amended Scheme).</p> <p>Recommendation: Grant subject to conditions and Legal Agreement</p> <p>Decision: Grant subject to conditions and Legal Agreement</p> <p>Drawing No's: PL.08.689.30, 031, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047 & 048.</p> <p>Conditions:</p> <ol style="list-style-type: none">1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority, in particular the amended plans received 15th January 2009, PL.08.689, 040A, 041A, 042A, 043A,044A,045A. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.3. A detailed plan shall be submitted to and approved in writing to the Local Planning Authority to show that a 10 metre long servicing |
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5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

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

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

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

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

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9. The car parking for visitors and staff of the proposed Clinic Surgery use shall include two wider spaces allocated for disabled persons; and the car parking spaces shown on the approved drawing shall be marked out on the site to the satisfaction of the Local Planning Authority, and these spaces shall thereafter be kept continuously available for car parking and shall not be used for any other purpose without prior permission in writing of the Local Planning Authority.
Reason: In order to ensure that adequate provisions for car parking is made within the site.

10. The ground floor and basement clinic/community use shall be permanently retained as such. Reason: In order to compensate for the loss of the existing clinic/community use on the site.

11. Details of the surfacing of car parking spaces and pedestrian paths within the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of work; such details shall show the use of permeable materials.
Reason: In order to ensure that surface water is drained, as far as possible, into the subsoil.

12. A Construction Management Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of development; such plan to include details of arrangements for the excavation and removal of materials in connection with the construction of the basement, access to the site for construction vehicles, provision for the parking of contractors vehicles, and arrangements for wheel washing.
Reason: In order to protect the amenities of neighbouring properties and prevent undue traffic congestion on adjoining public highways.

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

INFORMATIVE: The necessary works to construct the crossover will

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| | <p>are modest in size and do not involve the vast excavation of the front garden area. In addition the buildings setback and the front boundary screened with shrubbery and trees means that the lightwells will be partially obscured from the streetscene and will not adversely affect the character and appearance of the Muswell Hill Conservation Area. In addition the proposed car-parking spaces satisfy the number required for a development of this nature. The parked cars will be hidden behind the 2.25 metre high boundary wall and a sliding gate so will not be visible from the streetscene. As such these amendments are compliant with Policies UD3 General Principles, UD4 Quality Design, CSV Alterations and Extensions in Conservation Areas and M10 Parking for Development of the Haringey Unitary Development Plan.</p> <p>Section 106: Yes.</p> |
| <p>PC405.</p> | <p>THE SWAN, 363 HIGH ROAD N17</p> <p>The Committee was advised that the site comprised the Swan Public House which was a mid nineteenth Century two storey building in Tottenham Green Conservation Area. The building was locally listed.</p> <p>It was considered that the design and appearance of the proposed three storey building would enhance the character and appearance of the Conservation Area. The room sizes were considered adequate and the amenity space provided for the flats would be on the roof. It was not anticipated that there would be any significant issues relating to impact on residential amenity.</p> <p>The site was located in a highly accessible area in terms of transport and therefore, considered suitable for car-free housing. The residential units were defined as 'car-free' and therefore, no residents therein would be entitled to apply for a residents parking permit.</p> <p>The Officer further advised the Committee that English Heritage has requested a further 2 conditions in relation to archaeological features to be recorded. TfL had requested a condition</p> |

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| <p>That the application be granted subject to conditions and Section 106 Legal Agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF HGY/2009/0159 FOR PLANNING COMMITTEE DATED 09/03/2009</p> <p>Location: The Swan, 363 High Road N17</p> <p>Proposal: Conversion of first floor of public house into 2 x 1 bed self contained flats including terrace on first floor and erection of three storey development to rear to provide two shops units at ground floor level and a total of 4 x 2 bed self contained flats at first and second floor levels including amenity space on roof level.</p> <p>Recommendation: Grant subject to conditions and Legal Agreement</p> <p>Decision: Grant subject to conditions and Legal Agreement</p> <p>Drawing No's: 01, 02, 03, 04, 05, 06A, 07A & 08</p> <p>Conditions:</p> <ol style="list-style-type: none">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 |
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| | <p>5. Fully annotated and dimensioned drawings of elevational features, shopfronts and windows at a scale of 1:10, including the type/style of window architraves, and information regarding the proposed depth of the architraves, shall be submitted to and approved by the LPA 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.</p> <p>6. A Schedule of Repairs pertaining to The Swan Public House should also be submitted. Reason: To protect the locally listed building.</p> <p>7. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Reason: In order for the Local Planning Authority to ensure the site is contamination free.</p> <p>8. 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.</p> <p>9. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority. Reason: In order to protect the amenities of the locality.</p> <p>10. Details of roof garden, including surfacing and guard rails/parapet walls, shall be submitted to and approved by the LPA prior to commencement of development. Reason: To protect amenity and safety of the occupiers.</p> |
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before it is altered or destroyed by the development hereby permitted.

12. The applicant shall ensure that servicing for the proposal shall be undertaken away from the high Road, and all vehicles associated with the proposal (including servicing / construction) must only park / stop / load / unload on Philip Lane, which is away from the High Road.

Reason: To ensure the free flow of traffic along the adjacent High Road

13. The applicant shall ensure that no skip or construction material shall be kept on the footway and carriageway on High Road at any time

Reason: To ensure the free flow of pedestrians and vehicle movement along the adjoining footway and road respectively.

INFORMATIVE: The applicant submits the construction details to TfL prior to construction, for approval, the TfL officer being Gordon Adam, North Area Development Control Officer, Transport for London, Windsor House, 42-50 Victoria Street, London SW1H 0TL

INFORMATIVE: The applicant is advised that only the highest quality detail design and external facing materials, in terms of colour, texture, bond, and pointing, to the frontage building facing Philip Lane will be acceptable. Lime render is the preferred material for external elevation and stucco for the architraves.

INFORMATIVE: The Committee requests the applicant, in conjunction with the Council's Transportation Officer, to facilitate the provision of loading or parking space on Philip Lane to serve the shops and public house.

REASONS FOR APPROVAL

The proposal is considered acceptable because overall the design and massing of the three storey development will reflect the first and second floor of the Swan pub which is locally listed. The first floor of the Swan pub will remain unchanged externally. 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 the Housing SPD 2008 including amenity provision. There would be

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| <p>PC406.</p> | <p>PORTLAND PLACE, 45-57 PORTLAND ROAD N15</p> <p>The Officer advised the Committee that there was an amendment to the drawing numbers reported and that they should read as follows:</p> <ul style="list-style-type: none"> • A5786/2.1/01-05 • A5786/2.3/01 • A5786/2.3/02A <p>The Committee was informed that the site was located off Portland Road and is bounded by Tottenham Green Conservation Area, which forms part of the Tottenham High Road Historic Corridor. The site was located within a predominantly residential area and was within close proximity to public transport. As a result it was considered acceptable that the scheme should be car free.</p> <p>The current proposal provides housing for older and people with special needs and it was considered that no new adverse overlooking or privacy issues would result from this development and all residents could access the communal garden.</p> <p>The Council's sustainability check list has been completed alongside a renewable energy assessment. Adequate recycling storage space within the site had been provided.</p> <p>The Committee queried why it was proposed as a car free development and in response was informed that there were parking spaces within the estate, 6 had been allocated for disabled use which was shown on the ground floor of the plan.</p> |
| | <p>RESOLVED</p> |
| | <p>That the application be granted subject to conditions.</p> |
| <p>INFORMATION</p> | <p>RELATING TO APPLICATION REF</p> |

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MONDAY, 9 MARCH 2009**

Conditions:

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

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

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

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

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

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

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

5. 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.

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| | <p>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.</p> <p>8. That the detailing of all the sustainable features which form part of the approved scheme including solar thermal collector, low technology passive equipment etc shall be submitted for approval by the local Planning authority. Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.</p> <p>INFORMATIVE: The new development will require naming and 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: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.</p> <p>REASONS FOR APPROVAL</p> <p>The current proposal is considered acceptable in that it does not lead to over-development; the number and size of units proposed are in line with the aims of the Haringey Unitary Development Plan Policies especially UD3 'General Principles' and UD4 'Quality Design' and Housing SPD.</p> <p>Section 106: No.</p> |
| <p>PC407.</p> | <p>PEMBROKE WORKS, CAMPSBOURNE ROAD N8</p> <p>The Officer informed the Committee that there were additional documents tabled in respect of the application. An email from S. Hing, who did not object to the application in principle but raised</p> |

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It was considered that the principle of mixed use residential development on the site would be acceptable. The scheme included 7 B1 units locate above the internal access road and car parking area at the south end of the site providing 10 off street parking spaces. The dwelling mix of the new building was acceptable and the unit sizes provided a satisfactory standard of accommodation.

The scale, design and position of the proposed buildings on the site meant that the surrounding occupiers would not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight. The scheme proposed the provision of ground floor gardens for a number of the larger units. The scheme had further been designed with a refuse management system that allowed for the external waste collection and internal storage of recyclable waste produces. The proposal included a number of sustainable features.

The Committee enquired whether the applicants had marketed the site and what evidence was provided in support of their application. The Officer confirmed that an affidavit had been submitted from the agents demonstrating various steps taken however, they had not been able to let premises on a medium or long term basis.

An objector addressed the Committee and advised that his business had been located at Pembroke Works for the last 20 years. The business employed 7 full time staff, whose livelihood depended on the light industrial status of the premises, which would change to B1 (office) use if this application were granted. In the past the premises had sustained over 100 jobs. The previous planning authority had refused an application due to the loss of jobs at the site.

Cllr Whyte addressed the Committee to object to the application primarily on the basis of the loss of employment on the site. She raised concerns in relation to the affidavit and how well the

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gardens for the units. The site was not hidden in an industrial space but was located in a diverse location. The commercial element would be sustainable for employment use, with secure access and egress, parking was provided for the commercial use. The housing element was designed to be flexible to fully comply with sustainability and adaptable for the disabled.

The Committee questioned the applicants on what extent they had advertised, marketed the premises and for what length of time. The Committee was informed that the premises were advertised by commercial agents and local agents for the minimum of 1 year however, evidence was submitted with the application package. The Committee requested further clarification on B1 commercial use and in response were informed that B1 use would be for office employment.

Cllr Dodds moved a motion to refuse the application on the grounds of loss of employment. Cllr Hare seconded the motion. The Chair moved to a motion to go to the vote, 5 were in favour and there were 3 abstentions. The Chair then moved the motion to refuse the application and on a vote, 6 were in favour and there were 3 abstentions.

RESOLVED

That the application be refused planning permission on the grounds of loss of employment.

INFORMATION RELATING TO APPLICATION REF
HGY/2009/0105
FOR PLANNING COMMITTEE DATED 09/03/2009

Location: Pembroke Works, Campsbourne Road N8

Proposal: Demolition of existing buildings and erection of mixed use development of 21 residential units, comprising of 7 x 4 bedroom houses, 14 x 2 bed flats and 7 x 1 B1 units with associated ten parking spaces

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| | <p>local economy and that insufficient marketing evidence has been provided to show that the building on the site has not been able to be let for current employment use contrary to Policy EMP4 'Non Employment Generating Uses' of the Haringey Unitary Development Plan adopted in July 2006.</p> <p>2. In the absence of a formal undertaking to secure a Section 106 Agreement to secure appropriate contributions towards education provision and environmental and highway improvements arising from this development and an agreement to secure the provision of affordable housing on site, the proposal is considered contrary to Policies UD1 'Planning Obligations' and HSG4 'Affordable Housing' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG12 'Educational Need Generated by New Housing Development'.</p> <p>Section 106: No</p> |
| PC408. | <p>14-16 CREIGHTON AVENUE N10</p> <p>This item was deferred to the next scheduled meeting on 6 April 2009.</p> |
| PC409. | <p>THE NIGHTINGALE PUBLIC HOUSE, 40 NIGHTINGALE LANE N8</p> <p>This item was deferred at the request of the applicants to be considered at the next scheduled meeting of the Planning Committee on 6 April 2009</p> <p>RESOLVED</p> <p>That the item be deferred to the next meeting.</p> |
| PC410. | <p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p> |

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Chair

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**MINUTES OF THE SPECIAL PLANNING COMMITTEE
TUESDAY, 17 MARCH 2009**

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

*Denotes Members present.

Also Present: Councillors Bloch, Reith and Williams

| MINUTE NO. | SUBJECT/DECISION | ACTION BY |
|-------------------|---|------------------|
| PC412. | APOLOGIES Apologies for absence were received from Cllr Weber for whom Cllr Whyte was substituting and apologies for lateness were received from Cllr Hare. | |
| PC413. | URGENT BUSINESS There were no items of urgent business. | |
| PC414. | DECLARATIONS OF INTEREST There were no declarations of interest. | |
| PC415. | DEPUTATIONS/PETITIONS None received. | |
| PC416. | EXCLUSION OF PRESS AND PUBLIC The Committee agreed to vary the agenda to take items 12 and 13 next. RESOLVED That the press and public present be excluded from the meeting as Item 13 contained exempt information, as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); namely information relating to the business or financial affairs of any particular person (including the Authority holding that information). | |
| PC417. | S106 AGREEMENT, HALE VILLAGE N17 The Committee considered this item in private. RESOLVED That the three recommendations outlined in the report be agreed, subject to the slight amendment to recommendation 3 and an additional recommendation 4. | |

**MINUTES OF THE PLANNING COMMITTEE
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| <p>PC418.</p> | <p>GLS SUPPLIES DEPOT, FERRY LANE N17 (BLOCK N AND C)</p> <p>The Committee agreed to vary the agenda to take items 10 and 11 next.</p> <p>The Officer presented the report and advised that block N was situated in the northern part of the former GLS Depot site, adjacent to Tottenham Hale station. It was surrounded by proposed blocks NW and C, the proposed Linear Park and proposed Pavilions 3, 4 and 5.</p> <p>The detailed proposal included 100% affordable housing and each of the 176 units would meet or exceed Haringey's own Housing SPD standards and Housing Corporation space standards. Private gardens would be provided for the ground floor family units where possible, although they would have access to the communal amenity within the block. A 600 square metre crèche was also to be provided along with 166 cycle spaces.</p> <p>Block C was situated in the central part of the former GLS Depot site, adjacent to Tottenham Hale station. It was surrounded by proposed blocks W (under construction), SW, SE, N Linear Park and Pavilion 2. The consented basement for block C was under construction.</p> <p>The detailed proposal included 1,100 square metres of retail space, a 600 square metre health centre, 110 dwellings and 100% affordable housing. All 110 units met the Housing Corporation space standards. Balconies were provided for 97 flats and 1st floor patio gardens were provided for 4 flats. 78 cycle parking spaces would be provided under block C1 and 103 spaces under block C2. The Committee was asked to note that the height of the schemes would increase by one storey.</p> <p>A local resident addressed the Committee to object that the increased height in block N would create a change in the visual aspect of the scheme. The principal objection was in relation to the proposal to divide sections of the scheme by tenure, it was considered that mixed tenure created social cohesion. Consideration had been given to the email from Newlon Housing Association in relation to their request for separate tenures and it was felt that these arguments were for administrative convenience. The Committee was requested to insist that the schemes were for mixed tenure developments.</p> <p>Cllr Reith also addressed the Committee in relation to the proposal to separate the tenures. She expressed concern that this would set a divisive precedence for this site and it was insisted that the scheme remain a mixed development of people</p> | |

**MINUTES OF THE PLANNING COMMITTEE
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living side by side.

The applicant responded to the concerns raised in respect of the tenures and advised that in relation to the blocks these were agreed at the outline stage and across the whole Village. The socially rented buildings were located in blocks C2, generally social rented units would need family sized accommodation and therefore the intermediate and social rented units would share amenity space. The scheme was a mixed community and would have various tenures. There was a strong preference for separation, occupants would not be segregated or ghettoised and over time the community would change by a natural progression of growth.

In response to questions raised by the Committee in relation to the mixture of tenure types within the blocks, the Committee was advised that the quality of the designs were the same however the blocks would have separate dedicated entrances. Both blocks would benefit from the same amenities and facilities although the family accommodation would have their own front doors.

The Assistant Director of Planning and Regeneration advised the Committee that they were making a decision on a condition. It was possible to add a condition within a condition and agree the scheme subject to a condition that sought to increase the mixture of tenure between intermediate and social rent.

The legal officer re-iterated that they would need to renegotiate the Section 106 Agreement and therefore the recommendation in both reports would need to be removed.

Cllr Hare entered the meeting at 8:10pm.

RESOLVED

That the applications for Blocks N and C be agreed:

- Block N ~ subject to discharge conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60 (excluding basement).
- Block C ~ subject to discharge conditions 1, 4, 5, 6, 8, 11, 12, 42, 59 and 60 (excluding basement, which was previously approved).

Subject to an additional condition that sought to increase the mixture of tenure between intermediate and social rented and subject to a revised Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0295
FOR PLANNING COMMITTEE DATED 17/03/2009

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Location: GLS Supplies Depot, Ferry Lane N17

Proposal: Reserved matters application in relation to outline consent no. HGY/2006/1177 and amended outline consent no. HGY/2007/2250 for Block N of the Hale Village Masterplan, including appearance, landscaping, layout, scale and discharge of conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.

Recommendation: Grant subject to condition(s)

Decision: Grant subject to condition(s)

Drawing No's: 521 AP(0)001A, 010, 011, 012, 013, 014, 015, 016, 017, 020, 021, 022, 023, 030, 031, 032, 033, 034, 035, 036, 037, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060; HED.844.100, 101, 102, 103, 105, 1006

Conditions:

A detailed scheme for the mixture of tenure within the block shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such details as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to meet the Council's planning and housing policies for mixed tenures in new residential schemes.

INFORMATIVE: It is noted that the applicant has confirmed the following colours for the proposed development (list of RAL colour codes): Zinc Yellow (RAL 1018); Deep Orange (RAL 2011); Traffic Red (RAL 3020); Telemagenta (RAL 4010); Signal Violet (RAL 4008); Ultramarine Blue (RAL 5002); and Sky Blue (RAL 5015).

INFORMATIVE: It is noted that the applicant is proposing to modify the glazing materials to the external balconies shown on plans 521 AP(0) 020 Rev B and 521 AP(0) 021 Rev A, to an obscure type of glazing, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Section 106: No.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0246
FOR PLANNING COMMITTEE DATED 17/03/2009

Location: GLS Supplies Depot, Ferry Lane N17

Proposal: Reserved matters application in relation to outline consent HGY/2006/1177 and amended outline consent HGY/2007/2250 for

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| | <p>Block C of the Hale Village Masterplan, including appearance, landscaping, layout, scale and discharge of conditions 1, 4, 5, 6, 7, 8, 11, 12, 42, 59 and 60.</p> <p>Recommendation: Grant subject to condition(s)</p> <p>Decision: Grant subject to condition(s)</p> <p>Drawing No's: 07374/100 - 107 incl., 110 - 113 incl., 200 - 203 incl., 300, 301, 400, 401, 402, 404, 405, 406, 408, 409, 410, 413; 400 - 426 incl., 3000 - 3004 incl. (all PL05); 3009 PL05, 3010 PL04, 3011 PL04, 3012 PL05, 3013 PL05, 3014 PL05, 3015 PL05, 3016 PL04, except for the approval of the discharge of Condition 7</p> <p>Conditions:</p> <p>A detailed scheme for the mixture of tenure within the block shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Such details as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.</p> <p>Reason: In order to meet the Council's planning and housing policies for mixed tenures in new residential schemes.</p> <p>INFORMATIVE: The retail and Health Centre units do not have direct access to the basement refuse storage and collection facilities, via the stair and lift cores. Therefore, it is assumed that these units will retain refuse storage and collection facilities within their curtilage, as required, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.</p> <p>Section 106: No.</p> | |
| <p>PC419.</p> | <p>REVISING THE SCHEME OF DELEGATION TO OFFICERS ON PLANNING MATTERS</p> <p>The report was presented to the Committee by the senior project lawyer who advised there were three areas to the report. The proposal to extend the powers of the Assistant Director and Heads of Development Management to enter into Section 106 Agreements was not put forward to the Committee as detailed in the report as this had now been deferred pending a separate discussion at Member level.</p> <p>In relation to Section 247 powers to submit holding objections in respect of proposals in other Boroughs and to authorise stopping up or diversion of highways in Haringey to enable planning permission to be implemented was considered by the Committee. It was noted that the proposed changes would fill a gap in the current scheme of delegation.</p> | |

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| | <p>The officer highlighted the extent of the powers delegated to officers to determine planning applications set out in the appendix attached to the report. There were no changes proposed in the categories of applications except for the final category in the appendix. This matter deserved to be referred to the Planning Committee because currently there was an automatic reference to the Committee of any policy compliant application subject to a single objection regardless of the weight of that objection.</p> <p>The Committee considered the proposed changes in final category and agreed that “an objection from a single Ward Councillor or a local community body or a local residents association” would trigger referral to the Committee. The reference to objections from “at least 10 individual local residents” would be deleted and that whenever there were objections from local residents, whatever their number, the Chair of the Planning Committee could still ask the Assistant Director of Planning and Regeneration to refer the application to the Committee.</p> <p>RESOLVED</p> <p>That the amendments to the scheme of delegation to officers as set out in the Appendix to the report be noted and approved and referred to full Council for adoption as amendments to the Constitution, to include the minor amendment to the final category as detailed:</p> <p><i>“Applications above the thresholds or outside the categories (a) to (o), where recommended for approval, which are policy compliant, where there have been objections from a single Ward Councillor and/or a local community body and/or a local residents’ association, are excluded from this delegation and will be referred to the Planning Committee for determination”.</i></p> | |
| <p>PC420.</p> | <p>1 CONNAUGHT GARDENS N10</p> <p>The Committee was advised that this proposal involved the demolition of a detached single family house and erection of a new two storey dwelling house with rooms in the roof space and at basement level. The property was a detached property with a bay frontage similar in form, design and appearance to the semi-detached properties along Connaught Gardens.</p> <p>The scale, bulk, mass and design of the existing building was in keeping with the overall street scene. The property was not within a conservation area and as such had no statutory protection against its demolition. The new building footprint and envelope broadly matched that of the existing building, apart from the new conservatory extension, larger side and rear dormers. The overall design and form of the building would reflect the</p> | |

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design and appearance of the existing properties, its relationship with neighbouring properties and the character of the surrounding area. The proposed replacement building, as viewed from the street, would replicate that of the existing frontage and as such would be sensitive to the distinctiveness and character of the street.

The proposed development had taken careful consideration in terms of layout and design to ensure that the daylight, sunlight, privacy and amenity of neighbouring occupiers would not be adversely affected. It was considered that the proposal would not be detrimental to the privacy of people using Queens wood.

The proposal would involve the removal of a not very large bay laurel tree which was not visible from the road and as such was of low amenity value and did not warrant TPO protection. A sustainability checklist had been completed and submitted with the application.

The officer also reported on a number of additional letters of representation received from residents of Connaught Gardens and Lynne Featherstone MP, who commented that the Edwardian House was in good condition and could be refurbished.

Local residents objected to the unnecessary demolition of an Edwardian building. The house made a positive contribution to the streetscape, was not in poor condition and it was considered that demolition of the existing house was a waste of material. In comparison the proposed building would have a negative impact as it was larger and would cause disruption to adjacent narrow roads by construction vehicles. The new building would be visible from three sides, the dormer windows were overly large along with the excessive number of windows. Light spillage from the proposed property would have a negative impact to the area and the proposal contributed to over development.

Cllr Bloch objected to the application on three grounds:

1. The extent of the objections to the scheme – 87 individual objections lodged.
2. The objections received from the Friends of Queens Wood, which represented 160 households.
3. That this house was not on a secluded street, was considered to be a prominent fixture for people walking in the woods, that the application was not in the public interest and should be refused.

A local resident addressed the Committee in full support of the application and stated that a number of other immediate neighbours supported the proposal. It was felt that many of the comments and objections raised were exaggerated and that there

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would be no impact on Queens Wood. The proposed building was 4 storeys, 3 storeys would be seen and the basement hidden. It was further considered that the proposal wouldn't be dominant in the area as it was a single detached house the same as currently existed.

The applicants addressed the Committee and clarified that the only changes in the proposal to the existing property were at the back and side of the house which had no architectural merit. The proposed back and sides of the house would be more attractive than what currently existed. The number of dormers would be the same as currently existed (3) but slightly increased in size. The conservatory and terrace was considered to be part of the garden and represented 35% of the total garden area. It was considered that the proposed new development would greatly enhance the area and entrance to the Wood. The immediate neighbours, who would be most affected by the proposed construction works had not objected. The concerns raised by the Friends of Queens Wood, would be temporary.

In response to questions raised by the Committee the applicants responded that they would be happy to match the brick that currently existed and it was proposed to build an energy efficient home. They would consider a wooden fence as opposed to a concrete fence between the property and Queens Wood and would be consulting with the Friends of Queens Wood in relation to this. They would further consider reducing the height of the patio if this caused overlooking by neighbours.

The Committee viewed the plans.

The Committee requested that the following informatives be included:

1. That the bricks selected for the new property match those of existing houses.
2. That the fence between the property and Queens Wood be timber as opposed to a concrete.
3. That consent be obtained from the Parks Service prior to any works being undertaken in connection with the development.

The Chair moved a motion to grant the application.

RESOLVED

That the application be granted subject to conditions and the three informatives detailed above.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2339

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FOR PLANNING COMMITTEE DATED 17/03/2009

Location: 1 Connaught Gardens N10

Proposal: Demolition of detached single family house and erection of new two storey dwellinghouse with rooms in the roofspace and at basement level.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: unnumbered drawings.

Conditions:

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

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

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

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

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

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

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

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

5. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping to be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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

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visual amenity of the area.

6. Before development commences full details of boundary treatment to the sites boundaries, including the site's frontage, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to occupation of the new dwelling.

Reason: To ensure a satisfactory appearance to the development and to safeguard the character and amenity value of Queens Wood.

7. The windows shown on the first floor side elevation facing towards Queens Wood shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of the adjoining Metropolitan Open Land

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

9. Prior to commencement of the works associated with the demolition and new building a detailed method statement for all works shall be submitted to and approved in writing by the Local Planning Authority. This method statement shall clearly indicate the methodology for demolition and how the new building work (and excavation works) shall be carried out and how the affects of these works in terms of road and pedestrian safety and the amenity and ecological value of Queens Wood are minimised. This method statement shall include specific reference to the retention of safe pedestrian access to Queens Wood and dust, and noise controls.

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers and the amenity and ecological value of Queens Wood.

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 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

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

INFORMATIVE: You must obtain the prior consent of the Council's Park Services to undertake any works in connection with the development hereby approved. This permission granted by the Local Planning Authority in no way authorises the applicant to take any action without obtaining this consent and you are advised to seek the requisite

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| | <p>approval.</p> <p>INFORMATIVE: Pursuant to Condition 3 above, you are requested to ensure that the bricks selected for the new house are sympathetic to those found on nearby dwellings in the area; and that the first floor front gable is treated with a rendered finish rather than with vertical tile hanging; consideration should be given to black painted timber detailing as found in 'mock- tudor' properties elsewhere in the road.</p> <p>INFORMATIVE: Further to Condition 6 above, the Council would prefer the western boundary fencing between the property and Queens Wood to be in timber rather than a concrete panel fence, in order to blend more easily with the vegetation and natural surroundings of Queens Wood.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed building form has been carefully designed to replicate that of the existing frontage so as to achieve an acceptable relationship with neighbouring properties and to respect the distinctiveness and character of the street. In addition the proposal has been designed sensitively to avoid any adverse impact on Queens Wood; a Local Nature Reserve and an Ecologically Valuable Site of Metropolitan Importance. The proposal will not give rise to a significant degree of additional overlooking or loss of privacy to neighbouring occupiers or the privacy/ amenity value of the public open space. As such the proposal is considered to be in accordance with Policies: G2 'Development and Urban Design', UD3 'General Principles', UD4 'Quality Design', OS2 'Metropolitan Open Lane', OS5 'Development adjacent to Open Space', OS6 'Ecologically Valuable Sites', OS11 'Biodiversity' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance SPG1a 'Design Guidance', the Council's 'Housing' Supplementary Planning Document; SPG8b 'Materials' and SPG8d 'Biodiversity, Landscaping and Trees'.</p> <p>Section 106: No.</p> | |
| <p>PC421.</p> | <p>WATER BOARD COTTAGE, TILE KILN LANE N6</p> <p>The Officer presented the report and advised the Committee that the proposal was similar to an application considered in 2003.</p> <p>The application site was a narrow, rectangular piece of land located in Tile Kiln Lane. The site was currently occupied by a vacant, two storey dwelling known as the former Water Board Cottage. The application site was located within the Highgate Conservation Area and the Archway Road Restricted Conservation Area. A scheme in 2003 for a total of four new houses was provisionally agreed at the Planning Committee.</p> | |

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It was considered that the proposal would not adversely detract from the character and appearance of the area. Overall the proposed development had taken careful consideration of layout, design to ensure that daylight, sunlight, privacy and amenity of neighbouring occupiers would not be adversely affected. The proposal included four car parking spaces.

The Committee was also informed that further objections had been received in response to the revised scheme. An objector who had made representations emphasised that one of the units directly opposite his property would cause over looking to his property and obstruct his views.

The Officer further explained to the Committee that it was proposed to vary condition 7, to include an arboriculturalist method statement to protect the trees on the embankment and the oak tree on the side of the site.

The Committee enquired whether the proposed application was larger than that submitted in 2003 and in response was advised that the current proposal was slightly larger.

Cllr Neil Williams addressed the Committee and objected to the application on the basis that the proposal was a too extensive group of buildings on a very narrow lane. There would be insufficient access for emergency vehicles and pedestrian safety would be compromised. The key issue of concern was pedestrian safety and the previous development had been resisted in the past by the planning inspectorate. It was considered that the Lane was unsuitable for further development.

The applicant in response to the objections raised clarified to the Committee that the proposal was a minor amplification of the 2003 application. The site had a long planning history and therefore previous issues had now very seriously been taken into account. The key issue in relation to this application was traffic and management. The applicant had worked extensively with Haringey's transportation officers on the important issue of safety for the pupils at the School.

The Committee viewed the plans.

Members requested the following additional condition be included, that landscaping and additional trees be planted on the site. The officer reaffirmed the variation to condition 7, an arboriculturalist method statement be provided and some screening to building A.

The Chair moved a motion to grant the application subject to conditions, the variation to condition 7 and the additional condition.

**MINUTES OF THE PLANNING COMMITTEE
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RESOLVED

That the application be granted subject to conditions, the variation to condition 7, that an aboriculturalist method statement be provided. To include a condition that landscaping and additional trees be planted on the site, screening be provided to building A and subject to a Section 278 Agreement under the Highways Act to create a shared surface for vehicles and pedestrians in Tile Kiln Lane.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2350
FOR PLANNING COMMITTEE DATED 17/03/2009

Location: Water Board Cottage, Tile Kiln Lane N6

Proposal: Retention and extension of existing property to provide 2 x three bed semi detached houses and erection of 2 x 3 bed detached houses, 4 car parking spaces with associated landscaping.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 591/001, 002 004, 005, 008F, 009B 010B, 011B, 012B, 013B, 014A, 015A, 016A, 017A, 018A, 020A, 021A, 022A, 023, 024 & 025.

Conditions:

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

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

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

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

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

Reason: In order to retain control over the external appearance of the

**MINUTES OF THE PLANNING COMMITTEE
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development in the interest of the visual amenity of the area.

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

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

5. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained and the species, size and siting of the replacement trees shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced.

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

6. Before development commences full details of boundary treatment to the sites boundaries, including the site's frontage, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to occupation of the new dwelling.

Reason: To ensure a satisfactory appearance to the development and to safeguard the character, amenity value and safety of Tile Kiln Lane.

7. Prior to commencement of development, an Arboricultural Method Statement showing how existing trees are to be protected during the course of construction shall be submitted to and approved by the Council, and no site works shall be commenced before temporary protective fencing has been erected around existing protected trees both on the application site and on the adjacent embankment to the east, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature.

8. No part of the development hereby permitted shall be brought into use until the highways works to be secured by way of a Section 278 under the Highways Act 1980, which will involve; making the residual southern segment of Tile Kiln Lane a shared pedestrian/ cyclist/vehicle surface; upgrading this section of road to support the weight of refuse or other similar vehicles; the erection of additional bollards and the relocation of the lighting column, have been completed.

Reason: To minimise the conflict of vehicles with pedestrians/cyclists and vehicular conflict and eventually ensure highway safety at this location.

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9. The parking spaces shown on drawing No 591/008F shall be provided prior to first occupation of any part of the residential accommodation hereby permitted and shall be kept available for use for the approved purposes at all times.

Reason: To ensure that parking is provided in accordance with the Council's standards.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 of that Order shall be carried out on site.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

11. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 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.

12. Details of additional screening to be erected at the south-east boundary of the site, immediately adjacent to the south-east corner of proposed Dwelling A, shall be submitted to and approved by the Local Planning Authority prior to commencement of development, and such screening shall be installed prior to occupation of Dwelling A.

Reason; In order to prevent undue loss of privacy to the occupiers of adjoining property.

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

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777.

INFORMATIVE: Pursuant to Condition 5 above, the Landscaping scheme should show additional planting of medium deciduous trees, such as Silver Birch, adjacent to the new housing and within new tree pits in Tile Kiln Lane to the north of Dwelling D.

INFORMATIVE: Further to Condition 6 above, the Council would wish to see the provision of a dwarf wall and railings to the front boundary with Tile Kiln Lane, similar to that which already exists at the northern

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 17 MARCH 2009**

| | | |
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| | <p>end of the site.</p> <p>REASONS FOR APPROVAL</p> <p>While the proposed scheme will involve an increase in the size, bulk and form relative to the size of the existing cottage building and will involve the erection of two additional stand alone buildings, the bulk scale and massing of the proposed dwellings are of a domestic scale and create a frontage with sufficient gaps between buildings to provide views of the back drop of trees, and as such achieves an acceptable relationship with Tile Kiln Lane. In addition the design of the proposed dwellings are of a modern idiom and will add to the modern architectural styles found along Tile Kiln Lane. The external facing materials are also considered acceptable as they refer to the materials of the surrounding area and in particular use as a high degree timber, which will blend and compliment the green, wooded character of the area. The proposed replacement building will preserve the character and appearance of the Conservation Area and will have no detrimental impact on the protected tree on site. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.</p> <p>Section 106: No.</p> | |
| <p>PC422.</p> | <p>1-13 HERBERT ROAD N15</p> <p>The Committee was advised by the Chair that there were no objectors to this application and enquired whether Members had any questions to ask of the officers. In response the Committee were in agreement to the recommendations and on a motion by the Chair it was.</p> <p>RESOLVED</p> <p>That the application be granted subject to conditions and a Section 106 Legal Agreement.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/1293 FOR PLANNING COMMITTEE DATED 17/03/2009</p> <p>Location: 1 - 13 Herbert Road N15</p> <p>Proposal: Demolition of 7 existing temporary detached bungalows and</p> | |

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erection of a two / three storey development of 7 houses (3 / 4 bed) including one wheelchair house, 11 (1 bed / 2 bed) flats and associated parking and external works.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 370/1/pr, 02/pr Rev F, 03/pr, 04/pr, 05/pr, 06, 07, 08, P198/001 Rev B & P198/002 Rev A.

Conditions:

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

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

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

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

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

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

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

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

5. 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.

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

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

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

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

8. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, 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.

9. That not more than 18 separate units, whether flats or houses shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

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.

11. 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.

12. 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.

INFORMATIVE: The new development will require naming /

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 17 MARCH 2009**

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|---------------|---|--|
| | <p>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: There are public sewers crossing this site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>REASONS FOR APPROVAL</p> <p>The application has been assessed in the light of current relevant national and local policies and is regarded as complying with these policies. As such, the proposal is considered to be acceptable and planning permission should be granted.</p> <p>Section 106: Yes.</p> | |
| PC423. | <p>DATE OF NEXT MEETING</p> <p>Monday 6 April 2009.</p> | |

**Councillor Sheila Peacock
Chair**

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Agenda item:

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Planning Committee

On 6th April 2009

Report Title: **Appeal decisions determined during February 2009**

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 February 2009.

2. Summary

Reports outcome of 23 appeal decisions determined by the Department for Communities and Local Government during December 2008 of which 4 (17%) was allowed and 19 (83%) 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 Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.

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APPEAL DECISION FEBRUARY 2009

PLANNING APPEALS

| | |
|--------------------------|----------------------|
| Ward: | Bounds Green |
| Reference Number: | HGY/2008/1339 |
| Decision Level: | Delegated |

306 High Road N22 8JR

Proposal:

Change of use of shop to restaurant with take-away

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of neighbours

Result:

Appeal **Allowed** 4 February 2009

| | |
|--------------------------|----------------------|
| Ward: | Bounds Green |
| Reference Number: | HGY/2008/0058 |
| Decision Level: | Delegated |

36 Palmerston Road N22 8RG

Proposal:

Erection of a single storey side and rear extension and the addition of a roof dormer to the rear

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Dismissed** 3 February 2009

| | |
|--------------------------|----------------------|
| Ward: | Bounds Green |
| Reference Number: | HGY/2008/0439 |
| Decision Level: | Delegated |

4 Whittington Road N22 8YD

Proposal:

Installation of perforated brown powder coated electric roller shutter

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Dismissed** 19 February 2009

| | |
|--------------------------|----------------------|
| Ward: | Bruce Grove |
| Reference Number: | HGY/2008/1238 |
| Decision Level: | Delegated |

29 Drayton Road N17 6HJ

Proposal:

Conversion of single family house into two self contained flats

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the supply on family houses

The effect of the proposal on the supply and demand for car parking

Result:

Appeal **Dismissed** 11 February 2009

| | |
|--------------------------|----------------------|
| Ward: | Crouch End |
| Reference Number: | HGY/2008/0520 |
| Decision Level: | Delegated |

26 Fairfield Road N8 9HG

Proposal:

Erection of first floor single storey extension

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the living conditions of adjacent residents

Result:

Appeal **Dismissed** 12 February 2009

| | |
|--------------------------|----------------------|
| Ward: | Crouch End |
| Reference Number: | HGY/2008/1247 |
| Decision Level: | Delegated |

First Floor Flat 64 Weston Park N8 9TD

Proposal:

Installation of a pair of doors to the first floor conservatory

Type of Appeal:

Written Representation

Issues:

The effect of the development on living conditions of neighbouring residents in the flat below

Result:

Appeal **Allowed** 11 February 2009

| | |
|--------------------------|----------------------|
| Ward: | Highgate |
| Reference Number: | HGY/2008/0424 |
| Decision Level: | Delegated |

Cromwell Place, Rear of 61 Hornsey Lane N6 5LE

Proposal:

Formation of a hard standing and a vehicle crossover

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the area within the Highgate Conservation Area

Result:

Appeal **Dismissed** 4 February 2009

| | |
|--------------------------|---------------------------------|
| Ward: | Highgate |
| Reference Number: | HGY/2007/2395 & 2397 |
| Decision Level: | Delegated |

25 Hurst Avenue N6 5TX

Proposal:

Appeal A

Demolition of an existing semi-detached house and studio and constructing a new pair of semi-detached houses on two storey s with basement area and garden studio

Appeal B

Conservation Area Consent for demolition and de-linking of an existing semi-detached house and studio and construction of a pair of semi-detached houses on two storeys with basement area and gardens studio

Type of Appeal:

Informal Hearing

Issues:

The effect on neighbouring occupiers living condition in terms of loss of light, outlook and privacy

Whether the proposed development would preserve or enhance the character and appearance of the Crouch End Conservation Area

Result: Both Appeals **Dismissed** 20 February 2009 - Awards for Cost Fails

| | |
|--------------------------|----------------------|
| Ward: | Highgate |
| Reference Number: | HGY/2007/2508 |
| Decision Level: | Delegated |

10A Milton Road N6 5QD**Proposal:**

Erection of a dormer window at the rear elevation and conversion of the third floor to a one person self contained flat

Type of Appeal:

Informal Hearing

Issues:

The effect of proposed development of the supply of and demand for car parking in the area

The effect of the size and height of the rooms proposed on the living conditions of potential future occupants

The effect of the proposal on the local supply of and demand for housing of varying sizes

Result:

Appeal **Dismissed** 4 February 2009

| | |
|--------------------------|----------------------|
| Ward: | Hornsey |
| Reference Number: | HGY/2008/1315 |
| Decision Level: | Delegated |

32 Beechwood Road N8 7NG**Proposal:**

Erection of a detached garden office

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of the Campsbourne Cottage Estate Conservation Area

Result:

Appeal **Allowed** 11 February 2009

| | |
|--------------------------|---------------------------------|
| Ward: | Noel Park |
| Reference Number: | HGY/2008/1230 & 1231 |
| Decision Level: | Delegated |

58 Turnpike Lane N8 5DX**Proposal:****Appeal A**

Demolition of disused garage and erection of a dwelling house to comprise two studio flats, access to first floor via external staircase at side elevation, one parking space and two cycle bays at Burghley Road frontage

Appeal B

Demolition of disused garage and erection of a two bed dwelling house, one parking space and two cycle bays at Burghley Road frontage

Type of Appeal:

Written Representation

Issues:

Part of each development would lie outside the application site

Result:

Both Appeals **Dismissed** 3 February 2009

| | |
|--------------------------|----------------------|
| Ward: | Stroud Green |
| Reference Number: | HGY/2007/2628 |
| Decision Level: | Delegated |

19 Oakfield Road N4 4NH**Proposal:**

Certificate of Lawfulness for use of the property as four self contained flats

Type of Appeal:

Written Representation

Issues:

Whether or not the flats had existed in their current form for four years prior to the date of the application

Result:

Appeal **Allowed** 16 February 2009

Awards for Cost **Fails** 16 February 2009

| | |
|--------------------------|---------------------------------|
| Ward: | Stroud Green |
| Reference Number: | HGY/2008/1092 & 1136 |
| Decision Level: | Delegated |

21C Ridge Road N8 9LE**Proposal:****Appeal A**

Provision of a front side elevation kitchen dormer roof extension with roof light window

Appeal B

Provision of a side (Inderwick Road) elevation bathroom dormer roof extension with matching casement window

Type of Appeal:

Written Representation

Issues:

The effect of each proposal of the character and appearance of the building and its surrounding area

Result:

Both Appeals **Dismissed** 23 February 2009

| | |
|--------------------------|------------------------|
| Ward: | Tottenham Green |
| Reference Number: | HGY/2007/2622 |
| Decision Level: | Delegated |

Rear of 372 High Road N17 9HY**Proposal:**

Change of use of the left hand half of the first floor extension and retrospective application for the retention of the right half of the first floor extension for the creation of one 2 bedroom flat along the complete first floor level

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Dismissed** 11 February 2009

| | |
|--------------------------|---------------------------------|
| Ward: | Tottenham Hale |
| Reference Number: | HGY/2007/2583 & 2584 |
| Decision Level: | Delegated |

596-606 High Road N17 9TA

Proposal:

Appeal A

Demolition of building and erection of part 3/part 4 storey buildings to provide 186m² of A1/A2/A3 floor space and 48 residential units together with formation of vehicular access

Appeal B

Conservation Area Consent for the demolition of numbers 600-606 High Road and creation of three blocks incorporating retail and residential accommodation

Type of Appeal:

Public Inquiry

Issues:

Appeal A-The effect of the proposed development on the character or appearance of the conservation area, highway safety and the living conditions of its future occupiers

Appeal B- The effect of the proposed demolition of numbers 600-606 on the character and appearance of the conservation area

Result:

Both Appeals **Dismissed** 17 February 2009
Award for cost **allowed** in part 17 February 2009

| | |
|--------------------------|-----------------------|
| Ward: | Tottenham Hale |
| Reference Number: | HGY/2008/1409 |
| Decision Level: | Delegated |

59 Lansdowne Road N17 0NN

Proposal:

Formation of a vehicle crossover to a classified road

Type of Appeal:

Written Representation

Issues:

Whether the appeal development would have an adverse impact on highway safety in Lansdowne Road

Result:

Appeal **Dismissed** 18 February 2009

| | |
|--------------------------|-----------------------|
| Ward: | Tottenham Hale |
| Reference Number: | HGY/2008/1098 |
| Decision Level: | Delegated |

69A Lansdowne Road N17 0NN

Proposal:

Formation of a vehicle crossover to a classified road

Type of Appeal:

Written Representation

Issues:

The effect of the proposal of pedestrian safety

Result:

Appeal **Dismissed** 4 February 2009

| | |
|--------------------------|-----------------------|
| Ward: | Tottenham Hale |
| Reference Number: | HGY/2008/0133 |
| Decision Level: | Delegated |

9 Wilmot Road N17 6LH

Proposal:

Erection of two storey extension to side of existing dwelling house

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the character and appearance of the area

Result:

Appeal **Dismissed** 4 February 2009

ENFORCEMENT APPEAL FEBRUARY 2009

| | |
|--------------------------|--------------------|
| Ward: | Highgate |
| Reference Number: | N/A |
| Decision Level: | Enforcement |

7 Wembury Mews N6 5XJ

Proposal:

Change of use from a garage to self contained residential unit

Type of Appeal:

Written Representation

Issues:

Whether occupiers of the residential unit will be provided with satisfactory living conditions with regard to amenity space, outlook, sunlight/daylight and overlooking from nearby properties in Archway Road

Result:

Appeal **Dismissed** 2 February 2009



Haringey Council

Agenda item:

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| | |
|---------------------------|-------------------------------------|
| Planning Committee | On 6th April 2009 |
|---------------------------|-------------------------------------|

| | | |
|--|---------------------------------------|---------------------------------------|
| Report Title: Decisions made under delegated powers between 16 February 2009 and 15 March 2009 | | |
| Report of: Niall Bolger Director of Urban Environment | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table> | Wards(s) affected: All | Report for: Planning Committee |
| Wards(s) affected: All | Report for: Planning Committee | |
| 1. Purpose To inform the Committee of decisions made under delegated powers by the Heads of Development Management (North & South) and the Chair of the above Committee. | | |
| 2. Summary The applications listed were determined between 16 February 2009 and 15 March 2009. | | |
| 3. Recommendations See following reports. | | |
| Report Authorised by: <div style="text-align: center;">  Marc Dorfman Assistant Director Planning & Regeneration </div> | | |
| 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 Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday. | | |

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 16/02/2009 AND 15/03/2009

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/2008/1839** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 19/02/2009
Location: 150 Alexandra Park Road N22 7UJ
Proposal: Demolition of existing garage and erection of a two storey rear side extension to form one bedroom dwellinghouse.

Application No: **HGY/2009/0004** Officer: Ruma Nowaz
Decision: REF Decision Date: 20/02/2009
Location: 60 Grasmere Road N10 2DJ
Proposal: Tree works to include felling of 1 x London Plane tree.

Application No: **HGY/2009/0053** Officer: Matthew Gunning
Decision: REF Decision Date: 23/02/2009
Location: 45 Grosvenor Road N10 2DR
Proposal: Demolition of existing garage and erection of new single storey single garage and workshop with adjoining shower / WC and terrace.

Application No: **HGY/2009/0069** Officer: Michelle Bradshaw
Decision: REF Decision Date: 24/02/2009
Location: 98 Colney Hatch Lane N10 1EA
Proposal: Erection of single storey rear extension and conversion of basement into 1 x two bed self-contained flat.

Application No: **HGY/2009/0084** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 26/02/2009
Location: 4 Barnard Hill N10 2HB
Proposal: Erection of single storey infill rear / side extension.

Application No: **HGY/2009/0128** Officer: Matthew Gunning
Decision: GTD Decision Date: 11/03/2009
Location: 47 Coniston Road N10 2BL
Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0171** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 11/03/2009
Location: 1 Grosvenor Road N10 2DR
Proposal: Conversion of garage into habitable room. Alterations to front elevation.

WARD: **Bounds Green**

Application No: **HGY/2008/2159** Officer: Subash Jain
Decision: GTD Decision Date: 23/02/2009
Location: 6 Bidwell Gardens N11 2AX
Proposal: Erection of lower ground/ground floor side extension and erection of single storey garage

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| Application No: | HGY/2008/2327 | Officer: | Subash Jain | Decision Date: | 19/02/2009 |
| Decision: | GTD | | | | |
| Location: | 67 Clarence Road N22 8PG | | | | |
| Proposal: | Erection of single storey rear extension and erection of rear dormer window | | | | |
| Application No: | HGY/2009/0045 | Officer: | Matthew Gunning | Decision Date: | 16/02/2009 |
| Decision: | REF | | | | |
| Location: | 38 Clarence Road N22 8PL | | | | |
| Proposal: | Demolition of existing dwellinghouse and erection of a new two-storey detached building with basement floor comprising of 2 x one bed and 2 x three bed self-contained flats (AMENDED DESCRIPTION) | | | | |
| Application No: | HGY/2009/0048 | Officer: | Valerie Okeiyi | Decision Date: | 17/02/2009 |
| Decision: | GTD | | | | |
| Location: | 35b Myddleton Road N22 8LY | | | | |
| Proposal: | Erection of rear dormer window and insertion of 2 velux windows to front roofslope. | | | | |
| Application No: | HGY/2009/0062 | Officer: | Valerie Okeiyi | Decision Date: | 23/02/2009 |
| Decision: | GTD | | | | |
| Location: | 287 High Road N22 8HU | | | | |
| Proposal: | External alterations comprising replacement doors, glazing, installation of four condenser units and replacement of forecourt re-surfacing. | | | | |
| Application No: | HGY/2009/0081 | Officer: | Robin Campbell | Decision Date: | 25/02/2009 |
| Decision: | GTD | | | | |
| Location: | 6 Myddleton Road N22 8NS | | | | |
| Proposal: | Loft conversion entailing insertion of velux windows. | | | | |
| Application No: | HGY/2009/0096 | Officer: | Valerie Okeiyi | Decision Date: | 04/03/2009 |
| Decision: | REF | | | | |
| Location: | 86 Palmerston Road N22 8RF | | | | |
| Proposal: | Conversion of property into 3 self-contained flats. | | | | |
| Application No: | HGY/2009/0107 | Officer: | Tara Jane Fisher | Decision Date: | 03/03/2009 |
| Decision: | GTD | | | | |
| Location: | 70-72 Myddleton Road N22 8NW | | | | |
| Proposal: | Alterations to combine both units as A1 use and provide a cafe within the shop premises; changes to front / side shop frontage, re-siting of staircase to existing flats to rear, and use of rear section as osteopathy practice. | | | | |
| Application No: | HGY/2009/0108 | Officer: | Michelle Bradshaw | Decision Date: | 09/03/2009 |
| Decision: | REF | | | | |
| Location: | Rear of 110-118 Myddleton Road N22 8NQ | | | | |
| Proposal: | Retrospective application for the conversion of carport to create two self contained studio flats and rearrangement of parking. | | | | |
| Application No: | HGY/2009/0113 | Officer: | Ruma Nowaz | Decision Date: | 09/03/2009 |
| Decision: | GTD | | | | |
| Location: | 38 Blake Road N11 2AE | | | | |
| Proposal: | Erection of single storey rear extension. | | | | |

Application No: **HGY/2009/0120** Officer: Robin Campbell
 Decision: NOT DEV Decision Date: 03/03/2009
 Location: 28 Torrington Gardens N11 2AB
 Proposal: Use of property as residential care home for three children.

Application No: **HGY/2009/0126** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 03/03/2009
 Location: 287 High Road N22 8HU
 Proposal: Display of 3 x non-illuminated fascia sign, 1 x internally illuminated fascia sign, 1 x illuminated led strip and 1 x internally illuminated free standing poster.

WARD: **Bruce Grove**

Application No: **HGY/2008/2030** Officer: David Paton
 Decision: GTD Decision Date: 20/02/2009
 Location: Freedoms Ark, 117 Bruce Grove N17 6UR
 Proposal: Installation of an electric operated roller shutter.

Application No: **HGY/2009/0047** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 17/02/2009
 Location: 122 Philip Lane N15 4JL
 Proposal: Erection of two storey rear extension, erection of rear dormer window and insertion of 2 velux windows to front roofslope in order to enlarge existing upper floor residential unit and create new first floor studio flat.

Application No: **HGY/2009/0057** Officer: Robin Campbell
 Decision: REF Decision Date: 23/02/2009
 Location: 4 Forster Road N17 6QD
 Proposal: Conversion of ground floor into 2 self-contained flats (AMENDED DESCRIPTION: Conversion of ground floor into 2 self-contained flats and self containment of existing upper flat).

Application No: **HGY/2009/0068** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 26/02/2009
 Location: 104 Greyhound Road N17 6XN
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0089** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 03/03/2009
 Location: 159 Lordship Lane N17 6XF
 Proposal: Retention of the change of use of ground floor from A1 (retail) to A3 (cafe).

Application No: **HGY/2009/0272** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 11/03/2009
 Location: 220 The Avenue N17 6JN
 Proposal: Erection of single storey rear extension.

WARD: **Crouch End**

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| Application No: | HGY/2008/0968 | Officer: | Oliver Christian |
| Decision: | GTD | Decision Date: | 17/02/2009 |
| Location: | 104 Crouch Hill N8 9EA | | |
| Proposal: | Approval of Details pursuant to condition 5 (planting of trees/shrubs) attached to planning reference HGY/2007/1103. | | |
| Application No: | HGY/2008/1782 | Officer: | Stuart Cooke |
| Decision: | GTD | Decision Date: | 10/03/2009 |
| Location: | Coleridge Primary School, Crescent Road N8 8AT | | |
| Proposal: | Approval Of Details pursuant to Condition 4 (trees and landscaping) attached to planning permission reference HGY/2006/2234. | | |
| Application No: | HGY/2008/2187 | Officer: | Jeffrey Holt |
| Decision: | GTD | Decision Date: | 10/03/2009 |
| Location: | 82 Priory Gardens N6 5QS | | |
| Proposal: | Erection of single storey outdoor structure for ancillary residential use. | | |
| Application No: | HGY/2008/2217 | Officer: | Elizabeth Ennin-Gyasi |
| Decision: | GTD | Decision Date: | 17/02/2009 |
| Location: | 35 Coolhurst Road N8 8ET | | |
| Proposal: | Erection of side extension at ground floor and basement level, erection of new garage and construction of new front steps. | | |
| Application No: | HGY/2008/2334 | Officer: | Jeffrey Holt |
| Decision: | GTD | Decision Date: | 25/02/2009 |
| Location: | Flat 1, 36 Haslemere Road N8 9RB | | |
| Proposal: | Erection of single storey, timber framed, glazed conservatory replacing existing bay window. | | |
| Application No: | HGY/2009/0002 | Officer: | Robin Campbell |
| Decision: | GTD | Decision Date: | 03/03/2009 |
| Location: | Womersley House, Womersley Road and Dickenson House, Dickenson Road N8 9ES | | |
| Proposal: | Approval Of Details pursuant to Condition 14 (Central dish / aerial system) and Condition 17 (Obscure glazing) attached to planning permission reference HGY/2006/0013. | | |
| Application No: | HGY/2009/0071 | Officer: | Megan Cochrane |
| Decision: | GTD | Decision Date: | 17/02/2009 |
| Location: | 17 Bourne Road N8 9HJ | | |
| Proposal: | Erection of rear dormer window. | | |
| Application No: | HGY/2009/0083 | Officer: | John Ogenga P'Lakop |
| Decision: | REF | Decision Date: | 02/03/2009 |
| Location: | 24 Elm Grove N8 9AJ | | |
| Proposal: | Conversion of existing attached garage and erection of first floor infill extension to provide 1 x guest studio annexe. | | |
| Application No: | HGY/2009/0110 | Officer: | Jeffrey Holt |
| Decision: | GTD | Decision Date: | 26/02/2009 |
| Location: | 11 Wychwood End N6 5ND | | |
| Proposal: | Erection of single storey side extension. | | |

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| Application No: | HGY/2009/0114 | Officer: | Elizabeth Ennin-Gyasi |
| Decision: | PERM DEV | Decision Date: | 03/03/2009 |
| Location: | 26 Cecile Park N8 9AS | | |
| Proposal: | Erection of single storey rear extension. | | |
| Application No: | HGY/2009/0119 | Officer: | Megan Cochrane |
| Decision: | GTD | Decision Date: | 04/03/2009 |
| Location: | 18-20 Park Road N8 8TD | | |
| Proposal: | Replacement of existing weather damaged windows with new wooden windows to shopfront. | | |
| Application No: | HGY/2009/0147 | Officer: | Elizabeth Ennin-Gyasi |
| Decision: | GTD | Decision Date: | 10/03/2009 |
| Location: | 23 Tivoli Road N8 8RE | | |
| Proposal: | Formation of rear dormer window and insertion of 3 x velux windows to front roofslope to facilitate loft conversion. | | |
| Application No: | HGY/2009/0192 | Officer: | Megan Cochrane |
| Decision: | REF | Decision Date: | 06/03/2009 |
| Location: | 108 Crouch Hill N8 9DY | | |
| Proposal: | Tree works to include felling of 1 x Ash tree. | | |
| Application No: | HGY/2009/0229 | Officer: | Megan Cochrane |
| Decision: | REF | Decision Date: | 05/03/2009 |
| Location: | 19 The Broadway N8 8DU | | |
| Proposal: | Change of use from Shop (A1) to Restaurant (A3) with new extractor fan to be placed at rear of the kitchen. | | |
| Application No: | HGY/2009/0232 | Officer: | Jeffrey Holt |
| Decision: | GTD | Decision Date: | 06/03/2009 |
| Location: | 66 Avenue Road N6 5DR | | |
| Proposal: | Erection of single storey timber framed garden building. | | |
| Application No: | HGY/2009/0239 | Officer: | Jeffrey Holt |
| Decision: | REF | Decision Date: | 12/03/2009 |
| Location: | Flat 3, Highview, 49 Shepherds Hill N6 5QW | | |
| Proposal: | Erection of single storey linked garden room within first floor external terrace area. | | |
| Application No: | HGY/2009/0241 | Officer: | Jeffrey Holt |
| Decision: | REF | Decision Date: | 12/03/2009 |
| Location: | Flat 4, Highview, 49 Shepherds Hill N6 5QW | | |
| Proposal: | Erection of single storey linked garden room within first floor external terrace area. | | |

Application No: **HGY/2009/0051** Officer: Valerie Okeiyi
Decision: REF Decision Date: 20/02/2009
Location: 20 Muswell Road N10 2BG
Proposal: Demolition of existing front garden wall / raised garden path, and creation of new vehicle crossover and paved frontage.

Application No: **HGY/2009/0056** Officer: Ruma Nowaz
Decision: GTD Decision Date: 23/02/2009
Location: 54 Great North Road N6 4LT
Proposal: Conversion of existing property to form 4 self contained residential units.

Application No: **HGY/2009/0087** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 04/03/2009
Location: 31 Osier Crescent N10 1QR
Proposal: Alteration of the roof from hip to gable end and erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2009/0093** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 03/03/2009
Location: 120 Creighton Avenue N2 9BJ
Proposal: Conversion of garage to study and reduced size garage. Alterations to front elevation.

Application No: **HGY/2009/0145** Officer: Robin Campbell
Decision: GTD Decision Date: 11/03/2009
Location: 35 Lynmouth Road N2 9LR
Proposal: Erection of single storey rear conservatory extension.

Application No: **HGY/2009/0165** Officer: Ruma Nowaz
Decision: GTD Decision Date: 11/03/2009
Location: 16 Greenfield Drive N2 9AF
Proposal: Tree works to include thinning of crown by 33% and lifting of crown and secondary branches of 1 x lime tree.

Application No: **HGY/2009/0308** Officer: Ruma Nowaz
Decision: GTD Decision Date: 11/03/2009
Location: 14 Greenfield Drive N2 9AF
Proposal: Tree works to include crown lifting to just above height of fence and crown thinning by 33% to 1 x Lime Tree at rear of property.

WARD: **Harringay**

Application No: **HGY/2008/2356** Officer: Megan Cochrane
Decision: GTD Decision Date: 03/03/2009
Location: 3 Odsey Villas, Umfreville Road N4 1RX
Proposal: Use of property as two self contained flats.

Application No: **HGY/2009/0085** Officer: Jeffrey Holt
 Decision: REF Decision Date: 03/03/2009
 Location: 3 Wightman Road N4 1RQ
 Proposal: Conversion of existing upper parts into 2 x 1 bed residential flats, alteration at first floor rear / side flat to provide access for flat B.

Application No: **HGY/2009/0144** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 10/03/2009
 Location: 26 Hampden Road N8 0HT
 Proposal: Erection of ground floor rear extension.

WARD: Highgate

Application No: **HGY/2008/0859** Officer: Matthew Gunning
 Decision: GTD Decision Date: 12/03/2009
 Location: Land to the rear of 17 Langdon Park Road N6 5PT
 Proposal: Demolition of existing garage on backland site and erection of a part single, part two storey building to accommodate a two storey three bedroom house with basement level.

Application No: **HGY/2008/1766** Officer: David Paton
 Decision: GTD Decision Date: 27/02/2009
 Location: 28 Sheldon Avenue N6 4JT
 Proposal: Demolition of existing two storey dwellinghouse, and erection of two storey five bedroom single dwellinghouse with accommodation within the roofspace and at basement floor comprising of gym, cinema and two parking spaces (AMENDED DESCRIPTION)

Application No: **HGY/2008/1768** Officer: David Paton
 Decision: GTD Decision Date: 27/02/2009
 Location: 28 Sheldon Avenue N6 4JT
 Proposal: Conservation Area Consent for demolition of the existing two storey dwellinghouse and erection of two storey five bedroom single dwellinghouse with accommodation with in the roofspace and at basement floor comprising of gym, cinema and two parking space.

Application No: **HGY/2009/0049** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 17/02/2009
 Location: 6A Grange Road N6 4AP
 Proposal: Renewal of planning permission HGY/054691 for a roof extension at second floor level and alterations to the front and rear elevations allowed on appeal dated 24th March 1999.

Application No: **HGY/2009/0060** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 23/02/2009
 Location: 317 Archway Road N6 5AA
 Proposal: Use of basement as 3 self-contained flats. (Certificate of Lawfulness)

Application No: **HGY/2009/0075** Officer: Megan Cochrane
 Decision: GTD Decision Date: 17/02/2009
 Location: 8 North Grove N6 4SL
 Proposal: Reduce overhang towards house by 2-3m and crown thin by 20% one Oak tree in rear garden and reduce to previous pruning positions of one Birch tree

Application No: **HGY/2009/0088** Officer: Matthew Gunning
Decision: GTD Decision Date: 03/03/2009
Location: 24 North Grove N6 4SL
Proposal: Replacement of existing garage and front boundary wall with new garage and wall.

Application No: **HGY/2009/0104** Officer: Ruma Nowaz
Decision: GTD Decision Date: 25/02/2009
Location: 4 Sheldon Avenue N6 4JT
Proposal: Tree works to include felling of 1 x Sycamore tree.

Application No: **HGY/2009/0139** Officer: Matthew Gunning
Decision: GTD Decision Date: 12/03/2009
Location: 49/51 Jacksons Lane N6 5SR
Proposal: Listed Building Consent for provision of stainless steel flue to garden room and replacement of steel French doors with fixed glazed panel to centre opening on garden elevation of garden room.

Application No: **HGY/2009/0149** Officer: Robin Campbell
Decision: GTD Decision Date: 11/03/2009
Location: Branksome, Courtenay Avenue N6 4LP
Proposal: Erection of covered walkway from house to swimming pool.

Application No: **HGY/2009/0154** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 11/03/2009
Location: Land South of Sports Ground Hampstead Lane N60BG
Proposal: Installation of 1 no. 8 metre high MK.1 street pole with 3 no. shrouded antennas coloured black to match existing street furniture, with 1 no. cabinet to house equipment.

Application No: **HGY/2009/0169** Officer: Matthew Gunning
Decision: GTD Decision Date: 11/03/2009
Location: Flat 6, 1 The Park N6 4EU
Proposal: Erection of 3 dormer windows to rear and internal alterations.

WARD: **Hornsey**

Application No: **HGY/2009/0030** Officer: Robin Campbell
Decision: GTD Decision Date: 11/03/2009
Location: Fyfe House, Chadwell Lane N8 7RZ
Proposal: Approval Of Details pursuant to Condition 12 (elevational treatment on the ground floor of block F) attached to a planning permission reference HGY/2002/0245.

Application No: **HGY/2009/0033** Officer: Robin Campbell
Decision: REF Decision Date: 26/02/2009
Location: Fyfe House, Chadwell Lane N8 7RZ
Proposal: Variation of condition 13 (ground floor uses in block F) attached to planning permission reference HGY/2002/0245

Application No: **HGY/2009/0063** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 24/02/2009
Location: Traffic Island South Of 69-71 High Street N8 7QG
Proposal: Retrospective application for erection of air ventilation column.

Application No: **HGY/2009/0066** Officer: Megan Cochrane
Decision: GTD Decision Date: 17/02/2009
Location: Flat 9, Elgar House, Boyton Close N8 7BD
Proposal: Retrospective application for replacement of 8 single glazed metal framed windows with 8 double glazed white PVC windows.

Application No: **HGY/2009/0082** Officer: Oliver Christian
Decision: REF Decision Date: 26/02/2009
Location: 19 High Street N8 7QB
Proposal: Demolition of existing rear extension and erection of single storey rear extension to provide 1 x one bed flat.

Application No: **HGY/2009/0142** Officer: Megan Cochrane
Decision: GTD Decision Date: 04/03/2009
Location: 8 Shelley House, Boyton Road N8 7BE
Proposal: Replacement of existing white metal windows and wooden door with double glazed UPVC windows and white UPVC door with double glazed single panel.

Application No: **HGY/2009/0186** Officer: Megan Cochrane
Decision: REF Decision Date: 10/03/2009
Location: 87A Rathcoole Gardens N8 9PH
Proposal: Erection of 1 x 3 storey three bed dwellinghouse.

Application No: **HGY/2009/0198** Officer: Megan Cochrane
Decision: GTD Decision Date: 04/03/2009
Location: 4 Honeymead, Campsfield Road N8 7AN
Proposal: Retrospective planning application for the replacement of existing white wooden framed windows and balcony door with white PVCu windows and door.

WARD: Muswell Hill

Application No: **HGY/2008/2311** Officer: Tara Jane Fisher
Decision: REF Decision Date: 24/02/2009
Location: Garages rear of 178 Park Road N8 8JT
Proposal: Erection of single storey structure with pitched roof for use as Kitchen Showroom (Amended Description)

Application No: **HGY/2009/0046** Officer: Robin Campbell
Decision: REF Decision Date: 16/02/2009
Location: Former Garden Centre, Cranley Gardens N10 3AR
Proposal: Erection of new detached garage and creation of vehicle crossover to House 1 from Cranley Gardens.

Application No: **HGY/2009/0095** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 26/02/2009
Location: 159 Priory Road N8 8NB
Proposal: Alterations to two existing shops to create one unit, new shopfront, signage and extend existing A5 use into current A1 unit.

Application No: **HGY/2009/0100** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 09/03/2009
Location: Princess Alexandra Public House, Park Road N8 8JP
Proposal: Raising of garden wall and installation of new glazed roof to create side extension.

Application No: **HGY/2009/0143** Officer: Robin Campbell
Decision: GTD Decision Date: 10/03/2009
Location: 11C Woodland Gardens N10 3UE
Proposal: Erection of 2 x rear dormer windows and insertion of 5 x velux windows to front roofslope(s) and 1 x velux window to rear roofslope.

Application No: **HGY/2009/0153** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 11/03/2009
Location: Flat 4, 30 Church Crescent N10 3NE
Proposal: Demolition of existing first floor rear extension and erection of replacement first floor rear extension.

WARD: **Noel Park**

Application No: **HGY/2009/0042** Officer: Valerie Okeiyi
Decision: REF Decision Date: 17/02/2009
Location: 9 Morley Avenue N22 6LY
Proposal: Replacement of existing wooden sash windows with new PVC windows and replacement of existing front door with new wooden front door.

Application No: **HGY/2009/0065** Officer: Valerie Okeiyi
Decision: REF Decision Date: 25/02/2009
Location: 11 Cobham Road N22 6RP
Proposal: Erection of single storey rear extension and rear dormer window.

Application No: **HGY/2009/0121** Officer: Ruma Nowaz
Decision: REF Decision Date: 10/03/2009
Location: 123 Hornsey Park Road N8 0JX
Proposal: Tree works to include felling to ground level and removal of stump of 3 x Lime trees.

Application No: **HGY/2009/0135** Officer: Ruma Nowaz
Decision: GTD Decision Date: 11/03/2009
Location: 44 Boreham Road N22 6SP
Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0136** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 04/03/2009
Location: 83 Westbury Avenue N22 6SA
Proposal: Use of property as 2 self contained flats.

WARD: **Northumberland Park**

Application No: **HGY/2009/0052** Officer: Ruma Nowaz
Decision: GTD Decision Date: 10/03/2009
Location: Flat 5, Lowry House 26 Pembury Road N17 8LZ
Proposal: Erection of satellite dish.

Application No: **HGY/2009/0067** Officer: Robin Campbell
Decision: GTD Decision Date: 03/03/2009
Location: Coombes Croft Library, High Road N17 8AG
Proposal: Approval Of Details pursuant to Condition 4 and 5 (both concerning materials) attached to planning permission reference HGY/2008/0917.

Application No: **HGY/2009/0070** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 24/02/2009
Location: Northumberland Park Comprehensive School Trulock Road N17 0PG
Proposal: Approval of details pursuant to condition 6 (Materials), condition 7 (Landscaping) and condition 9 (Planting / Landscaping) attached to planning application reference HGY/2008/0857.

Application No: **HGY/2009/0123** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 11/03/2009
Location: 1-24 Wood Mead, Grange Road N17 0ET
Proposal: Conversion of the existing flat roof to a 30 degree pitched roof. Change of the existing internal rainwater collection system to an external one, using external down round pipes (100mm) and gutter system, and a new white finished soffit and fascia system.

Application No: **HGY/2009/0129** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 10/03/2009
Location: Bellingham, Bamburgh, Alnwick, Cheviot, Corbridge & Whittingham, Northumberland Park N17 0QG
Proposal: Conversion of the existing flat roof to a 30 degree pitched roof. Change of the existing internal rainwater correction system to an external one, using external down round pipes (100m) and gutter system, and a new white finished soffit and fascia system.

Application No: **HGY/2009/0341** Officer: Matthew Gunning
Decision: GTD Decision Date: 11/03/2009
Location: 810-812 High Road N17 0DH
Proposal: Approval Of Details pursuant to Condition 4 (Method Statement), Condition 8a (Glazed Screen And Gates), Condition 8d (Railings / gates), Condition 8d (Paint Finishes) attached to planning permission reference HGY/2007/0203.

Application No: **HGY/2009/0392** Officer: Michelle Bradshaw
Decision: PERM DEV Decision Date: 11/03/2009
Location: 26 Bromley Road N17 0AR
Proposal: Erection of rear dormer window.

WARD: **St Anns**

Application No: **HGY/2008/2388** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 17/02/2009
 Location: 114 Chesterfield Gardens N4 1LR
 Proposal: Erection of single storey side / rear extension and erection of first floor rear extension.

Application No: **HGY/2009/0064** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 24/02/2009
 Location: 1A Etherley Road N15 3AL
 Proposal: Erection of 4 x dormer windows (2 on east elevation, 1 on west and 1 on north) and insertion of rooflights to enable conversion of roofspace into 1 x two bed flat.

Application No: **HGY/2009/0122** Officer: Megan Cochrane
 Decision: GTD Decision Date: 04/03/2009
 Location: Rear of 23-24 Grand Parade N4 1LG
 Proposal: Installation of new shop front to flank elevation.

Application No: **HGY/2009/0130** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 17/02/2009
 Location: 11 Clarence Road N15 5BB
 Proposal: Certificate of Lawfulness for erection of rear dormer window.

Application No: **HGY/2009/0131** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/03/2009
 Location: 74-75 Grand Parade N4 1DX
 Proposal: Enlargement of rear extension.

Application No: **HGY/2009/0170** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 10/03/2009
 Location: 4 Hastings Terrace, Conway Road N15 3BE
 Proposal: Erection of rear dormer window.

Application No: **HGY/2009/0220** Officer: Megan Cochrane
 Decision: GTD Decision Date: 04/03/2009
 Location: 1 Culvert Road N15 5HP
 Proposal: Replacement of existing white timber wood window with PVC widows.

WARD: Seven Sisters

Application No: **HGY/2008/0354** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 26/02/2009
 Location: Site between Netherton Road and Moreton Road, 381-481 Seven Sisters Road N15
 Proposal: Approval of Details pursuant to conditions 4 and 12 (tree protection) attached to planning reference HGY/2007/1093

Application No: **HGY/2009/0009** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 25/02/2009
 Location: Ground Floor, 511 Seven Sisters Road N15 6EP
 Proposal: Change of use of ground floor to social cafeteria club.

Application No: **HGY/2009/0079** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 25/02/2009
 Location: 57A Hermitage Road N4 1LU
 Proposal: Demolition of existing garage to rear and erection of single storey rear extension with new boundary wall incorporating covered access to upper flat, bin store door and yard access door for lower flat.

Application No: **HGY/2009/0086** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 26/02/2009
 Location: 116 Gladesmore Road N15 6TD
 Proposal: Erection of ground floor side extension.

Application No: **HGY/2009/0098** Officer: Megan Cochrane
 Decision: GTD Decision Date: 26/02/2009
 Location: 14 St Anns Road N15 6DT
 Proposal: Replacement of existing timber and aluminium windows to uPVC double glazed windows (AMENDED DESCRIPTION).

Application No: **HGY/2009/0117** Officer: Megan Cochrane
 Decision: GTD Decision Date: 10/03/2009
 Location: 86 High Road N15 6JU
 Proposal: Change of use of property from Restaurant (A3) to Takeaway (A5).

Application No: **HGY/2009/0148** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 05/03/2009
 Location: Markfield Recreation Ground, Crowland Road N15
 Proposal: Installation of 6 floodlight columns over new multi-use games area.

Application No: **HGY/2009/0224** Officer: Stuart Cooke
 Decision: GTD Decision Date: 04/03/2009
 Location: 2-240 Tiverton Road N15 6RR
 Proposal: Conversion of existing flat roof buildings into pitched roof buildings.

WARD: Stroud Green

Application No: **HGY/2009/0078** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 03/03/2009
 Location: 34 Ferme Park Road N4 4ED
 Proposal: Erection of single storey rear extension and conversion of two studio flats at ground floor level to 1 x two bed self-contained flat.

| | | | |
|-----------------|--|----------------|---------------------|
| Application No: | HGY/2009/0127 | Officer: | Jeffrey Holt |
| Decision: | REF | Decision Date: | 10/03/2009 |
| Location: | 147 Ferme Park Road N8 9BP | | |
| Proposal: | Change of use from Residential Care Home (C3) to residential living bedsits comprising of 8 - 9 bedrooms, 2 x reception rooms, 2 x bathroom, 1 x shower room, 2 x toilets and 1 x large kitchen. | | |
| Application No: | HGY/2009/0156 | Officer: | John Ogenga P'Lakop |
| Decision: | GTD | Decision Date: | 10/03/2009 |
| Location: | 56 Perth Road N4 3HB | | |
| Proposal: | Demolition of existing rear single storey extension and erection of new full width rear single storey extension. | | |
| Application No: | HGY/2009/0178 | Officer: | John Ogenga P'Lakop |
| Decision: | GTD | Decision Date: | 10/03/2009 |
| Location: | 95 Stapleton Hall Road N4 4RH | | |
| Proposal: | Erection of rear dormer window and insertion of rooflights to front roofslope to facilitate loft conversion. | | |

WARD: **Tottenham Green**

| | | | |
|-----------------|--|----------------|-----------------------|
| Application No: | HGY/2008/2314 | Officer: | Elizabeth Ennin-Gyasi |
| Decision: | REF | Decision Date: | 26/02/2009 |
| Location: | Rear of 125-127 West Green Road N15 5DE | | |
| Proposal: | Erection of 2 x four storey buildings to provide 28 residential units comprising of 23 x one bed, 5 x two bed flats with 5 car parking spaces, 33 bike storage spaces and associated amenity space. | | |
| Application No: | HGY/2009/0077 | Officer: | John Ogenga P'Lakop |
| Decision: | GTD | Decision Date: | 26/02/2009 |
| Location: | Land at Winns Mews (off Grove Park Road) N15 | | |
| Proposal: | Approval of details pursuant to Condition 3 (Materials) attached to planning permission HGY/2006/0933. | | |
| Application No: | HGY/2009/0106 | Officer: | Jeffrey Holt |
| Decision: | GTD | Decision Date: | 25/02/2009 |
| Location: | Rangemoor Road Industrial Estate, Unit 1 Bernard Road N15 4NE | | |
| Proposal: | Demolition of existing warehouse and erection of new warehouse | | |
| Application No: | HGY/2009/0138 | Officer: | Jeffrey Holt |
| Decision: | GTD | Decision Date: | 03/03/2009 |
| Location: | 115 Clyde Road N15 4JZ | | |
| Proposal: | Amendment to planning permission reference HGY/2005/0824, granted 02/10/2006, to reduce size of proposed Islamic Community Centre to existing building footprint, omit the minaret tower, retain the ground floor parking area and maintain the approved height of the proposal. | | |
| Application No: | HGY/2009/0150 | Officer: | Megan Cochrane |
| Decision: | PERM DEV | Decision Date: | 04/03/2009 |
| Location: | 115 Roslyn Road N15 5JB | | |
| Proposal: | Erection of rear dormer window and insertion of velux windows to front roofslope to facilitate loft conversion. | | |

WARD: **Tottenham Hale**

Application No: **HGY/2009/0044** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 17/02/2009
Location: 28 Mafeking Road N17 9BG
Proposal: Erection of single storey rear extension and conversion of garage into habitable room.

Application No: **HGY/2009/0109** Officer: Megan Cochrane
Decision: GTD Decision Date: 26/02/2009
Location: 76 Kessock Close N17 9PW
Proposal: Replacement of existing wooden framed windows with PVC white plastic windows and doors.

Application No: **HGY/2009/0124** Officer: Megan Cochrane
Decision: GTD Decision Date: 03/03/2009
Location: 103 Reedham Close N17 9PY
Proposal: Replacement of the existing timber framed windows and balcony door with PVC double glazed windows and door.

Application No: **HGY/2009/0133** Officer: Jeffrey Holt
Decision: PERM DEV Decision Date: 17/02/2009
Location: 14 Shelbourne Road N17 0JX
Proposal: Certificate of Lawfulness for use of property as household with provision of care for 3 individuals with learning difficulties.

Application No: **HGY/2009/0329** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 12/03/2009
Location: R/O 2 - 70 Dowsett Road N17 9DD
Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2007/0635.

WARD: **West Green**

Application No: **HGY/2009/0059** Officer: Robin Campbell
Decision: GTD Decision Date: 20/02/2009
Location: 432 West Green Road N15 3PT
Proposal: Conversion of roof void into 1 x two bed self-contained flat and insertion of 7 velux windows to side roofslopes.

Application No: **HGY/2009/0140** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 10/03/2009
Location: 4 Downhills Way N17 6BA
Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

WARD: **White Hart Lane**

Application No: **HGY/2008/2170** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 03/03/2009
Location: 20-22 Great Cambridge Road N17 7BU
Proposal: Change of use from restaurant (A3) to community learning and day nursery centre (D1).

WARD: **Woodside**

| | | | |
|-----------------|---|----------------|-------------------|
| Application No: | HGY/2008/2393 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 17/02/2009 |
| Location: | 44 Maryland Road N22 5AN | | |
| Proposal: | Erection of a single storey rear extension. | | |
| Application No: | HGY/2009/0061 | Officer: | Tara Jane Fisher |
| Decision: | GTD | Decision Date: | 19/02/2009 |
| Location: | 2 Park Avenue N22 7EX | | |
| Proposal: | Conversion of first floor into 2 x one bed self-contained flats, and erection of a 2 storey side extension to house access staircase. | | |
| Application No: | HGY/2009/0091 | Officer: | Michelle Bradshaw |
| Decision: | REF | Decision Date: | 25/02/2009 |
| Location: | 10 Ewart Grove N22 5NX | | |
| Proposal: | Conversion of property into 1 x two bed and 2 x one bed self-contained flats. Erection of rear dormer window and insertion of 2 x velux windows to front roofslope. | | |
| Application No: | HGY/2009/0097 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 23/02/2009 |
| Location: | 34 St Albans Crescent N22 5NB | | |
| Proposal: | Certificate of Lawfulness for use of property as two self contained flats. | | |
| Application No: | HGY/2009/0157 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 10/03/2009 |
| Location: | Nursery, Wolves Lane N22 5JD | | |
| Proposal: | Provision of portable cabin to increase size of existing mess facilities. | | |
| Application No: | HGY/2009/0167 | Officer: | Valerie Okeiyi |
| Decision: | GTD | Decision Date: | 11/03/2009 |
| Location: | 550-552 Lordship Lane N22 5BY | | |
| Proposal: | Variation of Condition 3 (benefit of use) attached to planning permission reference HGY/48576 to allow use of property to be changed to residential. | | |

WARD: Not Applicable - Outside Borough

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| Application No: | HGY/2009/0099 | Officer: | Stuart Cooke |
| Decision: | RNO | Decision Date: | 02/03/2009 |
| Location: | Bowlers Community Nursery, 81 & 83-85 Crouch Hill N8 | | |
| Proposal: | Demolition of nursery and community recreation facilities in western part of the site, refurbishment of the Cape Youth facility, construction of a new primary school and nursery building, relocation and upgrade of games area and re routing of internal access road to southern edge of the site. (Observations to LB Islington). | | |
| Application No: | HGY/2009/0112 | Officer: | Stuart Cooke |
| Decision: | RNO | Decision Date: | 03/03/2009 |
| Location: | 420 Seven Sisters Road N4 2LX | | |
| Proposal: | Demolition of existing building on the site and the erection of a six storey building for use as a hostel with associated parking and refuse storage (Class C1) (Observations to L.B. Hackney). | | |

Application No: **HGY/2009/0250**

Officer: Stuart Cooke

Decision: RNO

Decision Date: 17/02/2009

Location: Kendene, 37 The Bishops Avenue N2 0BN

Proposal: Observation to London Borough of Barnet for single storey front extension to existing garages. New glazed wall enclosing front entrance canopy. Construction of new electricity sub-station with new gates to existing boundary fence.



Haringey Council

Agenda item:

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| Planning Committee | On 6th April 2009 |
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|--|---------------------------------------|---------------------------------------|
| Report Title: Development Control and Planning Enforcement work report | | |
| Report of: Niall Bolger Director of Urban Environment | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table> | Wards(s) affected: All | Report for: Planning Committee |
| Wards(s) affected: All | Report for: Planning Committee | |
| 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 Management and Planning Enforcement Work since the 9 th March 2009 Committee meeting. | | |
| 3. Recommendations That the report be noted. | | |
| Report Authorised by:  <div style="text-align: center;"> Marc Dorfman Assistant Director Planning & Regeneration </div> | | |
| Contact Officer: Ahmet Altinsoy <div style="display: flex; justify-content: space-between;"> Senior Administrative Officer Tel: 020 8489 5114 </div> | | |
| 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 Management 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 6 April 2009

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

February 2009 Performance

In February 2009 there were 110 planning applications determined, with performance in each category as follows -

33% of major applications were determined within 13 weeks (1 out of 3)

85% of minor applications were determined within 8 weeks (33 out of 39 cases)

81% of other applications were determined within 8 weeks (55 out of 68 cases)

For an explanation of the categories see Appendix I

Year Performance – 2008/09

In 2008/09 up to the end of February there were 1739 planning applications determined, with performance in each category as follows -

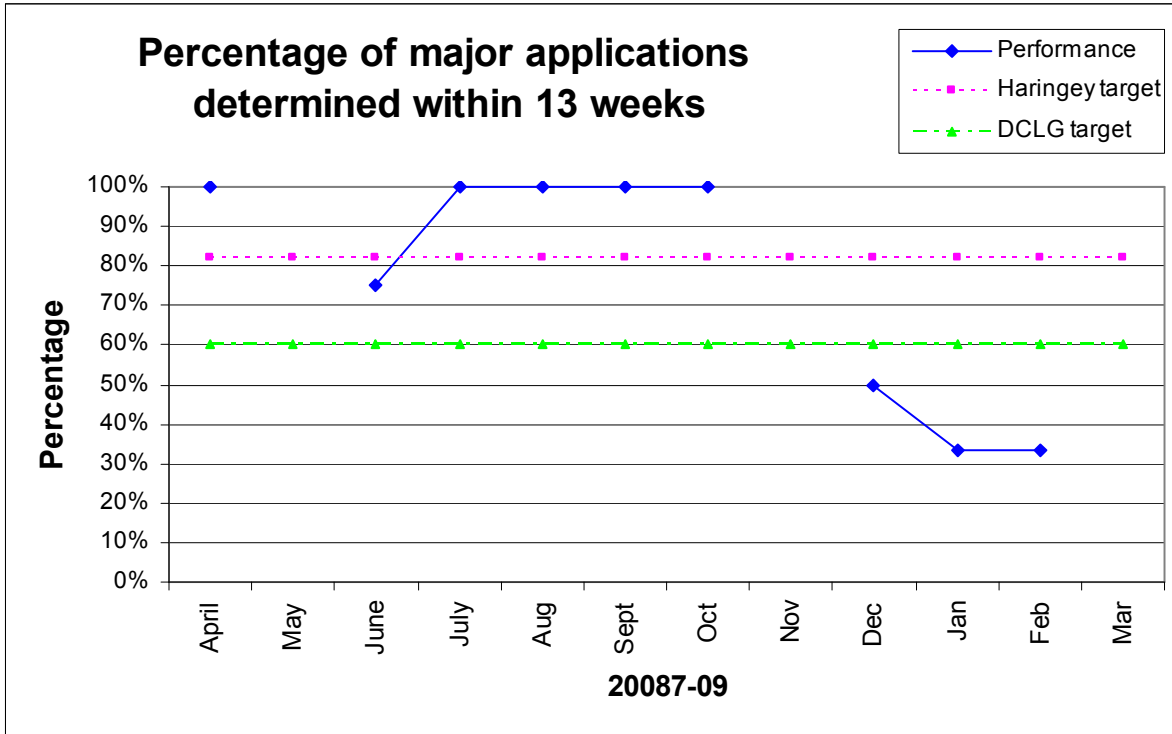
76% of major applications were determined within 13 weeks (19 out of 25 cases)

80% of minor applications were determined within 8 weeks (379 out of 473 cases)

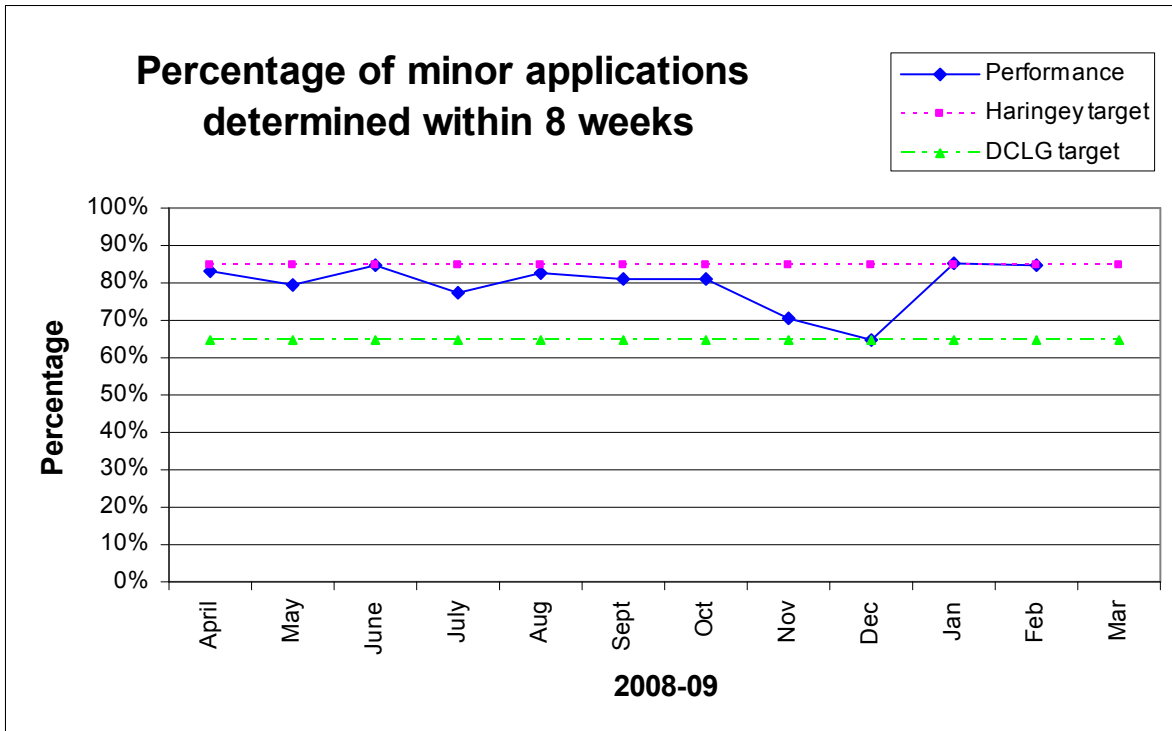
89% of other applications were determined within 8 weeks (1110 out of 1241 cases)

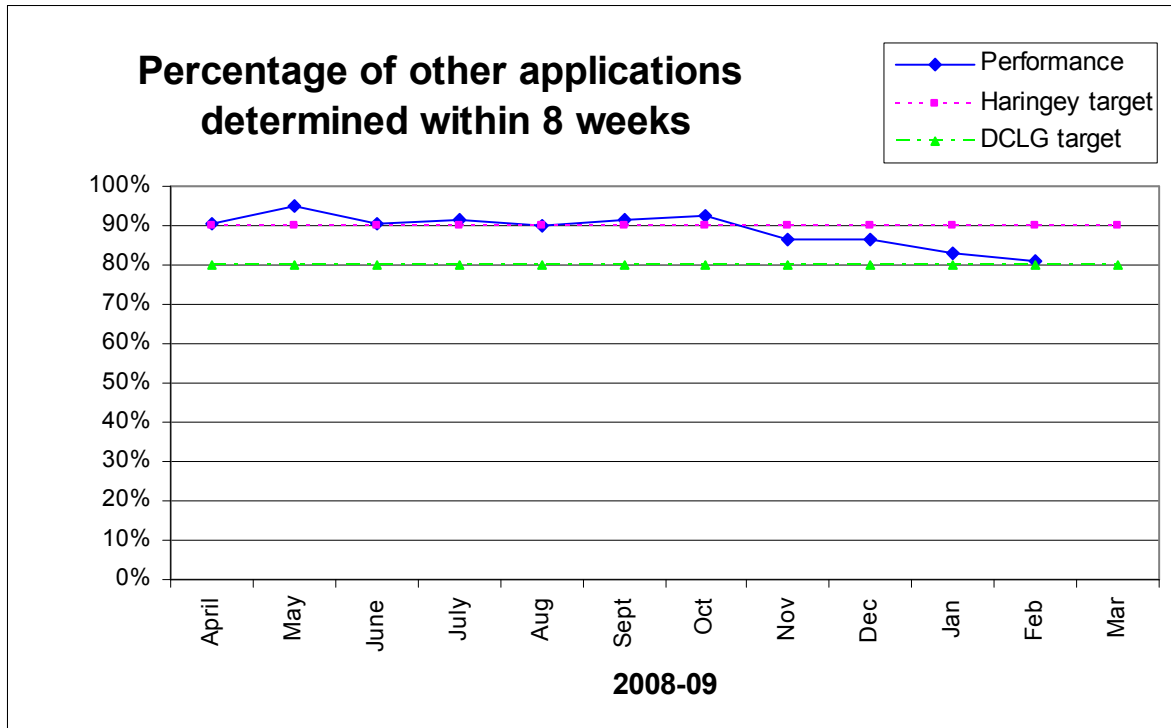
The monthly performance for each of the categories is shown in the following graphs:

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

February 2009 Performance

In February 2009, excluding Certificate of Lawfulness applications, there were 99 applications determined of which:

70% were granted (69 out of 99)

30% were refused (30 out of 99)

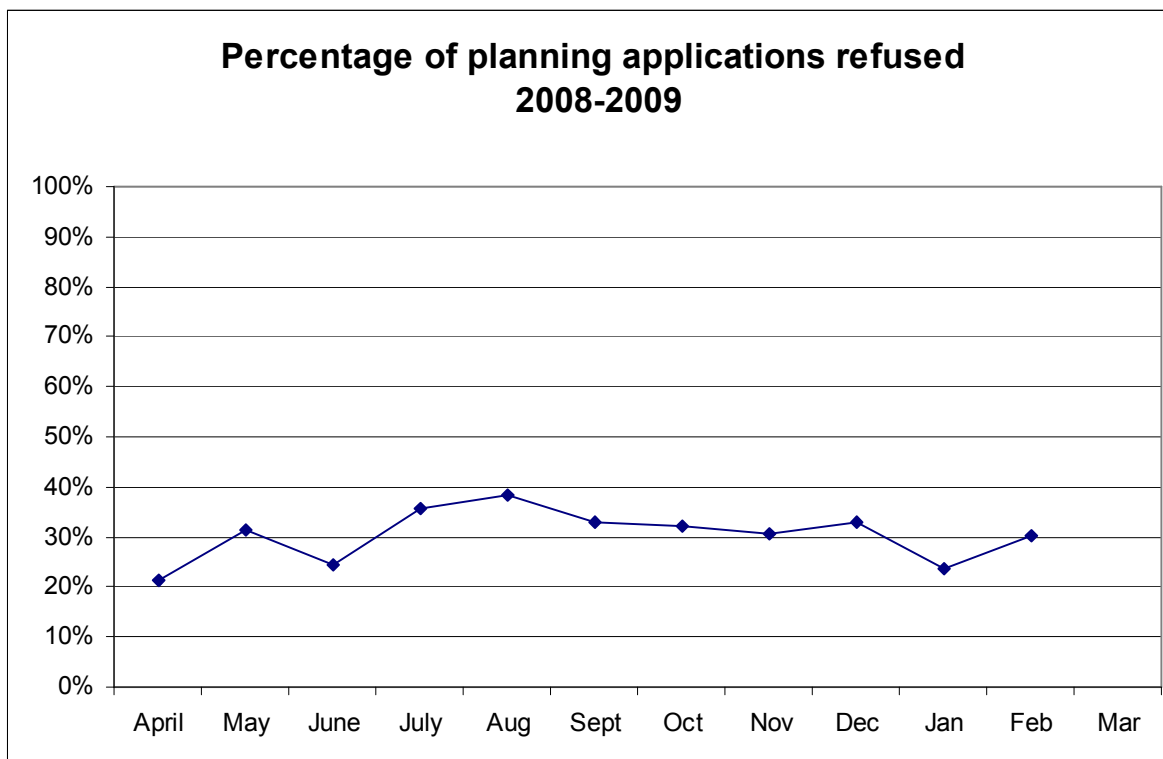
Year Performance – 2008/09

In 2008/09 up to the end of February, excluding Certificate of Lawfulness applications, there were 1434 applications determined of which:

70% were granted (1000 out of 1434)

30% were refused (434 out of 1434)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

February 2009 Performance

In February 2009 there were 22 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

18.2% of appeals allowed on refusals (4 out of 22 cases)

81.8% of appeals dismissed on refusals (18 out of 22 cases)

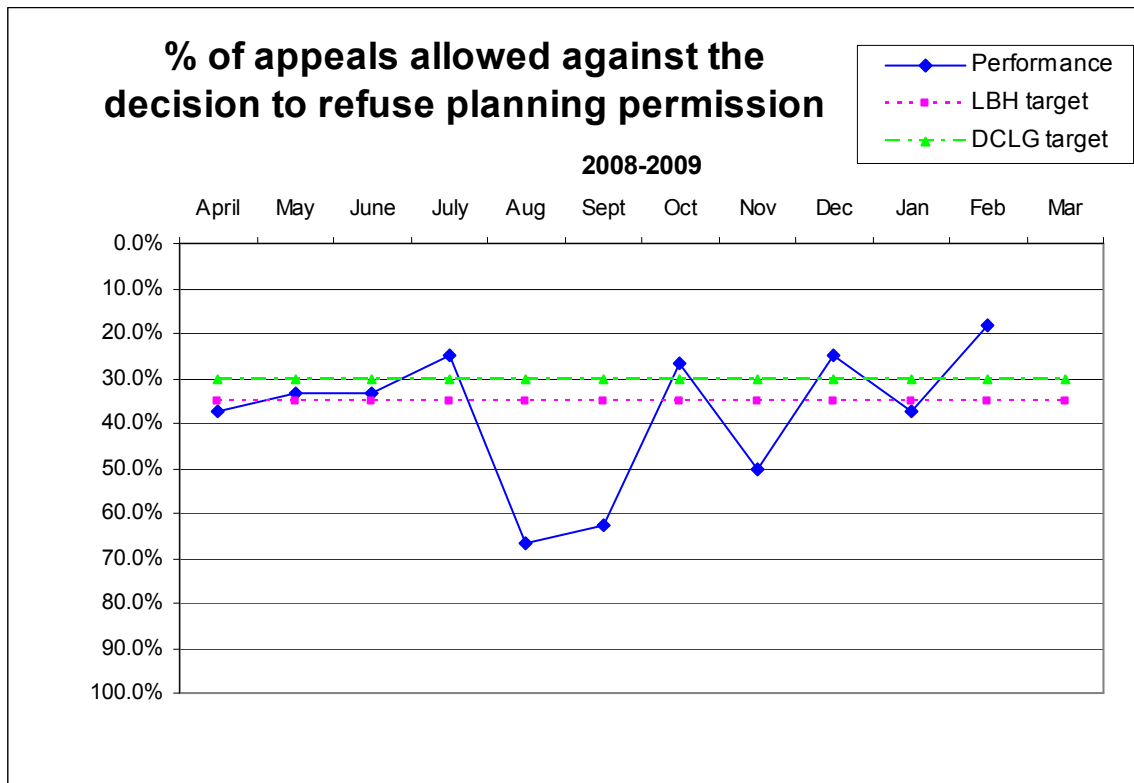
Year Performance – 2008/09

In 2008/09 up to the end of February there were 106 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

34.9% of appeals allowed on refusals (37 out of 106 cases)

65.1% of appeals dismissed on refusals (69 out of 106 cases)

The monthly performance is shown in the following graph:



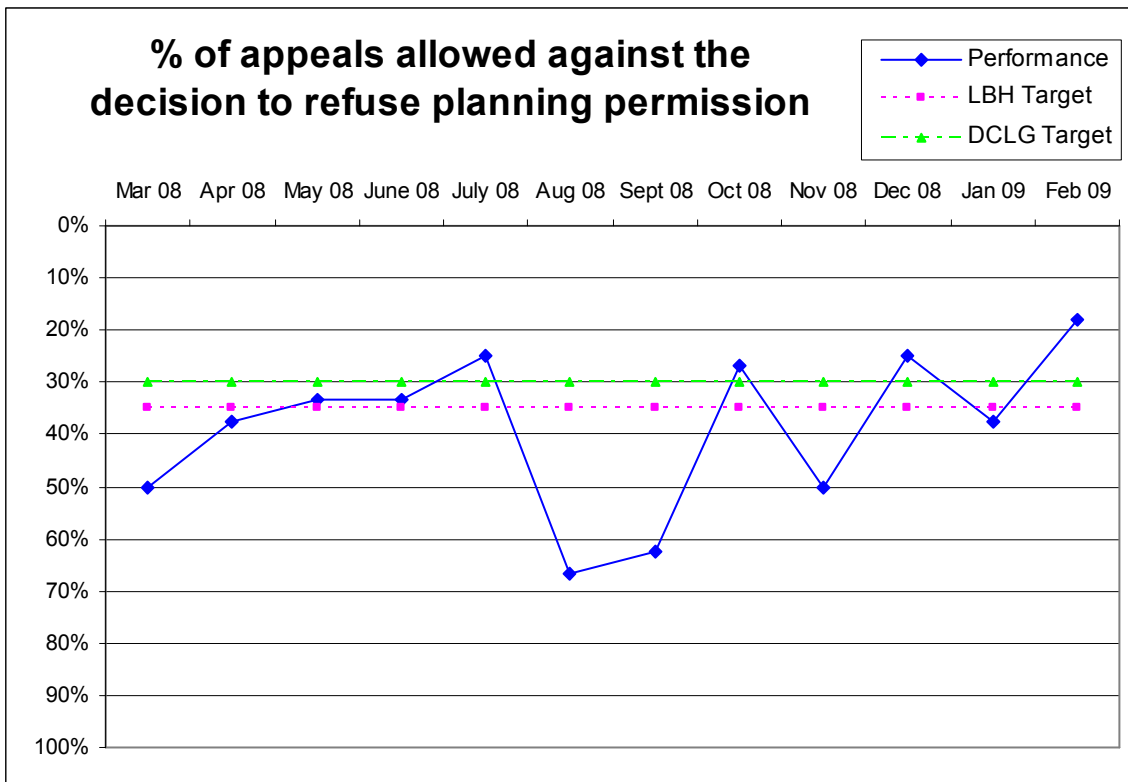
Last 12 months performance – March 2008 to February 2009

In the 12 month period March 2008 to February 2009 there were 108 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

35.2% of appeals allowed on refusals (38 out of 108 cases)

64.8% of appeals dismissed on refusals (70 out of 108 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 APRIL COMMITTEE MEETING

| | PROPERTY | DATE |
|--|--|--|
| ENFORCEMENT INSTRUCTIONS COMPLETED | All Enforcement Notices Prepared Were Served As Below | |
| S.330 - REQUESTS FOR INFORMATION SERVED | None | |
| ENFORCEMENT NOTICES SERVED | 1a Cholmeley Park, N6 – Unauthorised Change Of Use to Residential 4 Whittington Road, N22 - Unauthorised Residential Conversion 6 Whittington Road, N22 - Unauthorised Residential Conversion 8 Whittington Road, N22 – Unauthorised Roller Shutter And Rendering 12 Whittington Road, N22 - Unauthorised Alteration To Shopfront 17 Whittington Road, N22 - Unauthorised Residential Conversion 36 Avenue Road, N15 – Structure Over Rear Garden 131 Dukes Avenue, N10 – Unauthorised Rear Extension 318 White Hart Lane, N17 – Unauthorised Conversion To Flats 2 Queens Parade, Brownlow Road, N11 – Unauthorised Extractor Fan 28 Cavell Road, N17 – Two Outbuildings At Rear | 02/02/09 03/02/09 03/02/09 03/02/09 03/02/09 03/02/09 06/02/09 10/02/09 11/02/09 19/02/09 19/02/09 |
| TEMPORARY STOP NOTICES SERVED | None | |
| PLANNING CONTRAVENTION NOTICES SERVED | 55 Elsdon Road, N17 - Unauthorised Conversion To Two Flats 5a Park View Gardens, N22 - Unauthorised Conversion To Two Flats 92 Arnold Road, N15 - Unauthorised Conversion To Two Flats 74 Kimberley Gardens, N4 - Unauthorised Conversion To Two Flats 69 Hornsey Lane, N6 - Unauthorised Conversion To Flats 15 Wargrave Avenue, N15 - Unauthorised Change Of Use To HMO 266 Philip Lane, N15 – Unauthorised Rear Extension Omega Works, Hermitage Road, N4 – Unauthorised Sign Unit 6, Imperial Works, Fountayne Road, N15 – Change Of Use To Residential 84 Alexandra Road, N8 - Unauthorised Conversion To Five Flats 51 Dongola Road, N17 - Unauthorised Conversion To Flats 77 West Green Road, N15 – Use Outside Permitted Hours 190 Farrant Avenue, N22 – Unauthorised Structure With Roof Terrace | 04/02/09 04/02/09 04/02/09 04/02/09 04/02/09 05/02/09 09/02/09 12/02/09 12/02/09 23/02/09 23/02/09 27/02/09 27/02/09 |
| BREACH OF CONDITIONS NOTICES SERVED | None | |
| PROSECUTIONS SENT TO LEGAL | 26 Grove Park Road, N15 – Unauthorised Conversion To Four Bedsits 2 Gladstone House, High Road, N22 – Unauthorised Canopy 213 Langham Road, N15 – Unauthorised Side Extension | 03/02/09 03/02/09 16/02/09 |
| APPEALS/ATTENDANCE | 39 Broad Lane, N15 – Use Of Land For Vehicle Sales 89 Wargrave Avenue, N15 – Unauthorised Extension | 05/02/09 25/02/09 |
| SUCCESSFUL PROSECUTIONS | None. | |

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| COMPLIANCES | None | |
| ENFORCEMENT NOTICES WITHDRAWN | | |



Haringey Council

Agenda item:

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| Planning Committee | 6 April 2009 |
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|--|---------------------------------------|---------------------------------------|
| Report Title: Government changes to Procedures for Planning Appeals; April 2009 | | |
| Report of: Niall Bolger Director of Urban Environment | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table> | Wards(s) affected All | Report for: Planning Committee |
| Wards(s) affected All | Report for: Planning Committee | |
| <p>1. Purpose An Information Report to advise Members of changes to Procedures for dealing with Planning Appeals, which introduce a 'fast-track- process for appeals against refusal of Householder Applications.</p> <p>..</p> | | |
| <p>2. Summary The new arrangements come into force on 6 April 2009; they will enable the Planning Inspectorate to determine the method of Appeal (written reps., Hearing, Public Inquiry); Householder Appeals will have to be submitted by the Applicant within 12 weeks rather than 6 months. There will be no 'second-stage' opportunity for Councils or local residents to make further representations on Householder Appeals, as presently exists.</p> <p>.</p> | | |
| <p>3. Recommendations That the Committee Notes the changes in procedures.</p> <p>.</p> | | |
| <p>Report Authorised by: <i>Pamela Tomkins</i> <i>P.P.</i> Marc Dorfman Assistant Director Planning Policy & Development</p> | | |
| <p>Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114</p> | | |
| <p>4. Local Government (Access to Information) Act 1985</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p> | | |

REPORT TO PLANNING COMMITTEE 6 APRIL 2009

NEW ARRANGEMENTS FOR PLANNING APPEALS

1. Introduction

This report informs Members of changes in the way that Appeals against refusals of planning permission are dealt with by the Planning Inspectorate, as from 6 April 2009. It has implications for the handling of applications and appeals by Local Authorities, and for the involvement of local residents objecting to appeals. The changes are intended to provide a speedier process for the handling of Householder appeals.

2. Choice of Appeal Procedure

Whereas currently appellants are able to choose whether to use the Written Representations, the Informal Hearing, or the Public Inquiry methods of determining an appeal, from 6 April the Planning Inspectorate will choose what it regards as the appropriate appeal procedure. This is because there are many instances of appellants opting for a Hearing or Inquiry on rather small-scale proposals such as extensions or vehicle crossovers, which uses up too much Inspector time.

3. Householder Appeals Service

The key change here is that, for Householder Appeals decided by the Written representations procedure (and this is expected to be the great majority from now on – very few will be dealt with at a Hearing), the only opportunity for input, as far as both local residents and the Council as Local Planning Authority are concerned, will be at the initial stage of consideration of the planning application.

Thus

(1) the Council's case will consist only of its Decision Notice and Officers Report, Policy extracts, and any Minutes of a Planning Committee for those rare instances where a Householder Application is considered by Committee. There will be no opportunity as at present, for the Council to submit a separate statement setting out more fully its reasons for refusal;

(2) the objections from local residents passed to the Planning Inspectorate will be only those which come to the Council in response to the initial notification letter about a planning application.

(3) the time limit for submission of appeals on Householder Applications will be reduced to 12 weeks, as opposed to the current 6 months for all appeals.

Currently, at the first stage, Council's send all relevant documents, including Policies used in refusal of an application, the Decision Notice, the Officers report, the representations received from persons and bodies consulted (including residents' objections), to the Planning Inspectorate within 2 weeks of notification of an Appeal start date. At a second stage, the Planning Inspectorate receive further letters of objection in direct response to notification letters about the appeal, and may receive the Council's further Appeal statement.

As from 6 April, this second stage will no longer exist.

4. Procedural points for the Council

4.1. Initial letters and Site Notices from the Council about a planning application for householder development will have to make it clear that it is only the initial representations about an application that will be taken into account.

- 4.2. The Officers reports will have to be very full in explanation of reasons for refusal; this should not be a problem, as they already set out fully the Policies and reasons for refusal.
- 4.3. In those very rare instances where a Householder Application is reported to Committee for approval, and the recommendation is overturned by Committee, that Committee decision will have to be very fully reported in the Committee Minutes. This is something which occurs maybe only once or twice a year.
- 4.4. The Council will still be required to notify objectors that an appeal has been lodged; but this notification letter will have to make it clear that there is no further opportunity to make representations. [It is quite difficult to fathom out what the logic is, of advising people that an appeal has been made, when they have no opportunity to have any further input into the process].
- 4.5. The Council will be expected to submit all documents electronically; the Council already does submit many appeal documents in this way, so this is not a problem.
- 4.6. Inspectors will increasingly use unaccompanied Site Visits in relation to Householder Appeals. Currently they expect both the Appellants or their Agents, and a Planning Officer, to be present.
- 4.7. Copies of the Inspector's decisions will be published on the Planning Portal. The Inspectorate will not provide copies direct to third parties; it will expect Local Authorities to provide copies, or direct enquirers to where they can see an electronic copy.
- 4.8. The awards of cost for unreasonable behaviour will be extended to the Written Representations procedure as well as existing from Hearings and Inquiries.

5. Other procedural changes

- 5.1 For Hearings and Inquiries, the opportunity for both Councils and appellants to make further comments on Statements at the 9 week stage (i.e. 9 weeks after appeal start date) will be removed. Comments will be made at the Hearing or Inquiry.
- 5.2 For Inquiries, the Appellant and the Council will be asked to provide their Statement of Common Ground 6 weeks after the appeal's start date, rather than 4 weeks before the Inquiry

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Haringey Council

Agenda item:

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| Planning Committee | On 6th April 2009 |
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|---|---------------------------------------|---------------------------------------|
| Report Title: Planning applications reports for determination | | |
| Report of: Niall Bolger Director of Urban Environment | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table> | Wards(s) affected: All | Report for: Planning Committee |
| Wards(s) affected: All | Report for: Planning Committee | |
| 1. Purpose | | |
| Planning applications submitted to the above Committee for determination by Members. | | |
| 2. Summary | | |
| All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission. | | |
| 3. Recommendations | | |
| See following reports. | | |
| Report Authorised by:  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 Management 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 6 April 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0080

Ward: Fortis Green

Date received: 07/01/2009

Last amended date: N / A

Drawing number of plans: 208053/001, 010, 030, 031, 032, 110, 120, 121, 122, 123, 130, 131, 132, 133, 134 & 135.

Address: 14 - 16 Creighton Avenue N10

Proposal: Demolition of existing houses and erection of 5 x 3 storey houses (comprising 4 x three bed and 1 x four bed) with associated parking.

Existing Use: Residential

Proposed Use: Residential

Applicant: Mr Nigel Porter

Ownership: Private

THIS APPLICATION WAS DEFERRED FROM THE MEETING OF 9 MARCH 2009 AS THE MEETING ENDED BEFORE THE APPLICATION COULD BE DEALT WITH

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Tara Jane Fisher

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Legal Agreement

SITE AND SURROUNDINGS

The application site is located on Creighton Avenue, which is situated off Pages Lane. The application site does not lie within any Conservation Area but does lie directly adjacent to an ecologically valuable site. The application

site lies back to back with Pages Hill and within close proximity to the roundabout linking Tetherdown, Pages Lane and Coppetts Road.

The site holds a prominent position being on the bend in the road and being located next to the public access adjoining the allotments. The application site is currently a pair of semi-detached houses that comprise of two-storeys. The two houses have large back gardens that abut the boundary line of Pages Hill. The site is directly adjacent to some private allotments that lie within a designated Ecological Valuable site. Creighton Avenue is characterised by two-storey houses set in significant grounds, due to the levels some of the houses are three-storey in height at the rear.

PLANNING HISTORY

Planning-**HGY/2005/0622**-Withdrawn-02-06-05-14-16 Creighton Avenue London -Demolition of existing pair of houses, erection of 7 x 3 storey four bedroom houses with parking.

Planning-**HGY/2005/1827**-Refused-23-01-06-14-16 Creighton Avenue London -Demolition of existing pair of houses and erection of 6 x 3 storey four bedroom houses with parking. Subsequently dismissed on appeal.

DETAILS OF PROPOSAL

The proposal is for the demolition of the existing pair of semi-detached houses and the erection of five x three storey houses comprising of four x three bedroom dwelling houses and one x four bedroom dwelling house with associated car parking spaces. Four of the proposed houses will form two sets of semi-detached houses; and there is one detached house. The proposed houses will have front entrance porches, concrete tiled roof; timber framed windows with a combination of white render walls and brick. The proposal will retain a line of trees around the boundaries.

CONSULTATION

Transportation Group
Cleansing
Building Control
Borough Arboriculturalist
Ward Councillors
London Fire Brigade
Creighton Avenue Allotment, 53 Muswell Avenue
90 Wilton Road
65 Tetherdown Road
Muswell Hill United Reform Church, Corner of Queens Avenue & Tetherdown
1-13 (c), 15, 17-40 (c), 41-44, 52 Creighton Avenue
9-29 (o), 30 Pages Hill
16 The Gables, Fortis Green
4 Wood Lane
19 Avon Road

35 Pages Lane
53 Muswell Avenue

RESPONSES

Building Control – No comment to make regarding Building regulations.

Scientific Officer – Condition to supply a site investigation report, risk assessment & details of any remediation required.

Fire Brigade – The Brigade is satisfied with the proposals.

Transportation Group - This proposed development is on 'Bus 234' route which offers some 6buses per hour between East Finchley station and Barnet and, within a walking distance of the busy bus route, Colney Hatch Lane, which provides some 48buses (two-way) per hour for frequent bus connections to Highgate tube station. We have subsequently considered that some of the prospective residents of this development would use sustainable travel modes for their journeys to and from this site. In addition, notwithstanding that this area has not been identified within the Council's UDP as that renowned to have car parking pressure, the applicant has proposed 8 car parking spaces including 1 disabled space, as indicated on the Ground Floor Plan No.208053/121 and in line with the UDP parking standard. It is therefore deemed that this development proposal would not have any significant adverse impact on the existing traffic or indeed the car parking demand on the adjacent roads.

Furthermore, concerning the bend in Creighton Avenue at the northern and southern approach to the proposed vehicle access, there are speed reduction/pedestrian safety measures being implemented along this road as part of the 20mph scheme, which are near completion. We have thus concluded that these would assist vehicles entering and exiting these premises. However, with the introduction of a new vehicle access to this development, we will ask that the existing dropped kerb be closed and the footway reinstated.

Consequently, the highways and transportation authority would not object to this application on the condition that:

The applicant closes off the existing vehicle crossover and returns the footway along the entire frontage of this development to its original state.

Reason: To improve the conditions for pedestrians at this location.

Informative

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

2. The new development will require numbering. The applicant should contact

the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

Waste Management – The drawings for this application indicate that the bin storage area is either side of the front entrance to the estate, the area shown looks to be a little tight for size, storage will be required for the following: 3 bed houses 1 x 240ltr wheelie bin, 1 x green recycling box, 1 x organic waste caddie & 1 garden waste bag per house. 4 bed house 1 x 360ltr wheelie bin, 2 x green recycling boxes, 1 organic waste caddie & 1 garden waste bag. Given the size of the gardens it may be necessary to issue 2 garden waste bags per house.

Lynne Featherstone, Cllr Matt Davies, Muswell Hill & Fortis Green Association and 25 Local Residents objected on the following grounds:

- A similar application has already been refused
- The houses would alter the whole character of the area
- It would increase traffic and congestion along Creighton Avenue & Pages Lane
- Increase the population in the area without sufficient schools & doctors
- No more than 3 houses should be implemented
- It would set an unwanted precedent
- Unsympathetic to the existing residential character
- Entrance to houses would be on a dangerous bend
- Area is verging on overdevelopment
- Existing houses are perfectly in keeping with the area
- The tall buildings will have an impact on the allotments
- It will cause a reduction in light & increased residential noise & disturbance
- The detached house would be out of character
- Would create a cramped form of development
- The detached house will cause loss of privacy
- The bin stores will appear unsightly
- Added noise & disturbances
- The proposed heights are same as rejected scheme
- Proposed houses will be closer to Pages Hill than existing
- It would destroy architecture of Creighton Avenue
- Increase housing density
- Overbearing to existing residents
- Bats on the site

RELEVANT PLANNING POLICY

UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
HSG1 New Housing Developments
HSG9 Density Standards
M10 Parking for Development
OS17 Tree Protection, Tree Masses and Spines
SPG1a Design Guidance
SPG1b Parking in Front Gardens
SPG3b Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight
SPD Housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposal is for the demolition of the two semi-detached houses and the erection of five x three storey houses, four that are three bedroom dwellings and one that is a four bedroom dwelling. The proposal includes association parking spaces. The proposed houses are laid out to have two pairs of semi-detached houses and a detached house. This application is a resubmission from a previous scheme that was refused and dismissed on appeal. The previously refused scheme was for six x three storey houses comprising of four bedrooms. This application was refused on the grounds that:

The site is currently occupied by a pair of semi-detached dwellings close to the road frontage to Creighton Avenue; with the rear garden as a substantially open and grassed area. The proposed development would bring buildings towards the rear of site closer to the boundary of the site with the back gardens of properties in Pages Hill to the east. Due to the topography of the site, the central pair of the six proposed semi-detached houses (Units 3 & 4) would be very prominent in views from the rear of properties in Pages Hill; and would be overbearing, of excessive height and detrimental to the amenities of occupiers of properties in Pages Hill. As such, it would be contrary to Policies DES 1.9 (Privacy & Amenity) and DES 1.3 (Design Quality, Enclosure, Height & Scale) of the adopted Haringey Development Plan.

The main points to address in this application are: density, design of the houses, suitability of the site, parking & traffic and the affect on the local character and neighbours and their amenities and whether the revised scheme has overcome the concerns which led an Inspector to dismiss an earlier appeal.

1. Density

The density of the scheme is at 167 habitable rooms per hectare, this density is a little lower than the recommended density range of between 200-700 habitable rooms per hectare. However the Unitary Development Plan states

that the density range will be applied flexibly in light of local circumstances and that the Council will adopt a design-led approach to density.

Given the above there are no objections to having a lower density scheme on this site.

2. Design of the Houses and suitability of the site

In principle, the site can benefit from some form of residential development. There has been a concern from previous proposals and it has been raised once again this time round as a result of public consultation that this is a backland site. However, whilst of an unusual shape, the site does have a frontage to a road, with two existing houses, No 12 and 14, on the road frontage within 6 metres of the pavement and therefore can not be defined as a backland development.

The site does not lie within any Conservation Area and the form of development chosen, family housing, is compatible with the form of housing found in Creighton Avenue and Pages Hill. The site is eminently suitable for residential, family home development and the design is thought to be acceptable within its context.

The five houses will accommodate between three and four bedrooms. The proposed houses will appear two-storey from the front elevation and due to the slope of the land will appear three-storey to the rear. This is precisely the same arrangement as found at No's 10-12 Creighton Avenue adjoining; i.e. two-storey at front and three storeys at the rear. The ridge height of the semi-detached houses is lower than the ridge height of the adjacent properties in Creighton Avenue. The detached house has a pitched roof with an even lower ridge height. The previous proposal that was refused had a ridge height that was the same height as the adjacent properties. In addition the previous development proposed houses that had a greater width than this application. The overall bulk and mass of the proposed houses has been reduced to have a smaller footprint and less impact on the surrounding properties. This is considered to have overcome the issue which led the Planning Inspector to dismiss the appeal into the previous scheme.

The application site is on a downward gradient that slopes towards Pages Hill. The properties in Pages Hill are on a slight upward gradient. Therefore the boundary line between Pages Hill and Creighton Avenue is in a valley. The four properties with rearward elevations facing Pages Hill are three-storey in appearance, however these properties are some 26 metres away from the boundary. This proposal has moved the siting of the houses forwards by 3 metres towards the front boundary of the curtilage than the previously refused scheme.

Four of the proposed houses are traditional semi-detached houses that have a combination of white render and timber cladding. They would benefit from front gable features with pitched roofs and canopies to the rear. The detached house will also have a pitched roof is only two-storey, plus rooms in

the roof. This property will also have an external staircase with solar panels on the roof.

In terms of design the proposed houses are quite typical of the area. In the streetscene they appear predominantly two-storey, but as the land level changes the additional storey becomes more apparent. The front elevations in the streetscene appear similar to the existing houses in Creighton Avenue and share similar proportions including similar gable features and cill heights.

3. Parking and Traffic

The proposal will provide 8 off-street car parking spaces including 1 disabled space. This means that each unit will have at least one car-parking space. The front boundary of the site will have a 0.5 metre brick wall with metal railings on top and shrubbery behind. This will go some way to obscuring the parked cars and making the visual appearance from the streetscene more attractive.

There has been no objection raised from the Highways and Transportation Team and it has been considered that the site lies within reach of bus routes, therefore no more parking spaces are required. In addition it has been noted that the site lies on a bend (which has raised concern for local residents also) and the approach to vehicle access would be located here, however there have been speed reductions/pedestrian safety measure implemented along road as part of the 20mph scheme, which are near completion. It has been concluded that these measures would assist vehicles entering and existing the site.

A number of letters of objections received gave the increase traffic to the area and the safety of pedestrians as a concern. Although there will be a slight increase in traffic to the area it is not considered to be any more detrimental to the safety of the highway and pedestrians, especially with the safety measures being implemented.

4. The affect on the local character and the residential amenities

In its existing form the application site has a verdant setting and is felt to contribute to the attractiveness of the locality. The proposal will retain a line of trees and shrubbery along all boundaries that will provide some screening and privacy.

The demolition of the existing semi-detached houses needs to be considered in relation to the streetscene and the residential character of the area. At present the road follows a curved path of semi-detached properties. However units 1-4 which will still comprise of two sets of semi-detached properties (although smaller in volume) would almost replicate the houses along Creighton Avenue.

The front building line of the proposed houses (units 1-4) are set back approximately 1 metre from the existing properties at 10 and 12 Creighton

Avenue, and then extend beyond the rear building lines to the rear. However the proposal is still quite sympathetic with the alignment of the existing properties directly adjacent to the site.

The fifth house does not align with any existing building line; however the size and height of this unit is modest and set away from the boundary between No 18 and the application site.

The existing gardens of number 12 and 14 Creighton Avenue are quite large and do have an open aspect, which to some degree will be reduced by the introduction of five new houses. There is a slight concern about the verdant character and loss of part of the rear garden, but it is felt that the houses are of a quality design with a green backdrop that has sited the houses to respect the minimum distances between proposed windows and existing windows. The proposal also provides five houses that meet the minimum floorspace required by SPD Housing with each room benefiting from natural lighting and ventilation.

The impact on the privacy and amenities of the residents in Creighton Avenue and Pages Hill is minimal. As a result of the proposal there will not be any direct overlooking into any surrounding property. Unit 1 is quite close to the boundary however there will be a 1.8 metre boundary wall to minimise any adverse affect. It is also considered that the introduction of this house will not necessarily cause any additional problems to what currently exist. All the other houses are set away from boundaries and any facing windows.

There is concern from residents in Pages Hill that the proposed houses will have an overbearing affect on their properties. The previous application was refused namely because of the adverse affect on these properties. As stated before, the houses to be built have been positioned over 20 metres from the rear boundary, then coupled with the fact that the depth of the gardens of the houses in Pages Hill are approximately 20 metres there will be over 40 metres between the proposed houses and the existing. To the rear the properties are three-storey in appearance with a pitched roof. The previous application incorporated rooms in the roof, making the proposal appear more bulky. These houses do not have rooms in the roof, so will therefore be less bulky and will be less overbearing, when viewed from Pages Hill. The building to building distance of 44 metres comfortably exceeds the privacy distance standards in the Housing SPD.

5. Other Issues

As a result of public consultation, there were over 25 objections received. This application goes some way to overcoming the previous reason for refusal. The siting of the houses has been pushed forward so that there is a greater distance from the new houses to the previously affected residents in Pages Hill. The proposal does not really lead to overlooking and has been designed to be attractive and fit into the streetscene. Having five units on this site is acceptable given the size of the land.

There has also been a concern raised that the introduction of five new family homes would result in the lack of local facilities, especially with regard to the local schools, however the granting of this application is subject to a Section 106 agreement that would require an Educational Contribution. Further, it should be noted that local schools at Alexandra Park and Coldfall Primary have undergone expansion; it is planned to have an expansion at Fortismere School.

6. S106 Agreement

Educational Contribution

It is recommended that the applicant enters into an Agreement or Agreements with the Council in order to secure £35,382.74 educational contribution because of the expected child yield from the development. This figure is based on the guidance (formula) set out in Supplementary Planning Guidance 10c (SPG10c), adapted in line with the 08/09 values.

Recovery Costs

As part of the Section 106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recovery costs.

SUMMARY AND CONCLUSION

The proposal for the demolition of two semi-detached houses and the erection of five new houses that are three-storey and one detached house of two-storeys are thought to be acceptable. Although there have been a number of objections as a result of public consultation, it is felt that on balance the proposal complies with the relevant policies. The proposal should be approved on the grounds that the site is suitable for low-density residential development. The proposed houses are traditional semi-detached properties with one detached property that benefit from a road frontage. The style, design and detailing of the properties means that they are similar to other properties within the area. The houses have been sited within the plot to have minimum affect on the privacy and amenities of any surrounding properties, the proposed dwellings have been sited closer to the street frontage than any previous application making the distance between the proposed properties and the existing houses in Pages Hill greater. The line of trees on the boundaries will be retained to further eliminate any adverse affect.

In addition the proposal provides five new units that have adequate floor space to meet the minimum standards as set out in SPD Housing. Each unit will benefit from their own private amenity space; each room contained within the dwellings will benefit from natural lighting and ventilation and will have at least one off-street parking space per unit.

As such the proposal is compliant with Policies UD3 General Principles, UD4 Quality Design, HSG1 New Housing Development, OS17 Tree Protection, Tree Masses and Spines and SPD Housing of the Haringey Unitary Development Plan.

RECOMMENDATION 1

- (1) That planning Permission be granted in accordance with Planning Reference HGY/2009/0080, subject to a pre-condition that Mr Nigel Porter and [the owner(s)] of the application site shall have first entered into an Agreement of Agreements 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 £35,382.74 as an Educational Contribution and £1,769.13 as recovery costs.

RECOMMENDATION 2

That the Agreement referred to in Resolution (1) above is to be completed no later than 09/05/09 or within such extended times as the Council's Assistant Director (Planning and Regeneration) shall in his sole discretion allow; and

RECOMMENDATION 3

That in the absence of the Agreement referred to in the resolution (1) above being completed within the time period provided for the resolution (2) above, the planning application reference number HGY/2009/0080 be refused for the following reason:

The proposal fails to provide an education contribution in accordance with the requirements set out in Supplementary Planning Guidance 10c 'Educational Needs Generated by New Housing Development' attached to the Adopted Haringey Unitary Development Plan.

Registered No. HGY/2009/0080

Applicant's drawing No.(s) 208053/001, 010, 030, 031, 032, 110, 120, 121, 122, 123, 130, 131, 132, 133, 134, 135

Subject to the following condition(s)

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

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

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

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

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

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

4. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, 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.

5. Before the commencement of any works, 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 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 the building works are completed.

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

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

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

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

8. 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.

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

a. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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.

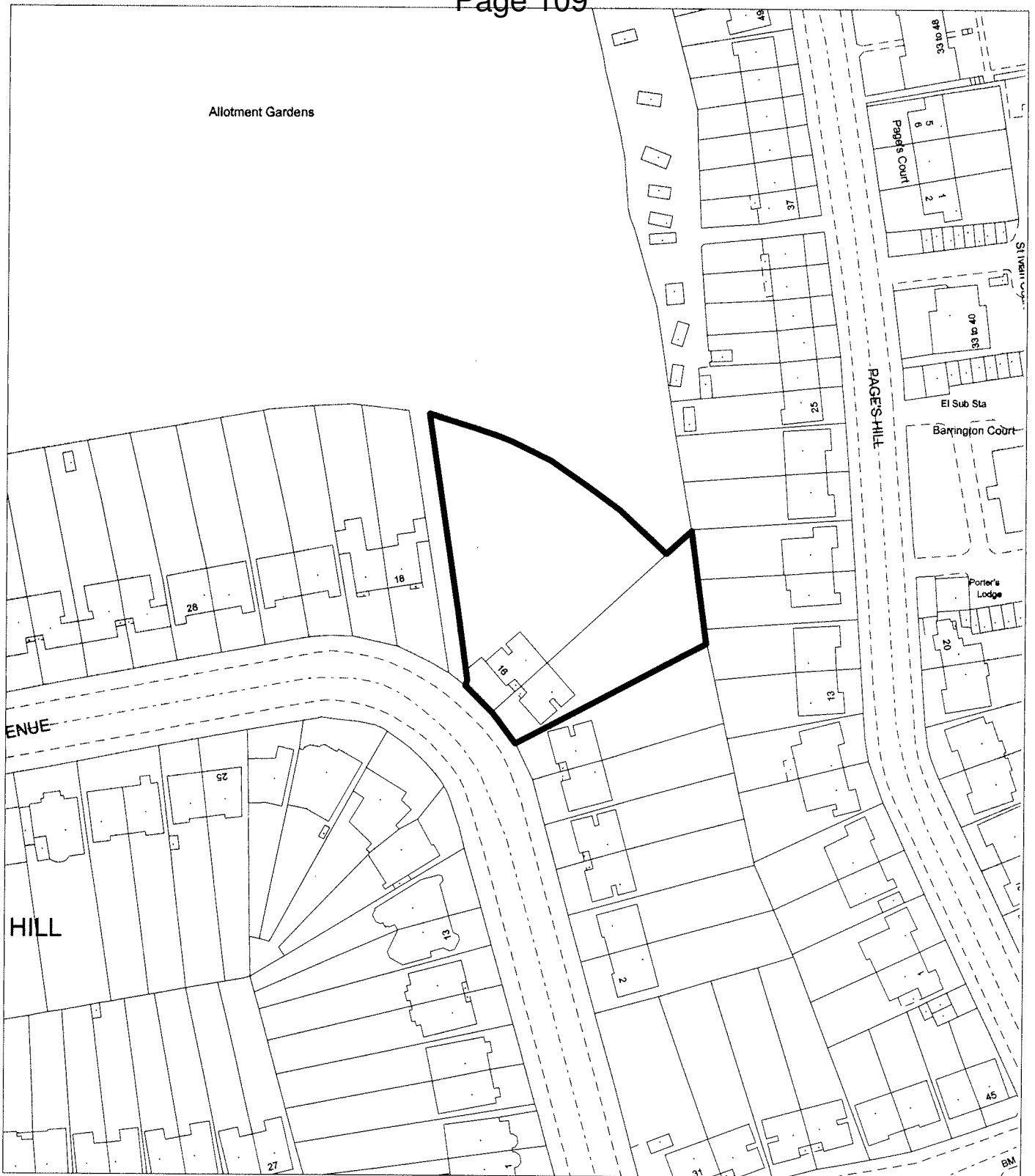
REASONS FOR APPROVAL

The proposal should be approved on the grounds that the site is suitable for low-density residential development. The proposed houses are traditional semi-detached properties with one detached property that benefit from a road frontage. The style, design and detailing of the properties means that they are similar to other properties within the area. The houses have been sited within the plot to have minimum affect on the privacy and amenities of any surrounding properties, the proposed dwellings have been sited closer to the street frontage than any previous application making the distance between the proposed properties and the existing houses in Pages Hill greater. The line of trees on the boundaries will be retained to further eliminate any adverse affect. This overcomes the reasons for the dismissal of an earlier appeal.

In addition the proposal provides five new units that have adequate floor space to meet the minimum standards as set out in SPD Housing. Each unit will benefit from their own private amenity space; each room contained within the dwellings will benefit from natural lighting and ventilation and will have at least one off-street parking space per unit.

As such the proposal is compliant with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development', OS17 'Tree Protection, Tree Masses and Spines' and SPD Housing of the Haringey Unitary Development Plan.

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Site plan
14 - 16 Creighton Avenue N10

**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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Planning Committee 6 April 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0181

Ward: Bruce Grove

Date received: 23/01/2009

Last amended date: N / A

Drawing number of plans: 01, 02, 03, 04, 11, 12, 13, 14, 15, 16, PS01, PS02 & PS03.

Address: 579C High Road N17

Proposal: Demolition of existing building and erection of part two/part three storey building comprising of 1 x 3 bed, 3 x 2, 4 x 1 bed flats, 4 x B1 units at ground floor with eight car parking spaces

Existing Use: Commercial

Proposed Use: C3 / B1

Applicant: Tigress Properties Land

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Legal Agreement

SITE AND SURROUNDINGS

The application site is situated at 579 High Road, the site is located to the rear of the High Road in the Bruce Castle Conservation Areas. Some of the adjoining buildings have architectural and historical interest namely 581 High Road Charlton Cottage, 583 and 585 High Road Grade II listed Buildings and 579e High Road Pantiled Workshop and Barn and Morrisons Yard adjacent to the site which is a locally listed building. In addition the site is designated as the Tottenham High Road Regeneration Corridor. The site is also located in close proximity to the Scotland Green Conservation Area.

The application site is a three storey partially vacant building that is currently on a short lease for light industrial and commercial uses. The hard standing is used to

store vehicles and materials. The site is situated at the rear of 571 - 577 High Road and it is adjacent to a residential block of flats on Kenmare Drive off Pembury Road to the east and Morrison Yard to the west. To the rear of the site is the railway line. Access to the site is via Kenmare Drive or the side alley adjacent to 577-575 High Road.

The surrounding area is mixed, with a range of building types, ranging in height from a two storey, locally listed former barn to the east, to three-storey housing to the north, and tall industrial buildings to the south.

PLANNING HISTORY

Planning-**HGY/1997/1977**-GTD-31-03-98-579D High Road London -Residential development comprising sheltered accommodation providing 12 x 1 bedroom units and 1 x 2 bedroom wardens unit, communal living, dining and laundry facilities and 4 parking spaces.

Planning-**HGY/1997/1978**-GTD-09-06-98-579D High Road London -Listed Building Consent for breaches involving demolition on sections of boundary wall. Repairs and additional elements.

Planning-**HGY/1999/0242**-APPROVED-08-08-00-579D High Road London - Approval of details of new foundation to existing wall pursuant to condition attached to HGY/54262.

Planning-**HGY/2006/2000**-REF-28-11-06-579 High Road Tottenham London - Demolition of existing buildings and erection of 1 x 2 storey and 1 x 4 storey buildings comprising a total of 330sqm of office space at ground floor level and 6 x one and 6 x two bed self contained flats at 1st, 2nd and 3rd floor levels with associated landscaping, recycling and bicycle storage.

Planning-**HGY/2006/2001**-REF-05-12-06-579 High Road Tottenham London - Conservation Area Consent for demolition of existing buildings and erection of 1 x 2 storey and 1 x 4 storey buildings comprising a total of 330sqm of office space at ground floor level and 6 x one and 6 x two bed self contained flats at 1st, 2nd and 3rd floor levels with associated landscaping, recycling and bicycle storage.

DETAILS OF PROPOSAL

Demolition of existing building and erection of part two/part three storey building comprising of 1 x 3 bed, 3 x 2, 4 x 1 bed flats, 4 x B1 units at ground floor with eight car parking spaces

CONSULTATION

Transportation Group
Cleansing
Legal Services
Building Control
Housing Enabling Team
Tottenham CAAC
Ward Councillors
Conservation Team
London Fire Brigade
Andrew Snape
1 – 15 (c) Kenmore Drive N17
1 – 10 (c) 13a Ashling House, Kenmare Drive N17
1 – 12 (c) Morrison Yard, High Road N17
2 – 22 Woodside Gardens
1 Woodside Gardens
581 Charlton House, High Road
511 a, b, 513 High Road
515 – 519 High Road
521 – 577 High Road
530 – 536 High Road
545a,b,c High Road
565 a, b High Road
25 – 37 (o) Forest Gardens
58 – 74 (e) Newlyn Road
7 – 27 (o) Woodside Gardens
2 – 22 (e) Forest Gardens
16 – 19 (o) Kenmare Drive

RESPONSES

Transportation Team

This proposed development is located in an area with medium public transport accessibility level, with the busy bus route High Road, providing some 94 buses per hour (two-way), for frequent bus connections to and from Seven Sisters tube station. This site is also close to Bruce Grove train station which offers regular rail connections to Liverpool Street surface rail/underground stations. We have subsequently considered that majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from this site. In addition, this site has not been identified within the Council's UDP as that renowned to have carparking pressure.

Furthermore, our interrogation with TRAVL trip prediction software has revealed that based on similar sites (Bed Zed- SM6, Clarence Close-EN4, Riverside West-SW18 and Stanley Close- SE9), the residential part (565sqm GFA) of this development proposal would only generate 1 in and out vehicle movement during the morning or evening peak hours. Likewise, the light industrial (B1) aspect of this development (353sqm GFA) would result in the same 1 in and out vehicle

movement during the morning or evening peak hours (using comparable sites: Braitrim Ltd-NW10, Cody Road Industrial Estate-SW1 and Willow Lane Industrial Estate-CR4, as the basis of assessment). It is therefore deemed that this proposed development would not have any significant adverse impact on the existing generated vehicle movements or indeed car parking demand at this location.

Moreover, although the vehicular access off High Road is narrow, the applicant has proposed a one-way access from Tottenham High Road and a two-way access arrangement at the western end of the site, to link with Kenmare Drive. In addition, the applicant has proposed 18 secure bicycle racks and 8 car parking spaces as detailed on Plan No.12 and in line with the parking standard detailed in Appendix 1 of the UDP.

However, we do have the following concerns about this development proposal:

1. Inadequate turning area for the servicing vehicles: The applicant's proposal to construct two car parking spaces in front of Unit 3 and at the southern periphery of Kenmare Drive is unacceptable because this area should have been earmarked as a turning head to foster the manoeuvring of refuse or similar vehicles servicing the site, so that these vehicles can always enter and leave the site in forward gear. The applicant is reminded that albeit there is a turning area at the southern end of Kenmare Drive, it was observed during our site visit that vehicles generally park on this area. We would therefore suggest that the applicant removes car parking spaces 1 and 2 to enable a turning head to be created in this area and replace one of the remaining six spaces with a disabled parking.

2. Lack of a clear-cut cyclist access to the cycle storage: Since the cycle racks area arranged behind the car parking spaces 3 to 8 and no obvious path for cyclists to use these racks, we would suggest that the applicant proposes a route which would enable cyclists to access the cycle stores without conflict with vehicles parking on this site.

3. The footways in the vicinity of this development including the substandard one at the northern perimeter of Pembury Road will also require an upgrade. Hence we would ask the applicant to contribute towards the enhancement of these footways.

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

1. Contributes £40,000 (forty thousand pounds) by way of S.278 Highways Act 1980 or S.106 Town & Country Planning Act 1990 agreement, for the upgrade of the footways in the vicinity of this development including that at the northern perimeter of Pembury Road.

Reason: To improve the conditions for pedestrians at this location.

2. submits a scheme showing dedicated route to the cycle store and appropriate paving materials along the site access off High Road, typical of a shared surface,

which would enable drivers to pay specific regard to pedestrians/cyclists, to the transportation authority for approval.

Reason: To minimise conflict between pedestrians/cyclists and vehicles traversing accessing this site.

3. submits a scheme which would demonstrate that servicing vehicles can manoeuvre into and out of this site, from and onto Kenmare Drive, in forward gear.

Reason: To ensure safe access and exiting of servicing vehicles into and out of this development.

Network Rail comments of previously refused application

Ref:HGY/2006/2000

Demolition

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. In particular the demolition of buildings or other structures should be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail's land. Approval must be obtained from Network Rail's Outside Parties Engineer.

Plant, Scaffolding & Cranes

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

Excavations of footings

Network Rail will need to be consulted on any alterations to ground levels. It should be noted that Network Rail are concerned about excavations within 10m of the boundary with the operational railway and will need to be assured that the construction of foundations and footings will not impact on the stability of the railway. A full method statement must be supplied and agreed with Network Rail's Outside Party Engineer before consent can be granted.

Amenity

Network Rail is not aware whether any PPG24 noise and vibration assessment has been carried out for this location. Amenity will need to be addressed.

Drainage

Additional or increased flows of surface water must not be discharged onto Network Rail land nor into Network Rail's culverts or drains. In the interests of long term stability of the railway, soakaways should not be constructed within 10m of the boundary with the operational railway.

Fencing

Given the proposed use of the site a 1.8m high fence should be constructed to avoid trespass and vandalism and provide acoustic insulation for the residential units.

Site Layout

In order to ensure the proposed development can be constructed and maintained without encroachment onto the operational railway line all buildings and

structures should be set back at least 2m from the boundary with the operational railway or at least 5m for overhead power lines.

Landscaping

Details of landscaping along the railway corridor to be submitted to Network Rail, who can provide advice on appropriate planting species as well as inappropriate planting.

Party Wall Act 1996

Where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall etc Act 1996. Developers should consult with NRIL at an early stage of the preparation of details of their development on Party Wall matters.

Building Control

Access for fire fighting vehicles is considered acceptable for this development provided adequate turning facilities are available within the site.

Waste Management

This proposed development will require a storage facility large enough to contain 2x1100ltr refuse bins and 1x1100ltr recycling bin.

The refuse and recycling store is shown on the edge of the site behind parking space 6 but the existing one way vehicular access does not look of sufficient size to allow an RCV to enter, but this is difficult to judge due to lack of scaling facilities on the net.

Would it be possible to have a drawing indicating that this entrance is suitable and showing the vehicle movement, if this entrance is not suitable a vehicle turning facility will be required, to prevent RCV's reversing on or off the highway.

Environmental Health

Can you condition HGY/2009/0181 to provide a site investigation report, risk assessment and details of any remediation required

Crime Prevention

- My main concern is with the removal of the wall at the end of Kenmare Drive to allow pedestrian and vehicle traffic into this proposed scheme. I was involved several years ago with the design of Kenmare Drive as a "Secured by Design" development and the security of the homes there, including the Sheltered Housing in Ashling House has benefited from the inherent security of the cul-de-sac design of Kenmare Drive. A cul-de-sac gives less anonymity to a criminal by offering only a single access point into the estate. Removing this wall would obviously allow greater access through Kenmare Drive and give much more anonymity to any potential offenders. In my opinion, the design of this proposed scheme in removing the cul-de-sac, compromises the security of both.
- I also have concerns regarding the security of the flats directly above the vehicle parking between Unit 2 and 3. There is very poor surveillance of this area from within the scheme with no direct overlooking and natural surveillance except a very limited amount from the direction of Ashling House. This obviously creates an ideal point of concealment for anti-social

behaviour or possibly drug dealing and I also question the security of the flats above the parking should there be a vehicle fire or arson attack there.

- Regardless of the Secured by Design scheme, it is crucial that the communal door entry systems are of a high security standard. Poor quality door systems lead to crime and high maintenance costs for the owner and are not in any way part of a sustainable development.

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 architect or developer to discuss the scheme as required.

London Fire Brigade

The Brigade is satisfied with the proposals

Charlton House Medical Centre objection for the following reasons;

Access would be an issue, as access to their car park, which is used in emergencies, is via a very narrow road which would also serve 579C High Road. The road is frequently blocked by cars accessing 579c High Road and also the mosque in front of it. Residential on the site would increase the amount of traffic which could block the road. This would restrict access and exit for the doctors in emergencies. The building works would also cause disruption to the road. They are also concerned with overlooking issues if the proposed windows are too close to the doctors surgery.

RELEVANT PLANNING POLICY

Central Government Guidance

Planning Policy Guidance 1 'Delivering Sustainable Development'
Planning Policy Guidance 13 'Transport'

Haringey Council Unitary Development Plan 2006

UD2 'Sustainable Design and Construction'

UD3 'General Principles'

UD4 'Quality Design'

UD6 Mixed Used Development

UD7 'Waste Storage'

UD8 'Planning Obligations'

HSG1 New Housing Developments

HSG2 Change of Use to Residential

HSG10 Dwelling Mix

HSG9 Density Standards

ENV3 'Water Conservation'

ENV9 'Mitigating Climate Change: Energy Efficiency'

ENV10 'Mitigating Climate Change: Renewable Energy'

M3 'New Development Location and Accessibility'

M4 'Pedestrians and Cyclists'

M5 'Protection, Improvement and Creation of Pedestrian and Cycle Routes'

M10 'Parking for Development'

CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest

CSV1 Development in Conservation Areas

EMP5 Non Employment Generating Uses

Supplementary Planning Guidance

SPG 1a 'Design Guidance and Design Statements'

SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight'

Housing SPD (October 2008)

SPG7a Vehicle and Pedestrian Movement

ANALYSIS/ASSESSMENT OF THE APPLICATION

The proposed scheme does raise a number of issues and these can be considered under the following headings;

- Principle of mix use development at the site
- Design & appearance and effect upon character and appearance of the local area
- Layout
- Secured by Design
- Dwelling Mix
- Density
- Residential Impact
- Parking and Transportation
- Energy Efficiency & Renewable Energy
- Planning Obligations/Section 106

Principle of mixed use development at the site

The proposal seeks to demolish the existing 3 storey building that is partially vacant and currently on a short lease for light industrial and commercial uses and erect a mixed used development comprising of a three storey building with residential on the first and second floor and 2 x B1 units on the ground floor. The proposal will also include the erection of a 2 storey building on the western part of the site in close proximity to the barn comprising of 2 x B1 units on the ground floor and residential on the first floor.

Residential

The Council recognises that there is an increasing demand for non-employment generating uses, especially on surplus employment land. Therefore, alternative uses including residential may be appropriate.

With regards to policy HSG1 of the adopted Haringey Unitary Development Plan, this development will contribute towards the Council meeting its housing target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly most appropriate for housing development

It is considered that the site provides the opportunity to provide much needed new housing in the borough. The proposal accords with the aim of policy HSG2 in that the building does not fall in a defined employment area. Although the site has previously been in commercial use, the area to the rear of the High Road is predominantly residential in character i.e. the three storey building that adjoins the site is residential and overall the scheme will provide an acceptable environment for residential use. Furthermore, the principle of making full re-use of previously developed and accessible land for housing purposes complies to PPS3

Employment

EMP 4 states that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided the land or building is no longer suitable for business or industry use and the redevelopment would either retain or increase the numbers of jobs permanently provided on the site.

The redevelopment of the site will allow the provision of a mixed use scheme that would provide housing and also offer 353sqm of new office space on ground floor level in order to create local employment opportunities in the area

Overall it is considered that the scheme would provide a satisfactory mixed use development located in a town centre in an area with high public transport accessibility in close proximity to commercial and residential uses. As the employment generating use is located amongst a residential area i.e. 1 – 15 Kenmare Drive, it is considered that the employment use should be small scale and co-exist harmoniously with the residential use.

Design & appearance and effect upon character and appearance of the local area

Policies UD3 General Principles and UD4 Quality Design, CSV1 Development in Conservation Areas and SPG 1a Design Guidance and Design Statement require that new buildings are of an acceptable standard of design and are sympathetic with the surrounding built form.

The existing building to be demolished, is not of particular architectural quality especially at ground floor level, although the materials used on the upper floor are attractive. The previously refused application in 2006 proposed two buildings that were excessive in bulk and scale and the materials proposal were inappropriate. The current scheme however proposes a building which is lower in height and of a similar building profile to the existing. It will reflect the form and materials of the adjacent locally listed building at Morrison's Yard and therefore further enhance the character of the conservation area.

Layout

As previously discussed the proposed scheme will include 8 residential units comprising of 1 x 3 bed and 3 x 2 bed and 4 x 1 bed. All the unit sizes and room sizes are consistent with the floor minima identified in the Housing SPD 2008.

The proposed three storey block will have external terraces at the rear on first and second floor level and the proposed two storey block will have a large roof terrace. The proposed amenity space provided is considered suitable for this type of development.

Secured by Design

Whilst the comment of the Crime Prevention Officer are noted, the use and opening up of the cul-de-sac at Kenmare Drive seems to provide the best means of access to the site, and is a natural continuation of Kenmare Drive; the new flats will enable good surveillance of this area.

Dwelling Mix

In terms of the dwelling mix policy HSG10 seeks to ensure a mix of housing types and sizes within developments to meet the range of housing needs in the borough.

The scheme provides an appropriate mix of dwelling types that will meet the housing need for private housing and affordable housing

Density

Density control can help ensure that developments make the best use of the land available, avoid significant loss of dwellings and yet provide an acceptable residential environment. Policies HSG 9 'Density Standards' sets out the density range for the Borough. The Adopted Unitary Development Plan sets a density range of 200-700 habitable rooms per hectare.

Applying the method of calculation set out in SPG 3a on Residential Densities, the site covers an area of 0.103 hectares and proposes a density of 200 hrh

Residential Impact

Policy UD3 states that the Council will require development proposals to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of light, privacy and overlooking. The proposed development will not be visible from the High Road as the site is set well back and located behind other buildings. The residents living in the adjacent residential block will not be adversely affected.

Parking and Transportation

Policy M10 states that the development proposals will be assessed against the parking standards set out in Appendix 1. Proposals that do not meet these standards will not normally be permitted.

The site is in an accessible location, within close proximity of Bruce Grove Railway Station reasonable access to Seven Sisters tube station and several bus stops.

The applicant has provided 8 car parking spaces with the scheme, this will include one disabled parking space and 18 cycle racks. The existing access to the site via the side alley adjacent to 577-575 High Road will be maintained. The proposal would also involve the partial demolition of the front wall to Kenmare Drive to enable two way access and egress from and onto the site for both vehicles and pedestrians.

Whilst the transportation team have not decided to oppose the scheme the main concerns are with the inadequate circulatory area along the car parking area.

Energy Efficiency & Renewable Energy

The proposed accommodation will utilise sustainable energy efficient lighting (solar panels), a condensing type gas fired boiler and double glazed windows to achieve a U-value of 1.8. External walls and roof will be fully insulated.

Planning Obligations/Section 106

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

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

Transportation contribution

The applicant has agreed to contribute a sum of £40,000 towards upgrading the pedestrian crossing to a raised crossing and improving road visibility at Wilton Road junction and, the construction of footway at the eastern side of this road towards Trott Road.

Recovery Costs

As part of the S106, it is recommended that a financial contribution is required from this development through a legal agreement in order to secure a contribution towards recover/administration costs.

The applicant has agreed to a contribution of £2000 towards recovery costs/administration.

SUMMARY AND CONCLUSION

The proposed scheme is considered acceptable for the following reasons: the 8 units will assist in meeting the boroughs housing targets. The site will provide an acceptable environment for residential use with sufficient amenity space. A level of employment will still be retained on the site to create employment opportunities in the area.

The proposed three and two storey block is of an appropriate scale and design using appropriate materials that would enhance the conservation area. There would be no adverse impact on neighbouring properties and the site is within an accessible location. As such the proposal would be contrary to UD3 General Principles, UD4 Quality Design, CSV1 Development in Conservation Areas, CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest, HSG1 New Housing Developments

HSG2 Change of Use to Residential, HSG10 Dwelling Mix, HSG9 Density Standards, ENV3, ENV10 'Mitigating Climate Change: Renewable Energy' and EMP4 Non Employment Generating Uses of the adopted Haringey Unitary Development Plan and SPG 1a Design Guidance and Design Statement, Housing SPD (October 2008), 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/2009/0181, subject to a pre-condition that MDC Limited and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements 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 £40,000 as transportation contributions and £2,000 towards recovery costs. The overall total is £42,000

(1.1) That the Agreements referred to in Resolution (1) above is to be completed within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his sole discretion allow; and

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2009/0181 be refused for the following reason:

The proposal fails to provide a Transportation Contribution in accordance with the requirements set out in Supplementary Planning Guidance 7a Vehicle and Pedestrian Movement attached to the Haringey Unitary Development Plan.

RECOMMENDATION 2

That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2009/0181

GRANT PERMISSION

Registered No. HGY/2009/0181

Applicant's drawing No.(s) 01, 02, 03, 04, 11, 12, 13, 14, 15, 16, PS01, PS02 & PS03.

Subject to the following condition(s)

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

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

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

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

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

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

4. The applicants submits a scheme showing dedicated route to the cycle store and appropriate paving materials along the site access off High Road, typical of a shared surface, which would enable drivers to pay specific regard to pedestrians/cyclists, to the transportation authority for approval.

Reason: To minimise conflict between pedestrians/cyclists and vehicles traversing accessing this site.

5. The applicants submit a scheme which would demonstrate that servicing vehicles can manoeuvre into and out of this site, from and onto Kenmare Drive, in forward gear.

Reason: To ensure safe access and exiting of servicing vehicles into and out of this development.

6. Fully annotated and dimensioned drawings of elevational features, shopfronts at a scale of 1:10, including the type/style of window, shall be submitted to and approved by the LPA prior to commencement of development.

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

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

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

8. 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.

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

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

10. Details of roof terrace, including surfacing and guard rails/parapet walls, shall be submitted to and approved by the LPA prior to commencement of development.

Reason: To protect amenity and safety of the occupiers.

11. The development hereby authorised shall comply with BS 8220 (1986) Part 1, 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' and 'Designing Out Crime' principles.

Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

12. 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.

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 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.

14. 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.

INFORMATIVE: Demolition Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. In particular the demolition of buildings or other structures should be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail's land. Approval must be obtained from Network Rail's Outside Parties Engineer.

INFORMATIVE: Plant, Scaffolding & Cranes Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

INFORMATIVE: Excavations of footings Network Rail will need to be consulted on any alterations to ground levels. It should be noted that Network Rail are

concerned about excavations within 10m of the boundary with the operational railway and will need to be assured that the construction of foundations and footings will not impact on the stability of the railway. A full method statement must be supplied and agreed with Network Rail's Outside Party Engineer before consent can be granted.

INFORMATIVE: Amenity Network Rail is not aware whether any PPG24 noise and vibration assessment has been carried out for this location. Amenity will need to be addressed.

INFORMATIVE: Drainage Additional or increased flows of surface water must not be discharged onto Network Rail land nor into Network Rail's culverts or drains. In the interests of long term stability of the railway, soakaways should not be constructed within 10m of the boundary with the operational railway.

INFORMATIVE: Fencing given the proposed use of the site a 1.8m high fence should be constructed to avoid trespass and vandalism and provide acoustic insulation for the residential units.

INFORMATIVE: Site Layout In order to ensure the proposed development can be constructed and maintained without encroachment onto the operational railway line all buildings and structures should be set back at least 2m from the boundary with the operational railway or at least 5m for overhead power lines.

INFORMATIVE: Landscaping Details of landscaping along the railway corridor to be submitted to Network Rail, who can provide advice on appropriate planting species as well as inappropriate planting.

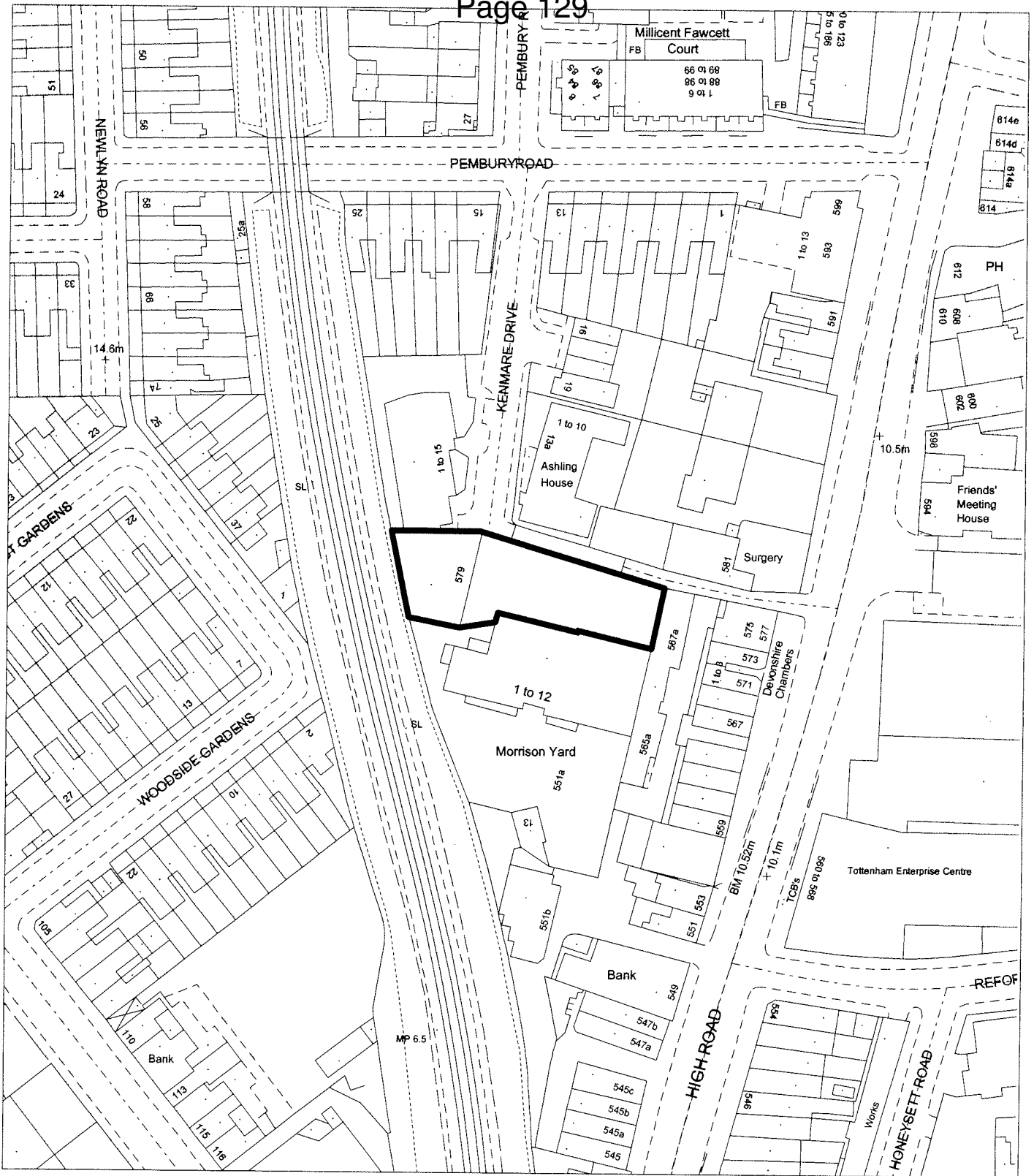
INFORMATIVE: Party Wall Act 1996 where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall etc Act 1996. Developers should consult with NRIL at an early stage of the preparation of details of their development on Party Wall matters.

REASONS FOR APPROVAL

The proposed scheme is considered acceptable for the following reasons: the 8 units will assist in meeting the boroughs housing targets. The site will provide an acceptable environment for residential use with sufficient amenity space. A level of employment will still be retained on the site to create employment opportunities in the area. The proposed three and two storey block is of an appropriate scale and design using appropriate materials that would enhance the conservation

area. There would be no adverse impact on neighbouring properties and the site is within an accessible location. As such the proposal would be contrary to Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG10 'Dwelling Mix', HSG9 'Density Standards', ENV3 'Water Conservation', ENV10 'Mitigating Climate Change: Renewable Energy' and EMP4 'Non Employment Generating Uses' of the adopted Haringey Unitary Development Plan and SPG 1a 'Design Guidance and Design Statement', Housing SPD (October 2008).

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Site plan

579C High Road N17

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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Planning Committee 6 April 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0184

Ward: Bruce Grove

Date received: 23/01/2009

Last amended date: N / A

Drawing number of plans: 01, 02, 03, 04, 11, 12, 13, 14, 15, 16, PS01, PS02 & PS03.

Address: 579C High Road N17

Proposal: Conservation Area Consent for demolition of existing building and erection of part two/part three storey building comprising of 1 x 3 bed, 3 x 2 bed, 4 x 1 bed flats, 4 x B1 units at ground floor with eight car parking spaces

Existing Use: Commercial

Proposed Use: C3 / B1

Applicant: Tigress Properties Land

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer contact: Valerie Okeiyi

RECOMMENDATION

GRANT CONSENT subject to conditions

SITE AND SURROUNDINGS

The application site is situated at 579 High Road, the site is located to the rear of the High Road in the Bruce Castle Conservation Areas. Some of the adjoining buildings have architectural and historical interest namely 581 High Road Charlton Cottage, 583 and 585 High Road Grade II listed Buildings and 579e High Road Pantiled Workshop and Barn and Morrisons Yard adjacent to the site which is a locally listed building. In addition the site is designated as the Tottenham High Road Regeneration Corridor. The site is also located in close proximity to the Scotland Green Conservation Area.

The application site is a three storey partially vacant building that is currently on a short lease for light industrial and commercial uses. The hard standing is used to

store vehicles and materials. The site is situated at the rear of 571 - 577 High Road and it is adjacent to a residential block of flats on Kenmare Drive off Pembury Road to the east and Morrison Yard to the west. To the rear of the site is the railway line. Access to the site is via Kenmare Drive or the side alley adjacent to 577-575 High Road.

The surrounding area is mixed, with a range of building types, ranging in height from a two storey, locally listed former barn to the east, to three-storey housing to the north, and tall industrial buildings to the south.

PLANNING HISTORY

Planning-**HGY/1997/1977**-GTD-31-03-98-579D High Road London -Residential development comprising sheltered accommodation providing 12 x 1 bedroom units and 1 x 2 bedroom wardens unit, communal living, dining and laundry facilities and 4 parking spaces.

Planning-**HGY/1997/1978**-GTD-09-06-98-579D High Road London -Listed Building Consent for breaches involving demolition on sections of boundary wall. Repairs and additional elements.

Planning-**HGY/1999/0242**-APPROVED-08-08-00-579D High Road London - Approval of details of new foundation to existing wall pursuant to condition attached to HGY/54262.

Planning-**HGY/2006/2000**-REF-28-11-06-579 High Road Tottenham London - Demolition of existing buildings and erection of 1 x 2 storey and 1 x 4 storey buildings comprising a total of 330sqm of office space at ground floor level and 6 x one and 6 x two bed self contained flats at 1st, 2nd and 3rd floor levels with associated landscaping, recycling and bicycle storage.

Planning-**HGY/2006/2001**-REF-05-12-06-579 High Road Tottenham London - Conservation Area Consent for demolition of existing buildings and erection of 1 x 2 storey and 1 x 4 storey buildings comprising a total of 330sqm of office space at ground floor level and 6 x one and 6 x two bed self contained flats at 1st, 2nd and 3rd floor levels with associated landscaping, recycling and bicycle storage.

DETAILS OF PROPOSAL

Conservation Area Consent for demolition of existing building and erection of part two/part three storey building comprising of 1 x 3 bed, 3 c 2 bed, 4 x 1 bed flats, 4 x B1 units at ground floor with eight car parking spaces

CONSULTATION

Tottenham CAAC
Ward Councillors
Conservation Team

RESPONSES

Conservation Team

579C High Road is located within the Bruce Castle Conservation Area, Tottenham High Road Regeneration Corridor and borders an area of archaeological importance. The proposed development will not be readily visible from Tottenham High Road, however there are adjacent buildings of architectural and historic interest; these include a group of Grade II listed buildings Nos. 581(Charlton Cottage) – 585 (and include the boundary walls) and locally listed buildings No. 579A High Road Workshop and Barn and No. 551A (former Brewery Morrison Yard).

The proposal calls for the demolition of the existing three storey building, which makes a neutral contribution to the Conservation Area. The proposed design is simple, fit for its purpose and sits well within the context of the site. The height, bulk and massing is subordinate to that of Morrison's yard and the proposed materials are in keeping with the adjacent buildings. The design reflects and improves the site and its surroundings.

RELEVANT PLANNING POLICY

CSV7 Demolition in Conservation Areas
G10 Conservation

ANALYSIS/ASSESSMENT OF THE APPLICATION

The site is currently occupied by a commercial buildings of which has a no real architectural merit and has a neutral contribution towards the character and appearance of the conservation area.

Policy CSV7 states that the Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the conservation area.

The Council considers that it will appropriate to demolish the building and replace it with a mixed used development that would contribute to the surrounding environment. Therefore it is felt that policy CSV7 Demolition in Conservation Areas has been complied with.

SUMMARY AND CONCLUSION

In conclusion, the proposal for Conservation Area Consent is thought to be acceptable in accordance with the planning application reference number HGY/2009/0181.

RECOMMENDATION

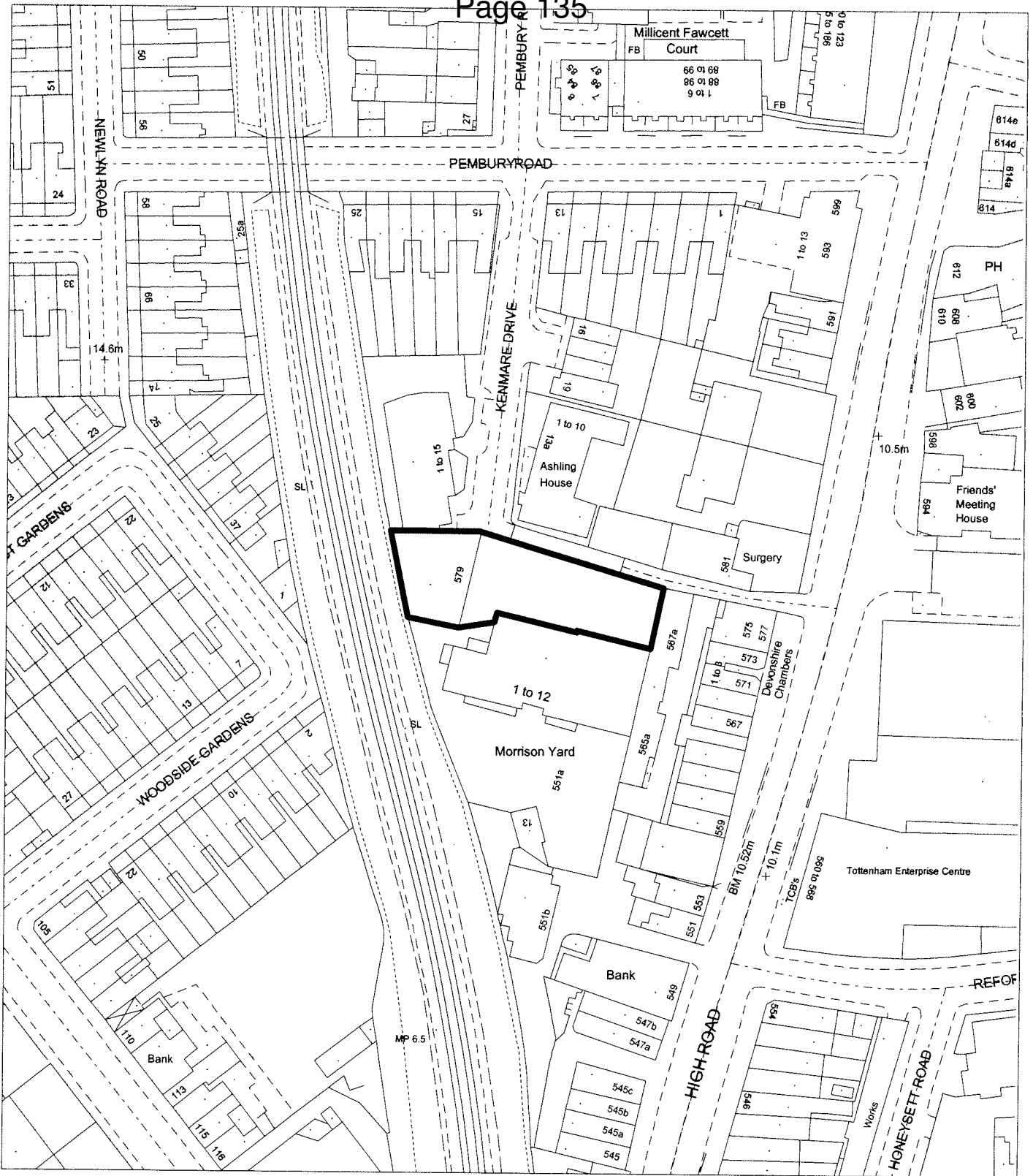
GRANT PERMISSION

Registered No. HGY/2009/0184

Applicant's drawing No.(s) 01, 02, 03, 04, 11, 12, 13, 14, 15, 16, PS01, PS02 & PS03.

Subject to the following condition(s)

1. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site under planning permission reference HGY/2009/0181) has been made and planning permission granted for the redevelopment for which the contract provides.
Reason: In order to protect the appearance of the conservation area.



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Site plan

579C High Road N17

Directorate of Urban Environment

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 Planning and Regeneration
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