



**Haringey** Council

## **NOTICE OF MEETING**

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# **Planning Committee**

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MONDAY, 11TH MAY, 2009 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

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

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### **AGENDA**

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

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 14 below.

**3. DECLARATIONS OF INTEREST**

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

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

**4. DEPUTATIONS/PETITIONS**

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

**5. MINUTES (PAGES 1 - 16)**

To confirm and sign the Minutes of the Planning Committee held on 6 April 2009.

**6. APPEAL DECISIONS (PAGES 17 - 24)**

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

**7. DELEGATED DECISIONS (PAGES 25 - 50)**

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 March 2009 and 19 April 2009.

**8. PERFORMANCE STATISTICS (PAGES 51 - 62)**

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 6 April 2009 Committee meeting.

**9. PLANNING ENFORCEMENT UPDATE (PAGES 63 - 70)**

To inform Members of planning enforcement performance for the last quarter and service issues.

**10. PLANNING APPLICATIONS (PAGES 71 - 72)**

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. FORMER HORNSEY CENTRAL HOSPITAL, PARK ROAD, N8 (PAGES 73 - 104)**

Demolition of vacant nurses homes and erection of 2 x four storey residential blocks with basement car parking, comprising 20 x one bed, 23 x two bed, 10 x three bed and 3 x four bed units, plus landscaping (Revised Scheme)  
RECOMMENDATION: Grant permission subject to conditions and subject to section 106 Legal Agreement.

**12. THE NIGHTINGALE PH, 40 NIGHTINGALE LANE, N8 (PAGES 105 - 122)**

Retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x three bed, 1 x two bed and 1 x one bed flats. Demolition of existing side extensions and erection of new 3-storey rear extension comprising 3 x one bed and 1 x two bed flats.  
RECOMMENDATION: Grant permission subject to conditions and subject to sec. 106 and sec. 278 Legal Agreement.

**13. PARK TAVERN PUBLIC HOUSE, 220 PARK LANE, N17 (PAGES 123 - 154)**

Demolition of existing buildings and erection of 4 storey building comprising 366 sqm of retail (A1) floorspace plus Kingdom Hall (D1) on the ground floor, with 34 flats, (2 x one bed, 13 x two bed, 15 x three bed and 4 x four bed flats on the upper floors), plus 22 car spaces and 44 cycle spaces.  
RECOMMENDATION: Grant permission subject to conditions and S106 Legal Agreement and agreements under S256 and S278 of the Highways Act 1980 relating to exchange of land and works to the highway.

**14. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**15. DATE OF NEXT MEETING**

Monday, 8<sup>th</sup> June 2009, 7pm.

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30 April 2009

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

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

\*Denotes Members present.

Also Present: Councillors Bevan and Davies

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PC424.</b>	<b>APOLOGIES</b>  Apologies for absence were received from Cllr Weber for whom Cllr Aitken was substituting and apologies for lateness from Cllrs Demirci and Patel.	
<b>PC425.</b>	<b>URGENT BUSINESS</b>  There were no items of urgent business.	
<b>PC426.</b>	<b>DECLARATIONS OF INTEREST</b>  There were no declarations of interest received.	
<b>PC427.</b>	<b>DEPUTATIONS/PETITIONS</b>  None received.	
<b>PC428.</b>	<b>MINUTES</b>  <b>RESOLVED</b>  That the minutes of the meetings held below be agreed and signed:  a). Planning Committee held on 9 March 2009 and b). Special Planning Committee held on 17 March 2009.	
<b>PC429.</b>	<b>APPEAL DECISIONS</b>  The Committee was asked to note the outcome of appeal decisions determined by the Department for Communities and Local Government during February 2009.  The Committee noted the outcome of 23 appeal decisions determined of which 4 (17%) were allowed, 1 in respect of an enforcement appeal and 19 (83%) were dismissed. The figures showed an overall good month in relation to performance and had improved the statistics for the year. The appeals ranged from	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

	<p>conversions to extension.</p> <p>In respect of the appeal for 596-606 High Road N17, this was a major development and had been dismissed at appeal due to highway safety and the living conditions of future occupants.</p> <p>Cllr Patel entered the meeting at 7:12pm.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<b>PC430.</b>	<p><b>DELEGATED DECISIONS</b></p> <p>The Committee was asked to note the decisions set out in Ward order, made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee between 16 February 2009 and 15 March 2009.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<b>PC431.</b>	<p><b>PERFORMANCE STATISTICS</b></p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement since the 9 March 2009 Committee meeting.</p> <p>The Officer advised the Committee that decisions taken within set time targets by Development Management and Planning Enforcement Work since the 9 March 2009 Committee meeting. In relation to major applications (1 out of 3) 33% were determined within 13 weeks. For minor applications (33 out of 39 cases) 85% were determined within 8 weeks and for other application (55 out of 68 cases) 81% were determined within 8 weeks.</p> <p>The Committee was especially asked to note that in respect of appeals against refusal of planning permission the annual total dismissed was 65% in line with Haringey targets.</p> <p><b>RESOLVED</b></p> <p>That the report be noted.</p>	
<b>PC432.</b>	<p><b>GOVERNMENT CHANGES TO PROCEDURE FOR PLANNING APPEALS: APRIL 2009</b></p> <p>The Officer presented the report to advise Members of the</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

	<p>changes to Procedures for dealing with Planning Appeals, which introduced a 'fast-track' process for appeals against refusal of householder applications.</p> <p>The report detailed the changes in the way appeals against refusal of planning permission would be dealt with by the Planning Inspectorate as from 6 April 2009. It had implications for the handling of applications and appeals by Local Authorities and for the involvement of local residents objecting to appeals. The changes were intended to provide a speedier process for the handling of householder appeals.</p> <p>The new arrangements would enable the Planning Inspectorate to determine the method of appeal (written representation, hearing or public inquiry); householder appeals would have to be submitted by the applicant within 12 weeks rather than 6 months. There would be no 'second-stage' opportunity for Council's or local residents to make further representations on householder appeals as presently existed. It was also proposed that the Planning Inspectors would undertake site visits unaccompanied. Further that any award of costs would be introduced in during the written representations process.</p> <p>The Committee was asked to note the significant changes in the appeals procedure mainly affecting householder applications.</p> <p><b>RESOLVED</b></p> <p>That the changes in the procedure be noted.</p>	
<p><b>PC433.</b></p>	<p><b>14 -16 CREIGHTON AVE N10</b></p> <p>The Committee was informed that this application had been deferred from the previous Planning Committee meeting held on 9 March 2009. This application was a revised scheme following a previous dismissed scheme.</p> <p>The Committee was advised that the application site was located on Creighton Avenue and had a very large rear garden which backed on to the gardens of Pages Hill. The application site was currently a pair of semi-detached houses.</p> <p>The design of the houses was considered acceptable as they reflected the height and bulk of existing houses adjacent to the site. The density (157hrh) was actually lower than the recommended density range. It was felt that the scheme complied with building overlooking distances and was not overbearing to adjacent properties. Eight off street parking spaces, one disabled space were proposed along with a 20mph speed restriction which would assist traffic safety measures.</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

The Committee was further advised of a proposal by the applicant to amend the position of a single unit on the left hand side of the site by moving it forward by 1.5 metres. The applicant had discussed this with the occupants of the property at number 18 who were happy with the proposal.

In response to a Members enquiry the officer explained the main differences between the current and previous applications;

- Proposal for 5 units rather than 6 in the previous application.
- The roof level had been reduced in terms of its bulk.
- The distance between the rear of the proposed new houses and the rear of houses in Pages Hill, backing on to the buildings had been increased by 3 metres.
- The provision of parking spaces had been reduced from 12 to 8.

A Planning Consultant representing the residents of Pages Hill addressed the Committee and objected to the application on the basis that it was felt to be worse than the previous scheme dismissed on appeal. It was considered that the reduced height, bulk and scale discussed was not true and the units were actually wider and broader. The Planning Inspector had felt that the previous scheme would have a dramatic impact on the resident on Pages Hill and that there was no difference in the proposed scheme. In response to a question raised by the Committee the representative explained that the pitch of the roof was lower, however it made little difference to the occupants on Pages Hill.

Cllr Matt Davies addressed to the Committee to requested that this application should be compared to the previous application dismissed by the Planning Inspectorate. The Planning Inspectorate had been concerned about the impact on the residents of Pages Hill. The Committee was requested to reject the application for the same reasons the Planning Inspectorate had dismissed the previous appeal because the applications were the same.

The applicant responded to the concerns raised and advised that the current application addressed the issues raised by the Planning Inspectorate. The proposed houses were much smaller and the buildings had been positioned in line with Creighton Avenue. The distance of the units at the rear had been increased to 44 metres.

Four cypress trees had been removed between the submission of the two application, however none of the trees along the boundary would be removed and the mature trees beside the allotment would also be retained.



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

The number of car parking spaces had been reduced and therefore the potential for overlooking had also been reduced. In response to comments raised in relation to dangerous traffic the applicant replied that vehicles would be able to enter and leave the site in forward gear which was not possible at present.

The Committee discussed with the applicant the decking at the rear of a house on Pages Hill and considered whether this would be comprised as stated by the Planning Inspectorate. The applicant advised the Committee that the decking had been built at the first floor level and considered to be unfair, however to address this issue the buildings had been moved back and the rooms in the loft removed.

The Committee was reminded by the Head of Planning that the 4 units respected the front and back building lines of Creighton Avenue and that the bulk and massing was commensurate with what was in the street. The building supported all the policy principles and recommendations for approval.

The Committee viewed the plans.

Members moved a motion to move to the vote. The Chair as seconded the motion and on a vote there being 5 in favour and 4 against the motion was carried. The Chair then moved a motion to grant the application and on a vote there being 5 in favour and 4 against the motion was carried.

**RESOLVED**

That the application be granted subject to conditions, the amended plan to move unit number 5 forward by 2 metres and subject to a Section 106 Legal Agreement concerning education contributions.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2009/0080  
FOR PLANNING COMMITTEE DATED 06/04/2009

Location: 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.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 208053/001, 010, 030, 031, 032, 110, 120, 121 Rev A,

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

122, 123, 130, 131, 132, 133, 134 & 135.

Conditions:

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

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

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority; in particular with amended plan 121 Revision A submitted on 6 April 2009, showing revised siting of house No. 5.

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.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

	<p>least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>REASONS FOR APPROVAL</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Section 106: Yes.</p>	
<p><b>PC434.</b></p>	<p><b>579C HIGH ROAD N17</b></p> <p>The Committee was informed that a previous planning application had been refused in 2006 for a 4 storey building. The current application submitted was for a 3 storey building with a total of 8 flats.</p> <p>The application site was located to the rear of the High Road in the Bruce Castle Conservation Area. The current site was a three storey partially vacant building that was on a short lease for light industrial and commercial uses. The surrounding area was mixed, with a range of building types which ranged in height. The site backed on to a railway line from Bruce Grove Station to Liverpool Street.</p> <p>The principle of mixed use development at the site wa considered acceptable. The building would reflect the scale and materials of the adjacent locally listed building at Morrison's Yard. The unit and room sizes were consistent with the flow minima and the</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

proposed amenity space was considered suitable for this type of development in the form of terraces or roof terraces. The scheme provided an appropriate mix of dwelling types that would meet the housing need for private housing and affordable housing.

The use and opening up of the cul-de-sac at Kenmare Drive seemed to provide the best means of access and was a natural continuation of Kenmare Drive. Residents living in the adjacent residential block would not be adversely affected. The applicant had provided 8 car parking spaces which would include 1 disabled space and 18 cycle racks.

The Committee was further advised that the drawings appended had recently been amended. The gap between the proposed B1 unit and the old barn had been increased and changes to the front elevation in terms of the brick and arches.

In response to a question raised the officer replied that the industrial units had been light industry/offices and that there was no information in relation to the number of employees previously employed at the site. The potential number of employees that could be employed within the proposed scheme could total 20.

Cllr Bevan addressed the Committee and raised concerns regarding the statement that the housing service had been consulted in respect of the application. Upon making enquiries the housing service had confirmed they had not been consulted in relation to the application. Further concerns was raised in relation to the loss of employment, access to the site, amenity space and fear of crime which were detailed in the crime prevention officer's report attached and which were all reasons to reject the scheme.

The applicant addressed the Committee and responded to the following issues raised:

- The crime prevention officer had submitted comments on the basis of looking at the plans and not visiting the site, particularly in relation to the removal of the wall. It was proposed that additional lighting was a deterrent for crime.
- The 2 storey element and the concerns of the undercroft parking could lead to a place for vandalism and arson. The fire officer had no representation to make in relation to this issue.
- Access to each of the units would be controlled by a video system.

The applicant further explained that the general scheme proposed a good level of housing, a balanced scheme which would benefit the site and the adjoining area. The Committee were reassured that the scheme met the required car parking standards and amenity space.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

The Committee viewed the plans.

The Committee requested an informative in relation to the colour of the brick materials which was considered should be pinker than the yellow detailed. A condition was also requested that the surfaces of the car park should be permeable.

The Chair moved a motion to grant the application.

**RESOLVED**

That the application be granted subject to conditions, the additional condition for permeable surfaces to the car park, an informative in relation to the colour of the brick and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:  
HGY/2009/0181  
FOR PLANNING COMMITTEE DATED 06/04/2009

Location: 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.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 7447/01, 02, 03, 04, 11A, 12A, 13A, 14A, 15, 16, PS01, PS02 & PS03.

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

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.

15. Details of the materials to be use in hard surfacing areas shall be submitted to and approved by the Council prior to the commencement of development, such details to incorporate permeable surfacing wherever possible.

Reason; In order to ensure sustainable means of dealing with surface water on the site.

**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 form 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.



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

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.

INFORMATIVE: Further to Condition 3 above, the choice of brick work should reflect the darker bricks in the vicinity of the site, and should avoid unduly light or pale buff bricks.

INFORMATIVE: You are requested to consider the provision of roll-down mesh shutters to the front of the undercroft parking areas located immediately to the west of ground floor B1 Unit 2, on drawing No. 7447/12A, in the event that there are issues of security and safety arising from use of the parking areas.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

	<p>REASONS FOR APPROVAL</p> <p>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).</p> <p>Section 106: Yes.</p>	
<p><b>PC435.</b></p>	<p><b>579C HIGH ROAD N17 ~ CONSERVATION AREA CONSENT</b></p> <p>The Committee was asked to consider Conservation Area Consent for the 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. With the proviso that the demolition should not take effect until a contract had been let for the redevelopment of the site in accordance with the approved planning permission.</p> <p>The Chair moved a motion to agree the recommendation in the report to grant consent subject to conditions.</p> <p><b>RESOLVED</b></p> <p>That Conservation Area Consent be agreed with the proviso listed above and as planning permission for the application outlined in PC434 above was agreed.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2009/0184 FOR PLANNING COMMITTEE DATED 06/04/2009</p> <p>Location: 579C High Road N17</p> <p>Proposal: Conservation Area Consent for demolition of existing building</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

	<p>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.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing No's: 7447/01, 02, 03, 04, 11A, 12A, 13A, 14A, 15, 16, PS01, PS02 &amp; PS03.</p> <p>Condition:</p> <p>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.</p> <p>Section 106: No.</p>	
<b>PC436.</b>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no new items of urgent business.</p>	
<b>PC437.</b>	<p><b>EXCLUSION OF THE PRESS AND PUBLIC</b></p> <p><b>RESOLVED</b></p> <p>That the press and public be excluded from the meeting as Item 16 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).</p>	
<b>PC438.</b>	<p><b>EXEMPT MINUTES</b></p> <p>The Committee was asked to sign the exempt minutes of the Special Planning Committee meeting held on Tuesday 17 March 2009.</p> <p><b>RESOLVED</b></p> <p>That the exempt minutes be agreed and signed.</p>	
<b>PC439.</b>	<p><b>NEW EXEMPT ITEMS OF URGENT BUSINESS</b></p> <p>There were no new exempt items of urgent business.</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 6 APRIL 2009**

<b>PC440.</b>	<b>DATE OF NEXT MEETING</b>  Monday 11 May 2009.	

**Councillor Sheila Peacock  
Chair**

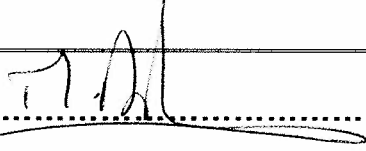


Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 11<sup>th</sup> May 2009</b>
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Report Title: <b>Appeal decisions determined during March 2009</b>	
Report of: <b>Niall Bolger Director of Urban Environment</b>	
Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
<p><b>1. Purpose</b></p> <p>To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during March 2009.</p>	
<p><b>2. Summary</b></p> <p>Reports outcome of 10 appeal decisions determined by the Department for Communities and Local Government during March 2009 of which 4 (40%) was allowed and 6 (60%) were dismissed.</p>	
<p><b>3. Recommendations</b></p> <p>That the report be noted.</p>	
<p>Report Authorised by: .....  .....</p> <p style="text-align: center;"><b>Marc Dorfman</b> <b>Assistant Director Planning &amp; Regeneration</b></p>	
<p>Contact Officer: <b>Ahmet Altinsoy</b> <b>Senior Administrative Officer</b> <span style="float: right;"><b>Tel: 020 8489 5114</b></span></p>	
<p><b>4. Local Government (Access to Information) Act 1985</b></p> <p>Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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**APPEAL DECISIONS MARCH 2009****PLANNING APPEALS**

<b>Ward:</b>	<b>Bounds Green</b>
<b>Reference Number:</b>	<b>HGY/2008/0747</b>
<b>Decision Level:</b>	<b>Delegated</b>

**24 Dorset Road N22 7SL****Proposal:**

Single storey rear extension and window to gable of house, Permission for main house granted (HGY/2007/06040)

**Type of Appeal:**

Written Representation

**Issue:**

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

**Result:**

Appeal **Allowed** 23 March 2009

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2008/0967</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Land Adjacent 34 Holmesdale Road N6 5TH****Proposal:**

Erection of a two storey house in gap in terrace with associated alterations/foundations/underpinning

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposed development of the character of the Highgate Conservation Area

The effect of the proposed development on the living conditions at No 32 Holmesdale Road

The effect of the proposed development on the existing on –street parking situation

**Result:**

Appeal **Dismissed** 26 March 2009

<b>Ward:</b>	<b>Noel Park</b>
<b>Reference Number:</b>	<b>HGY/2007/1675</b>
<b>Decision Level:</b>	<b>Delegated</b>

**32 Westbury Avenue N22 6RS**

**Proposal:**

Change of use from retail (A1) to food takeaway (A5)

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposed development on the living conditions of nearby residents in terms of noise, smell and disturbance

**Result:**

Appeal **Allowed** 9 March 2009

<b>Ward:</b>	<b>Seven Sisters</b>
<b>Reference Number:</b>	<b>HGY/2008/1909</b>
<b>Decision Level:</b>	<b>Delegated</b>

**62 Lealand Road N15 6JT**

**Proposal:**

Conversion of a house in multiple occupations to self contained 2 x 2 bed flats

**Type of Appeal:**

Written Representation

**Issue:**

The effect on the living conditions of the occupiers of the flats in relation to the space within the accommodation, and the effect on the supply of family housing within the London Borough of Haringey

**Result:**

Appeal **Allowed** 23 March 2009



<b>Ward:</b>	<b>White Hart Lane</b>
<b>Reference Number:</b>	<b>HGY/2008/0962</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Land Adjacent to 12 Fryatt Road N17 7BH**

**Proposal:**

Erection of a two storey one bedroom house

**Type of Appeal:**

Informal Hearing

**Issue:**

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

The effect of the proposal on the living conditions of the occupants of 12 Fryatt Road

**Result:**

Appeal **Dismissed** 24 March 2009

<b>Ward:</b>	<b>West Green</b>
<b>Reference Number:</b>	<b>HGY/2008/0789</b>
<b>Decision Level:</b>	<b>Delegated</b>

**78 Downhills Way N17 6BD**

**Proposal:**

Formation of a vehicular crossover/dropped kerb

**Type of Appeal:**

Written Representation

**Issue:**

The effect on highway safety

**Result:**

Appeal **Dismissed** 4 March 2009

<b>Ward:</b>	<b>Woodside</b>
<b>Reference Number:</b>	<b>HGY/2008/1079</b>
<b>Decision Level:</b>	<b>Delegated</b>

**The Freemasons, 646 Lordship Lane N22 5JH**

**Proposal:**

Demolition of existing building and erection of new building comprising Class A1, A2 or A3 use at ground floor and nine residential flats on the upper floors with cycle parking and services provided in the basement

**Type of Appeal:**

Informal Hearing

**Issue:**

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

The effect on the safety and free flow of vehicular and pedestrian traffic

**Result:**

Appeal **Allowed** 3 March 2009

<b>Ward:</b>	<b>Woodside</b>
<b>Reference Number:</b>	<b>HGY/2008/1407</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Land R/O 734-744 Lordship Lane N22 5JP**

**Proposal:**

Condition in dispute is No.5 which state that: The use hereby permitted shall not be operated before 0800 or after 2400 hours on any day.

The reason given for the condition is: To facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished

**Type of Appeal:**

Whitten Representation

**Issue:**

Whether the condition in dispute is reasonable and necessary in the interests of the amenity of adjoining residential occupiers, with particular reference to noise impact late at night

**Result:**

Appeal **Dismissed** 2 March 2009

**ENFORCEMENT APPEAL MARCH 2009**

<b>Ward:</b>	<b>Seven Sisters</b>
<b>Reference Number:</b>	<b>N/A</b>
<b>Decision Level:</b>	<b>Enforcement</b>

**69 Wargrave Avenue N15 6TU****Proposal:**

Retention of large front and rear dormers

**Type of Appeal:**

Informal Hearing

**Issue:**

Whether or not the subject development constitutes an appropriate addition to the original building in terms of its mass and design and respects the pattern and form of development in the environs of the appeal site

**Result:**

Appeal **Dismissed** 6 March 2009

<b>Ward:</b>	<b>Tottenham Green</b>
<b>Reference Number:</b>	<b>N/A</b>
<b>Decision Level:</b>	<b>Enforcement</b>

**2A Talbot Road N15 4DH****Proposal:**

Change of use to storage of motor vehicles

**Type of Appeal:**

Public Inquiry

**Issue:**

That the use occurred on the date of issue of the notice

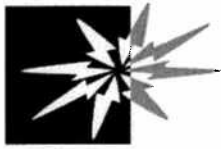
That a material change of use has occurred

That there is no evidence that the use had occurred more than 10 years ago

**Result:**

Appeal **Dismissed** 6 March 2009

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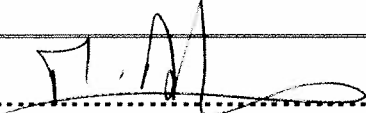


Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 11<sup>h</sup> May 2009</b>
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Report Title: <b>Decisions made under delegated powers between 16 March 2009 and 19 April 2009</b>	
Report of: <b>Niall Bolger Director of Urban Environment</b>	
Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
<p><b>1. Purpose</b></p> <p>To inform the Committee of decisions made under delegated powers by the Heads of Development Management (North &amp; South) and the Chair of the above Committee.</p>	
<p><b>2. Summary</b></p> <p>The applications listed were determined between 16 March 2009 and 19 April 2009.</p>	
<p><b>3. Recommendations</b></p> <p>See following reports.</p>	
<p>Report Authorised by: .....  .....</p> <p style="text-align: center;"><b>Marc Dorfman</b> <b>Assistant Director Planning &amp; Regeneration</b></p>	
<p>Contact Officer: <b>Ahmet Altinsoy</b> <b>Senior Administrative Officer</b>                      <b>Tel: 020 8489 5114</b></p>	
<p><b>4. Local Government (Access to Information) Act 1985</b></p> <p>Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 16/03/2009 AND 19/04/2009

#### 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](http://www.haringey.gov.uk)

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

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

WARD: **Alexandra**

Application No: **HGY/2009/0164** Officer: Michelle Bradshaw  
Decision: REF Decision Date: 19/03/2009  
Location: 1 Albert Road N22 7AA  
Proposal: Erection of detached garage to rear and creation of vehicle crossover to Crescent Road, N22.

Application No: **HGY/2009/0166** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 15/04/2009  
Location: Flat 2 19 Coniston Road N10 2BL  
Proposal: Extension of existing ground floor flat into basement with lightwells to front and side and windows to rear, to provide 1 x three bedroom flat.

Application No: **HGY/2009/0173** Officer: Matthew Gunning  
Decision: PERM DEV Decision Date: 20/03/2009  
Location: 246 Alexandra Park Road N22 7BG  
Proposal: Installation of French windows in rear dormer window and creation of Juliet balcony.

Application No: **HGY/2009/0199** Officer: Robin Campbell  
Decision: GTD Decision Date: 26/03/2009  
Location: 4 The Avenue N10 2QL  
Proposal: Erection of rear dormer extension with insertion of 2 x velux windows to front elevation to facilitate a loft conversion.

Application No: **HGY/2009/0233** Officer: Ruma Nowaz  
Decision: PERM DEV Decision Date: 26/03/2009  
Location: 9 Dagmar Road N22 7RT  
Proposal: Erection of 2 x rear dormer windows and insertion of 3 x velux windows to front roofslope to facilitate loft conversion and enlargement of existing ground floor rear extension.

Application No: **HGY/2009/0268** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 03/04/2009  
Location: 45 Donovan Avenue N10 2JU  
Proposal: Retrospective planning permission for a single storey ground floor rear / side extension.

Application No: **HGY/2009/0280** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 01/04/2009  
Location: 81 Rosebery Road N10 2LD  
Proposal: Erection of single storey rear side infill extension with glazed roof.

Application No: **HGY/2009/0306** Officer: Robin Campbell  
Decision: GTD Decision Date: 03/04/2009  
Location: 14 Lansdowne Road N10 2AU  
Proposal: Erection of rear dormer window with internal / external repairs and modifications at roof level.



Application No: **HGY/2009/0313** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 07/04/2009  
 Location: 18 Grove Avenue N10 2AR  
 Proposal: Erection of rear dormer window.

Application No: **HGY/2009/0376** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 16/04/2009  
 Location: 6 Grasmere Road N10 2DJ  
 Proposal: Erection of single storey rear extension.

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**WARD: Bounds Green**


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Application No: **HGY/2009/0155** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 17/03/2009  
 Location: 28 Palmerston Road N22 8RG  
 Proposal: Erection of ground floor rear extension.

Application No: **HGY/2009/0160** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 17/03/2009  
 Location: Bus shelter outside Warwick Court, Bounds Green Road N11  
 Proposal: Display of 2 x internally illuminated advertisement panels.

Application No: **HGY/2009/0174** Officer: Ruma Nowaz  
 Decision: PERM DEV Decision Date: 17/03/2009  
 Location: 27 Churston Gardens N11 2NJ  
 Proposal: Certificate of Lawfulness for erection of gable end dormer window and rear dormer window to facilitate loft conversion.

Application No: **HGY/2009/0201** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 19/03/2009  
 Location: 1 St Michaels Terrace N22 7SJ  
 Proposal: Retention of 5 air conditioning units to roof of rear extension.

Application No: **HGY/2009/0269** Officer: Michelle Bradshaw  
 Decision: REF Decision Date: 03/04/2009  
 Location: Flat A, 125 Myddleton Road N22 8NG  
 Proposal: Conversion of detached studio and storage / office to 1 x three bed flat, with raising of roof and erection of linking single storey lean to extension.

Application No: **HGY/2009/0271** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 03/04/2009  
 Location: Open Land Between 57 and 59 Imperial Road N8 7BX  
 Proposal: Installation of play equipment, timber, meeting shelter and 4m high ball stop fencing on existing green space.

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Application No: **HGY/2009/0287** Officer: Michelle Bradshaw  
Decision: GTD Decision Date: 26/03/2009  
Location: 7 St Michaels Terrace N22 7SJ  
Proposal: Construction of new door to flank wall facing Terrick Road, N22.

Application No: **HGY/2009/0322** Officer: Valerie Okeiyi  
Decision: REF Decision Date: 07/04/2009  
Location: 453 High Road N22 8JD  
Proposal: Display of 2.5m x 4.0m advertisement board on side wall.

Application No: **HGY/2009/0339** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 15/04/2009  
Location: 36 Palmerston Road N22 8RG  
Proposal: Erection of single storey side and rear extension and erection of rear dormer window with insertion of 1 x rooflight to front elevation.

Application No: **HGY/2009/0380** Officer: Valerie Okeiyi  
Decision: REF Decision Date: 17/04/2009  
Location: 6-8 Whittington Road N22 8YD  
Proposal: Retention of existing shopfront and roller shutter.

Application No: **HGY/2009/0390** Officer: Valerie Okeiyi  
Decision: GTD Decision Date: 17/04/2009  
Location: 46 Myddleton Road N22 8NW  
Proposal: Erection of single storey side conservatory.

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WARD: **Bruce Grove**

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Application No: **HGY/2009/0187** Officer: Michelle Bradshaw  
Decision: REF Decision Date: 17/03/2009  
Location: 51 Newlyn Road N17 6RX  
Proposal: Conversion of property into 2 x one bed self-contained flats.

Application No: **HGY/2009/0193** Officer: Ruma Nowaz  
Decision: GTD Decision Date: 17/03/2009  
Location: 60 Chester Road N17 6BZ  
Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0196** Officer: Ruma Nowaz  
Decision: REF Decision Date: 24/03/2009  
Location: 40 Philip Lane N15 4JB  
Proposal: Insertion of new shop front door to create separate access to residential accommodation.

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Application No: **HGY/2009/0226** Officer: Valerie Okeiyi  
Decision: PERM DEV Decision Date: 19/03/2009  
Location: 19 Whitley Road N17 6RJ  
Proposal: Erection of rear dormer extension.

Application No: **HGY/2009/0253** Officer: Valerie Okeiyi  
Decision: REF Decision Date: 01/04/2009  
Location: 49 Arnold Road N15 4JF  
Proposal: Refurbishment of existing HMO (House in Multiple Occupation), erection of single storey rear extension and erection of rear dormer window.

Application No: **HGY/2009/0288** Officer: Tara Jane Fisher  
Decision: REF Decision Date: 07/04/2009  
Location: 141 Mount Pleasant Road N17 6TQ  
Proposal: Conversion of existing property into 2 x three bed self-contained flats.

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WARD: **Crouch End**

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Application No: **HGY/2008/1064** Officer: Stuart Cooke  
Decision: GTD Decision Date: 18/03/2009  
Location: Coleridge Primary School, Crouch End Hill N8 8AT  
Proposal: Approval of details pursuant to condition 8 (clinker and other boundary walls) attached to planning reference HGY/2006/2234.

Application No: **HGY/2008/1253** Officer: Stuart Cooke  
Decision: GTD Decision Date: 18/03/2009  
Location: Coleridge Primary School, Crouch End Hill N8 8AT  
Proposal: Approval of details pursuant to conditions 3 (external materials) and 5 (hard landscaping) attached to planning reference HGY/2006/2234.

Application No: **HGY/2009/0278** Officer: Jeffrey Holt  
Decision: GTD Decision Date: 26/03/2009  
Location: 6A Glasslyn Road N8 8RH  
Proposal: Erection of single storey rear side extension.

Application No: **HGY/2009/0302** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 01/04/2009  
Location: 30 Crouch Hall Road N8 8HJ  
Proposal: Replacement of existing three sash windows with double glazed energy efficient glass sash windows.

Application No: **HGY/2009/0344** Officer: Jeffrey Holt  
Decision: GTD Decision Date: 26/03/2009  
Location: 4 Glasslyn Road N8 8RH  
Proposal: Erection of single storey rear side extension.

Application No: **HGY/2009/0358** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/04/2009  
 Location: 3 Cecile Park N8 9AX  
 Proposal: Erection of single storey, timber framed, glazed conservatory, at ground floor flat.

Application No: **HGY/2009/0407** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 08/04/2009  
 Location: 25 Stanhope Road N6 5AW  
 Proposal: Tree works to include crown reduction and removing epicormic growth of 1 x chestnut tree. Crown reduce 1 branch overhanging driveway and 1 branch growing towards house by 25% to reduce encroachment of one London Plane.

Application No: **HGY/2009/0461** Officer: Stuart Cooke  
 Decision: GTD Decision Date: 01/04/2009  
 Location: 34 Shepherds Hill N6 5AH  
 Proposal: Approval Of Details Pursuant to Condition 3 (sample materials) attached to planning permission reference HGY/2008/0910.

WARD: **Fortis Green**

Application No: **HGY/2009/0194** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 26/03/2009  
 Location: 24 Beech Drive N2 9NY  
 Proposal: Tree works to include crown reduction by 25%, crown lift and removal of one low branch of 1 x Oak tree.

Application No: **HGY/2009/0218** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 19/03/2009  
 Location: 13 Greenham Road N10 1LN  
 Proposal: Erection of rear dormer window with conversion of roof from hip to gable and insertion of 5 x velux windows to front elevation.

Application No: **HGY/2009/0240** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 26/03/2009  
 Location: 39 Fordington Road N6 4TD  
 Proposal: Amendment to previous application reference HGY/2004/1907 for creation of front lightwell and extension of rear patio.

Application No: **HGY/2009/0260** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 31/03/2009  
 Location: 51 Queens Avenue N10 3PE  
 Proposal: Use of Flats 1, 4 & 8 within the property as 3 self contained flats.

Application No: **HGY/2009/0265** Officer: Valerie Okeiyi  
 Decision: PERM REQ Decision Date: 07/04/2009  
 Location: 72 Twyford Avenue N2 9NL  
 Proposal: Erection of two storey rear extension.

Application No:	<b>HGY/2009/0284</b>	Officer:	Robin Campbell	Decision Date:	02/04/2009
Decision:	REF				
Location:	320A Dukes Mews, Muswell Hill N10 2QP				
Proposal:	Change of use of property from Office (B1) to mini cab office (non radio controlled).				
Application No:	<b>HGY/2009/0303</b>	Officer:	Michelle Bradshaw	Decision Date:	02/04/2009
Decision:	GTD				
Location:	35 Greenham Road N10 1LN				
Proposal:	Erection of rear dormer window and insertion of 2 x velux windows to front roofslope to facilitate a loft conversion.				
Application No:	<b>HGY/2009/0304</b>	Officer:	Tara Jane Fisher	Decision Date:	02/04/2009
Decision:	REF				
Location:	65 Coppetts Road N10 1JH				
Proposal:	Erection of porch extension of 4.6sqm containing WC.				
Application No:	<b>HGY/2009/0316</b>	Officer:	Michelle Bradshaw	Decision Date:	09/04/2009
Decision:	REF				
Location:	10 Pages Lane N10 1PS				
Proposal:	Erection of rear dormer window and insertion of 2 x velux windows to front roofslope to facilitate loft conversion.				
Application No:	<b>HGY/2009/0381</b>	Officer:	Ruma Nowaz	Decision Date:	17/04/2009
Decision:	GTD				
Location:	Chester House, 30 Pages Lane N10 1PR				
Proposal:	Removal of existing window, installation of smaller aluminium double glazed window and infill of existing opening with cedar cladding.				

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**WARD: Harringay**


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Application No:	<b>HGY/2009/0216</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	24/03/2009
Decision:	REF				
Location:	1 Atterbury Road N4 1SF				
Proposal:	Erection of single storey side / rear extension.				
Application No:	<b>HGY/2009/0248</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	31/03/2009
Decision:	GTD				
Location:	Liberty Church, Frobisher Road N8 0QX				
Proposal:	Erection of single storey side extension.				
Application No:	<b>HGY/2009/0348</b>	Officer:	John Ogenga P'Lakop	Decision Date:	16/04/2009
Decision:	GTD				
Location:	93A Falkland Road N8 0NS				
Proposal:	Continuation of use of premises comprising a dance production and holistic yoga studio at ground floor level, and a two bedroom flat at first floor level.				

Application No: **HGY/2009/0367** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 08/04/2009  
 Location: 7-7A Willoughby Road N8 0HR  
 Proposal: Use of property as B1 (business offices).

Application No: **HGY/2009/0442** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/04/2009  
 Location: 63 Wightman Road N4 1RJ  
 Proposal: Use of property as 7 self-contained residential units.

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**WARD: Highgate**


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Application No: **HGY/2008/2365** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 03/04/2009  
 Location: Flat 2 Kempton House, 52 Cholmeley Park N6 5ER  
 Proposal: Erection of roof top addition to Kempton House to be used in connection with an existing top floor flat.

Application No: **HGY/2009/0172** Officer: Robin Campbell  
 Decision: GTD Decision Date: 19/03/2009  
 Location: 254 Archway Road N6 5AX  
 Proposal: Use of property as 3 x one bed flats over first, second and third floors.

Application No: **HGY/2009/0183** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 17/03/2009  
 Location: 61 North Road N6 4BJ  
 Proposal: Erection of side dormer window and insertion of front / rear velux windows

Application No: **HGY/2009/0205** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 26/03/2009  
 Location: 14 Southwood Lawn Road N6 5SF  
 Proposal: Tree works to include felling to ground level and poison the root of 1 x Lawson Cypress tree at front of property.

Application No: **HGY/2009/0222** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 25/03/2009  
 Location: 69 Cholmeley Crescent N6 5EX  
 Proposal: Extension of existing mansard roof, extension of existing 2 x rear dormer windows and erection of rear second floor extension.

Application No: **HGY/2009/0223** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 25/03/2009  
 Location: 71 Cholmeley Crescent N6 5EX  
 Proposal: Hip to gable and new roof extension with insetion of rooflight to front rooslope.

Application No:	<b>HGY/2009/0225</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	26/03/2009
Location:	Flat A, 55 Talbot Road N6 4QX		
Proposal:	Replacement of existing timber windows with new timber doors.		
Application No:	<b>HGY/2009/0227</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	26/03/2009
Location:	Tree Top, Compton Avenue N6 4LH		
Proposal:	Erection of single storey rear extension at basement level, insertion of skylights and creation of lightwells.		
Application No:	<b>HGY/2009/0230</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	26/03/2009
Location:	14 Sheldon Avenue N6 4JT		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2009/0237</b>	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	01/04/2009
Location:	126 Archway Road N6 5BH		
Proposal:	Demolition of existing single storey extension, erection of single storey rear extension, erection of rear dormer window with insertion of 2 x velux windows to front elevation to facilitate a loft conversion.		
Application No:	<b>HGY/2009/0242</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/03/2009
Location:	19 North Road N6 4BD		
Proposal:	Tree works to include removal of branch from Horse Chestnut and dead wooding, removal of crossing branches and crown thinning by 15% to Copper Beech at rear of property.		
Application No:	<b>HGY/2009/0245</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	31/03/2009
Location:	24 Sheldon Avenue N6 4JT		
Proposal:	Removal and reconstruction of existing roof, addition of porch to front entrance and bottle balustrades to side extensions.		
Application No:	<b>HGY/2009/0258</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	01/04/2009
Location:	Magnolia House Bloomfield Road N6 4ET		
Proposal:	Erection of single storey rear orangery and side canopy area.		
Application No:	<b>HGY/2009/0286</b>	Officer:	Robin Campbell
Decision:	REF	Decision Date:	07/04/2009
Location:	33 Talbot Road N6 4QS		
Proposal:	Erection of single storey timber building in rear garden (retrospective).		
Application No:	<b>HGY/2009/0290</b>	Officer:	Robin Campbell
Decision:	REF	Decision Date:	07/04/2009
Location:	18 Cholmeley Crescent N6 5HA		
Proposal:	Erection of single storey timber building in rear garden (retrospective).		

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Application No: **HGY/2009/0292** Officer: Ruma Nowaz  
Decision: GTD Decision Date: 07/04/2009  
Location: 4 Kingsley Place N6 5EA  
Proposal: Tree works to include crown reduction to previous points of 1 x Norway Maple tree at rear of property.

Application No: **HGY/2009/0293** Officer: Ruma Nowaz  
Decision: GTD Decision Date: 01/04/2009  
Location: 15 Denewood Road N6 4AQ  
Proposal: Tree works to include lifting of crown and removal of two lowest braches to 1 x Austrian Pine at front of property.

Application No: **HGY/2009/0301** Officer: Ruma Nowaz  
Decision: GTD Decision Date: 07/04/2009  
Location: 8a Wembury Road N6 5PU  
Proposal: Tree works to include reduction of crown by no more than 30% of 1 x Sycamore tree at rear of property. All branch reductions should be made to live growth points at least 1/3 the diameter of the parent branch.

Application No: **HGY/2009/0342** Officer: Michelle Bradshaw  
Decision: REF Decision Date: 15/04/2009  
Location: 8 Wembury Mews N6 5XJ  
Proposal: Erection of two storey 1 bedroom mews house with garage.

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WARD: **Hornsey**

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Application No: **HGY/2009/0188** Officer: Robin Campbell  
Decision: GTD Decision Date: 19/03/2009  
Location: Pump House, New River Avenue N8 7QD  
Proposal: Change of use to part of the Pumphouse from Use Classes D1 / A3 to Use Classes D1 (non-residential institutions), A1 (shops), A2 (financial / professional services), A3 (restaurants & cafes) and B1 (business).

Application No: **HGY/2009/0202** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 17/03/2009  
Location: Audley House, Campsfield Road N8 7PZ  
Proposal: Replacement of existing aluminium framed single-glazed windows with new double-glazed PVC-u windows.

Application No: **HGY/2009/0204** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 17/03/2009  
Location: Koblenz House / Rhein House Newland Road / Campsfield Road N8 7BH  
Proposal: Replacement of existing single-glazed timber framed windows with new double-glazed PVC-u windows.

Application No: **HGY/2009/0206** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 17/03/2009  
Location: Tivendale, Brook Road N8 7AA  
Proposal: Replacement of existing steel framed single-glazed windows with new double-glazed PVC-u windows.



Application No: **HGY/2009/0207** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2009  
 Location: Elgar, Fleming and Hillary, Boyton Close N8 7BD  
 Proposal: Replacement of existing steel framed single-glazed windows with new double-glazed PVC-u windows.

Application No: **HGY/2009/0208** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2009  
 Location: Shelley, Boyton Road N8 7BE  
 Proposal: Replacement of existing steel framed single-glazed windows with new double-glazed PVC-u windows.

Application No: **HGY/2009/0209** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2009  
 Location: Goodwin Court, Campsbourne Road N8 7AT  
 Proposal: Replacement of existing steel framed single-glazed windows with new double-glazed PVC-u windows.

Application No: **HGY/2009/0210** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2009  
 Location: Chacewater, Boyton Road N8 7AB  
 Proposal: Replacement of existing steel framed single-glazed windows with new double-glazed PVC-u windows.

Application No: **HGY/2009/0211** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2009  
 Location: Tennyson House, Boyton Road N8 7AX  
 Proposal: Replacement of existing steel framed single-glazed windows with new double-glazed PVC-u windows.

Application No: **HGY/2009/0212** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2009  
 Location: Campsfield House and Gillett House, Campsfield Road N8 7AR  
 Proposal: Replacement of existing single-glazed timber framed windows/doors with new double-glazed PVC-u.

Application No: **HGY/2009/0213** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2009  
 Location: Honeymead, Campsfield Road N8 7AN  
 Proposal: Replacement of existing single-glazed timber framed windows and entrance door with new double-glazed PVC-u.

Application No: **HGY/2009/0214** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2009  
 Location: Wat Tyler House, Boyton Road N8 7AU  
 Proposal: Replacement of existing single-glazed timber framed windows and entrance door with new double-glazed PVC-u.

Application No: **HGY/2009/0215** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2009  
 Location: Myddelton House, Campsfield Road N8 7AP  
 Proposal: Replacement of existing single-glazed timber framed windows and entrance door with new double-glazed PVC-u.

Application No:	<b>HGY/2009/0236</b>	Officer:	Jeffrey Holt	Decision Date:	26/03/2009
Decision:	REF				
Location:	1 Nightingale Mews, Nightingale Lane N8 7RA				
Proposal:	Change of use from existing 1st floor workshop to 1-bed flat.				
Application No:	<b>HGY/2009/0283</b>	Officer:	Jeffrey Holt	Decision Date:	17/03/2009
Decision:	GTD				
Location:	Flat 6 Elgar House, Boyton Close N8 7BD				
Proposal:	Replacement of existing steel framed single glazed windows with double glazed PVCU windows and 1 x kitchen door.				
Application No:	<b>HGY/2009/0298</b>	Officer:	Jeffrey Holt	Decision Date:	07/04/2009
Decision:	GTD				
Location:	57 Tottenham Lane N8 9BD				
Proposal:	Display of 2 x externally illuminated rolled fascia panels, 1 x internally illuminated D/S projecting sign and 1 x internally illuminated D/S internal suspended sign.				
Application No:	<b>HGY/2009/0323</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	07/04/2009
Decision:	GTD				
Location:	Harvey House, Pembroke Road N8 7PU				
Proposal:	Replacement of existing single-glazed timber framed windows with new double-glazed PVC-u windows.				
Application No:	<b>HGY/2009/0334</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	07/04/2009
Decision:	GTD				
Location:	Moore House, Pembroke Road N8 7PX				
Proposal:	Replacement of existing single-glazed timber framed windows and front entrance doors with new double-glazed PVC-u windows.				
Application No:	<b>HGY/2009/0346</b>	Officer:	Jeffrey Holt	Decision Date:	01/04/2009
Decision:	GTD				
Location:	7 Myddelton House, Campsfield Road N8 7AP				
Proposal:	Replacement of existing wooden windows / doors with white UPVC double glazed windows / doors.				
Application No:	<b>HGY/2009/0360</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	17/04/2009
Decision:	REF				
Location:	60 Beechwood Road N8 7NG				
Proposal:	Erection of single storey rear infill extension, erection of rear dormer window and insertion of 2 velux windows to front roofslope.				
Application No:	<b>HGY/2009/0400</b>	Officer:	Jeffrey Holt	Decision Date:	08/04/2009
Decision:	REF				
Location:	122 Rathcoole Gardens N8 9PG				
Proposal:	Conversion of property into two self contained flats incorporating single storey rear extension.				
Application No:	<b>HGY/2009/0447</b>	Officer:	Stuart Cooke	Decision Date:	01/04/2009
Decision:	GTD				
Location:	Penstock House, Newland Road N8 7AJ				
Proposal:	Approval Of Details pursuant to Condition 12 (central dish / aerial system) attached to planning permission reference HGY/2007/1518.				

Application No: **HGY/2009/0475** Officer: Stuart Cooke  
 Decision: GTD Decision Date: 27/03/2009  
 Location: Land rear of 42-48 Newland Road N8  
 Proposal: Approval Of Details pursuant to Condition 6 (levels and boundary treatments) attached to planning permission reference HGY/2007/1518.

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**WARD: Muswell Hill**


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Application No: **HGY/2007/2162** Officer: Luke McSoriley  
 Decision: GTD Decision Date: 08/04/2009  
 Location: 1-4 Connaught House 38 Connaught Gardens N10 3LH  
 Proposal: Approval Of Details pursuant to Condition 9 (boundary treatments) attached to planning permission reference HGY/2006/1497.

Application No: **HGY/2008/0342** Officer: Luke McSoriley  
 Decision: GTD Decision Date: 08/04/2009  
 Location: Connaught House, 38 Connaught Gardens N10 3LH  
 Proposal: Approval Of Details pursuant to Condition 8 (refuse waste storage and recycling) attached to planning permission reference HGY/2006/1497.

Application No: **HGY/2009/0175** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 18/03/2009  
 Location: 5 Grosvenor Gardens N10 3TB  
 Proposal: Demolition of front wall and excavation of front garden to form new driveway and front access.

Application No: **HGY/2009/0200** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 24/03/2009  
 Location: 54 Muswell Hill Road N10 3JR  
 Proposal: Creation of vehicle crossover to a classified road.

Application No: **HGY/2009/0238** Officer: Robin Campbell  
 Decision: GTD Decision Date: 31/03/2009  
 Location: 13 Firs Avenue N10 3LY  
 Proposal: Erection of rear dormer window and insertion of velux windows to front and rear roofslopes to facilitate loft conversion.

Application No: **HGY/2009/0256** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 31/03/2009  
 Location: Flat 27 Veryan Court, Park Road N8 8JR  
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x projecting sign.

Application No: **HGY/2009/0261** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 03/04/2009  
 Location: Hanley Lawn Tennis Club, Crouch End Playing Fields, Park Road N8 8JJ  
 Proposal: Erection of 14 x steel green-coated poles for suspension of nylon netting to height of 6.4m around tennis courts.

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Application No:	<b>HGY/2009/0267</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	02/04/2009
Location:	95 Wood Vale N10 3DL		
Proposal:	Conversion of property into 2 x self-contained flats, with erection of side extension to accommodate staircase, replacement of existing garage with secure bicycle store, and changes to rear fenestration.		
Application No:	<b>HGY/2009/0277</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/03/2009
Location:	Risborough Close, Muswell Hill N10 3PL		
Proposal:	Installation of new bin store to rear of building.		
Application No:	<b>HGY/2009/0282</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	07/04/2009
Location:	16 Cranmore Way N10 3TP		
Proposal:	Tree works to include drawing in of crown laterals, raising of crown to 5m and removal of all dead, diseased and dying wood from crown of 1 x Atlantic Cedar at front of property.		
Application No:	<b>HGY/2009/0321</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	07/04/2009
Location:	Wolverton, Warner Road N8 7HA		
Proposal:	Replacement of existing steel framed single-glazed windows with new double-glazed PVC-u windows.		
Application No:	<b>HGY/2009/0326</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	17/04/2009
Location:	87 Muswell Hill Broadway N10 3HA		
Proposal:	Variation of Condition 1 ( hours of operation) attached to planning permission reference HGY/2004/0211 to allow public house / restaurant to operate from 0800 hours to 2330 hours Sundays to Thursdays, with vacation of premises by 0000 hours (midnight) , and 0800 hours to 0000 hours (midnight) Fridays and Saturdays and Bank Holidays with vacation of premises by 0030 hours.		
Application No:	<b>HGY/2009/0327</b>	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	14/04/2009
Location:	82 Springfield Avenue N10 3SY		
Proposal:	Approval of details pursuant to Condition 4 (fenestration) attached to planning permission reference HGY/2008/1576.		
Application No:	<b>HGY/2009/0333</b>	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	08/04/2009
Location:	111 Priory Road N8 8LY		
Proposal:	Formation of vehicle crossover to a classified road.		
Application No:	<b>HGY/2009/0337</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/03/2009
Location:	27 Veryan Court, Park Road N8 8JR		
Proposal:	Installation of new shopfront.		
Application No:	<b>HGY/2009/0350</b>	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	15/04/2009
Location:	54 Muswell Hill Road N10 3JR		
Proposal:	Installation of sliding automated gates to front of property, fabricated in mild steel and painted black.		

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Application No: **HGY/2009/0383** Officer: Tara Jane Fisher  
Decision: PERM DEV Decision Date: 16/04/2009  
Location: 6 Topsfield Road N8 8SN  
Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0430** Officer: Michelle Bradshaw  
Decision: PERM DEV Decision Date: 19/03/2009  
Location: 232 Park Road N8 8JX  
Proposal: Erection of rear dormer window.

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WARD: **Noel Park**

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Application No: **HGY/2009/0163** Officer: Tara Jane Fisher  
Decision: REF Decision Date: 17/03/2009  
Location: 7 Brampton Park Road N22 6BG  
Proposal: Conversion of property into 3 x self-contained flats, entailing demolition of existing single storey rear extension and erection of new single storey rear extension.

Application No: **HGY/2009/0176** Officer: Robin Campbell  
Decision: REF Decision Date: 19/03/2009  
Location: 41 Alexandra Road N8 0PN  
Proposal: Conversion of property to 1 x three bed and 2 x one bed flats.

Application No: **HGY/2009/0179** Officer: Michelle Bradshaw  
Decision: REF Decision Date: 17/03/2009  
Location: 451 Lordship Lane N22 5DJ  
Proposal: Erection of rear first floor extension and conversion of upper floors into 1 x studio and 2 x one bed flats.

Application No: **HGY/2009/0262** Officer: Valerie Okeiyi  
Decision: PERM DEV Decision Date: 31/03/2009  
Location: 3 Vernon Road N8 0QD  
Proposal: Erection of second floor rear roof extension with rear dormer window.

Application No: **HGY/2009/0263** Officer: Matthew Gunning  
Decision: GTD Decision Date: 31/03/2009  
Location: Mall Kiosk 2, The Mall Shopping City, High Road N22 6YD  
Proposal: Creation of an A2 retail use "Professional & Financial Services".

Application No: **HGY/2009/0264** Officer: Michelle Bradshaw  
Decision: REF Decision Date: 08/04/2009  
Location: 35 Morley Avenue N22 6LY  
Proposal: Conversion of property into two self contained flats.

Application No: **HGY/2009/0294** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 07/04/2009  
 Location: 3 Wellington Terrace, Turnpike Lane N8 0PX  
 Proposal: Change of use from B1 (Business) to D1 (Non-residential institution).

Application No: **HGY/2009/0307** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 07/04/2009  
 Location: 92 The Sandlings N22 6XS  
 Proposal: Replacement of existing wooden windows / doors with UPVC double glazed brown / white windows / doors.

Application No: **HGY/2009/0309** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 07/04/2009  
 Location: Marks and Spencer, 46 High Road N22 6BX  
 Proposal: Display of 1x illuminated fascia sign.

Application No: **HGY/2009/0315** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 08/04/2009  
 Location: 88 High Road N22 6HE  
 Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.

Application No: **HGY/2009/0368** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 15/04/2009  
 Location: 75 Westbury Avenue N22 6SA  
 Proposal: Conversion of ground floor back addition to studio flat with rear extension.

Application No: **HGY/2009/0384** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 17/04/2009  
 Location: 77 Westbury Avenue N22 6SA  
 Proposal: Retrospective planning application for retention of existing canopy.

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**WARD: Northumberland Park**


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Application No: **HGY/2009/0168** Officer: Robin Campbell  
 Decision: GTD Decision Date: 17/03/2009  
 Location: 1-39 Bennetts Close N17 0HD  
 Proposal: Replacement of existing crittal windows with PVC white double glazed windows and doors

Application No: **HGY/2009/0185** Officer: Tara Jane Fisher  
 Decision: REF Decision Date: 20/03/2009  
 Location: 1 Park Avenue Road N17 0HX  
 Proposal: Erection of rear dormer window with insertion of 2 x skylights to front elevation.

Application No: **HGY/2009/0291** Officer: Robin Campbell  
 Decision: GTD Decision Date: 07/04/2009  
 Location: 2-32 Bennetts Close N17 0HD  
 Proposal: Replacement of existing crittall windows with PVC white double glazed windows and doors.

Application No: **HGY/2009/0296** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 15/04/2009  
 Location: Site Junction Worcester Avenue and Paxton Road N17 0BP  
 Proposal: Continued use of land as a car park for 46 cars and the retention of a single storey building for use as a member's club office for a further temporary period of three years.

Application No: **HGY/2009/0314** Officer: Ruma Nowaz  
 Decision: PERM REQ Decision Date: 08/04/2009  
 Location: 21 Ruskin Road N17 8ND  
 Proposal: Erection of 2 storey rear extension.

Application No: **HGY/2009/0332** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 19/03/2009  
 Location: 1-24 Wood Mead, Grange Road N17 0ET  
 Proposal: Replacement of existing windows with PVCu white double glazed units, including the private balcony doors.

Application No: **HGY/2009/0340** Officer: Robin Campbell  
 Decision: REF Decision Date: 16/04/2009  
 Location: 688-690 High Road N17 0AE  
 Proposal: Conversion of existing property, consisting of 8 bedsits on first and second floors, into four self-contained flats.

Application No: **HGY/2009/0345** Officer: Valerie Okeiyi  
 Decision: PERM REQ Decision Date: 15/04/2009  
 Location: 36 Park Lane N17 0JT  
 Proposal: Erection of rear dormer window.

Application No: **HGY/2009/0375** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 16/04/2009  
 Location: 127 Northumberland Park N17 0TL  
 Proposal: Replacement of existing timber / PVCU brown casement windows with PVCU double glazed brown windows.

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 WARD: **St Anns**


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Application No: **HGY/2009/0195** Officer: Oliver Christian  
 Decision: REF Decision Date: 17/03/2009  
 Location: 2 Haringay Road N15 3JD  
 Proposal: Variation of Condition 2 (operating hours) attached to planning reference HGY/51643 to allow opening hours of 08.00 hours to 18.00 hours Monday to Saturday and 10.00 to 16.00 on Sunday

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Application No: **HGY/2009/0228** Officer: Megan Cochrane  
Decision: GTD Decision Date: 24/03/2009  
Location: 14 Chedworth House, 227 West Green Road N15 5EH  
Proposal: Replacement of existing wooden framed window with UPVC white windows.

Application No: **HGY/2009/0270** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 27/03/2009  
Location: 34 Ritches Road N15 3TB  
Proposal: Use of property as 2 self-contained flats.

Application No: **HGY/2009/0343** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 07/04/2009  
Location: 734-736 Seven Sisters Road N15 5NH  
Proposal: Use of property as (A1) retail.

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WARD: **Seven Sisters**

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Application No: **HGY/2009/0111** Officer: John Ogenga P'Lakop  
Decision: REF Decision Date: 17/03/2009  
Location: 1 Grovelands Road N15 6BS  
Proposal: Erection of front and rear loft extension.

Application No: **HGY/2009/0151** Officer: John Ogenga P'Lakop  
Decision: PERM DEV Decision Date: 31/03/2009  
Location: LUL Mid-Tunnel Vent Shaft, Netherton Road N15  
Proposal: Demolition and rebuilding of existing headhouse in order to upgrade existing cooling system to Victoria Line.

Application No: **HGY/2009/0161** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 17/03/2009  
Location: 66 Heysham Road N15 6HL  
Proposal: Removal of existing rear side elevation window and installation of French doors; installation of replacement windows

Application No: **HGY/2009/0162** Officer: Elizabeth Ennin-Gyasi  
Decision: GTD Decision Date: 17/03/2009  
Location: 45 Grovelands Road N15 6BT  
Proposal: Approval of details pursuant to conditions 5 (extract fans), 6 (restaurant layout) and 7 (storage / collection of refuse) attached to planning reference HGY/2008/2218.

Application No: **HGY/2009/0273** Officer: Oliver Christian  
Decision: REF Decision Date: 27/03/2009  
Location: 34 Gladesmore Road N15 6TB  
Proposal: Erection of front and rear dormer windows and alteration of roof from hip to gable to facilitate loft conversion.



Application No: **HGY/2009/0312** Officer: Elizabeth Ennin-Gyasi  
 Decision: PERM DEV Decision Date: 07/04/2009  
 Location: 45 Hillside Road N15 6LU  
 Proposal: Erection of rear dormer extension.

Application No: **HGY/2009/0369** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 17/04/2009  
 Location: 7 Cadoxton Avenue N15 6LB  
 Proposal: Erection of rear dormer window.

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**WARD: Stroud Green**


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Application No: **HGY/2009/0076** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/03/2009  
 Location: 64 Stapleton Hall Road N4 4QA  
 Proposal: Alterations to front elevation and erection of two storey rear extension to allow for the formation of two storey 3 bedroom house.

Application No: **HGY/2009/0279** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 27/03/2009  
 Location: 13 Victoria Terrace N4 4DA  
 Proposal: Retention of 4 studio flats.

Application No: **HGY/2009/0297** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 07/04/2009  
 Location: Flat B, 37 Uplands Road N8 9NN  
 Proposal: Erection of rear dormer and installation of 5 roof-lights to create a loft conversion.

Application No: **HGY/2009/0310** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 07/04/2009  
 Location: 31D Ridge Road N8 9LJ  
 Proposal: Replacement of existing rear dormer window with enlarged rear dormer window with 2 x skylights to front roof slope.

Application No: **HGY/2009/0317** Officer: Elizabeth Ennin-Gyasi  
 Decision: NOT DEV Decision Date: 27/03/2009  
 Location: 100 Uplands Road N8 9NJ  
 Proposal: Internal alterations to form a single family dwelling.

Application No: **HGY/2009/0325** Officer: Elizabeth Ennin-Gyasi  
 Decision: PERM DEV Decision Date: 07/04/2009  
 Location: 32 Ferme Park Road N4 4ED  
 Proposal: Use of property as Care Home for six residents using shared facilities.

Application No: **HGY/2009/0354** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 17/04/2009  
 Location: 31A Lorne Road N4 3RU  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0363** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 17/04/2009  
 Location: 74 Victoria Road N4 3SL  
 Proposal: Approval Of Details pursuant to Condition 5 (management plan) attached to planning permission reference HGY/2008/1334.

Application No: **HGY/2009/0412** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 08/04/2009  
 Location: 25 Mount Pleasant Crescent N4 4HP  
 Proposal: Formation of rear dormer window and installation of 2 x conservation rooflights to front roofslope to create loft conversion.

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WARD: **Tottenham Green**

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Application No: **HGY/2008/1935** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 24/03/2009  
 Location: 62 Beaconsfield Road N15 4SJ  
 Proposal: Retrospective planning permission for retention of timber framed building for use as artist's studio.

Application No: **HGY/2009/0182** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 31/03/2009  
 Location: Land at Winns Mews (Off Grove Park Road) N15  
 Proposal: Approval Of Details pursuant to Conditions 4 (hard landscaping), 7 (central dish / aerial system), 9 (site investigation), 11 (bin store), 12 (10% reduction of carbon emissions), 13 (foundations) and Condition 14 (cycle racks) attached to planning permission reference HGY/2006/0933.

Application No: **HGY/2009/0300** Officer: John Ogenga P'Lakop  
 Decision: NOT DEV Decision Date: 07/04/2009  
 Location: 326B High Road N15 4BN  
 Proposal: Use of property as (A5) take-away and (A3) cafe.

Application No: **HGY/2009/0328** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 07/04/2009  
 Location: 19 Stamford Close N15 4PX  
 Proposal: Replacement of existing aluminium framed windows / doors with white UPVC windows / doors.

Application No: **HGY/2009/0355** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 15/04/2009  
 Location: 193-197 Broad Lane N15 4QS  
 Proposal: Display of 3 x internally illuminated fascia sign and 2 x internally illuminated non-fascia signs.

Application No: **HGY/2009/0382** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 08/04/2009  
 Location: Flat 1, 30 Russell Road N15 5LS  
 Proposal: Replacement of existing metal windows / doors with hardwood framed windows / doors.

Application No: **HGY/2009/0446** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 17/03/2009  
 Location: Unit 1, Rangemoor Road Industrial Estate, Bernard Road N15 4NE  
 Proposal: Approval of details pursuant to condition 4 (site investigation) attached to planning reference HGY/2009/0116

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**WARD: Tottenham Hale**


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Application No: **HGY/2009/0191** Officer: Elizabeth Ennin-Gyasi  
 Decision: PERM DEV Decision Date: 17/03/2009  
 Location: 103 Sherringham Avenue N17 9RT  
 Proposal: Certificate of Lawfulness for erection of rear dormer window.

Application No: **HGY/2009/0247** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 26/03/2009  
 Location: 374 High Road N17 9HY  
 Proposal: Demolition of existing single storey rear projection and erection of two storey rear extension to create 2 x 1 bed self contained flats.

Application No: **HGY/2009/0305** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 07/04/2009  
 Location: 106 Reedham Close N17 9PU  
 Proposal: Replacement of existing wooden framed windows / doors with white PVC windows / doors.

Application No: **HGY/2009/0335** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 01/04/2009  
 Location: 4 Lansdowne Road N17 9XE  
 Proposal: Erection of single storey ground floor extension, and replacement of existing single glazed timber windows with double glazed windows.

Application No: **HGY/2009/0336** Officer: Oliver Christian  
 Decision: GTD Decision Date: 14/04/2009  
 Location: 406 High Road N17 9JB  
 Proposal: Erection of ground floor rear extension to existing shop unit, installation of external emergency stair access from ground to first floor: Conversion of upper floors to 1 x two bed and 2 x one bed self contained flats.

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**WARD: West Green**


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Application No: **HGY/2009/0221** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 25/03/2009  
 Location: 39 Mannoek Road N22 6AB  
 Proposal: Demolition of part of existing rear dormer.

Application No: **HGY/2009/0285** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 07/04/2009  
 Location: 454 West Green Road N15 3PT  
 Proposal: Demolition of the existing shelter in the rear garden and erection of new shelter to create a smoking area to the rear of the existing cafe.

WARD: **White Hart Lane**

Application No: **HGY/2009/0299** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 07/04/2009  
 Location: 148 Risley Avenue N17 7ER  
 Proposal: Retention of existing roof.

Application No: **HGY/2009/0371** Officer: Robin Campbell  
 Decision: PERM DEV Decision Date: 15/04/2009  
 Location: 71 Risley Avenue N17 7HJ  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0372** Officer: Robin Campbell  
 Decision: PERM DEV Decision Date: 15/04/2009  
 Location: 155 Risley Avenue N17 7HP  
 Proposal: Erection of single story rear extension.

WARD: **Woodside**

Application No: **HGY/2009/0231** Officer: Robin Campbell  
 Decision: PERM REQ Decision Date: 26/03/2009  
 Location: 15 Solway Road N22 5BX  
 Proposal: Use of property as two self-contained flats.

Application No: **HGY/2009/0251** Officer: Robin Campbell  
 Decision: GTD Decision Date: 15/04/2009  
 Location: 358 High Road N22 8JW  
 Proposal: Installation of cash point machine.

Application No: **HGY/2009/0257** Officer: Robin Campbell  
 Decision: GTD Decision Date: 24/03/2009  
 Location: Woodside High School, White Hart Lane N22 5QJ  
 Proposal: Approval Of Details on Condition 3 (materials), Condition 8 (Arboricultural Method Statement), Condition 10 (Construction Method Statement), Condition 13 (Demolition Method Statement) and Condition 15 (Fencing to Southern Boundary) attached to planning permission reference HGY/2008/0655 for redevelopment of Woodside High School.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2009/0457** Officer: Stuart Cooke  
Decision: RNO Decision Date: 09/04/2009  
Location: 153 Stroud Green Road N4 3PZ  
Proposal: Observation to London Borough of Islington for change of use of upper floors from a single four bedroom maisonette to three self contained units (one x studio plus two x one bedroom units).

Application No: **HGY/2009/0472** Officer: Stuart Cooke  
Decision: RNO Decision Date: 09/04/2009  
Location: 15 Blythwood Road N4 4EU  
Proposal: The construction of a three storey residential block in the side garden of 15 Blythwood Road to provide five residential units (one x 3 bedroom, two x 2 bedroom, two x 1 bedroom); demolition of conservatory of 15 Blythwood Road; communal and private gardens and landscaping (Observations to L.B. Islington).

Application No: **HGY/2009/0473** Officer: Stuart Cooke  
Decision: ROB Decision Date: 09/04/2009  
Location: Unit 2 Shaftsbury Industrial Estate, 22 Bull Lane N18 1SX  
Proposal: Observation to London Borough of Enfield for conversion of first floor industrial unit into six self contained flats (comprising of 3 x 1 bed and 3 x studio) together with new windows to front and rear elevation.

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Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 11<sup>th</sup> May 2009</b>
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Report Title: <b>Development Control and Planning Enforcement work report</b>		
Report of: <b>Niall Bolger Director of Urban Environment</b>		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: <b>All</b></td> <td style="width: 50%; padding: 5px;">Report for: <b>Planning Committee</b></td> </tr> </table>	Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>	
<b>1. Purpose</b> To advise the Committee of performance statistics on Development Control and Planning Enforcement.		
<b>2. Summary</b> Summarises decisions taken within set time targets by Development Management and Planning Enforcement Work since the 6 <sup>th</sup> April 2009 Committee meeting.		
<b>3. Recommendations</b> That the report be noted.		
Report Authorised by: .....  ..... <div style="text-align: center;"> <b>Marc Dorfman</b>  <b>Assistant Director Planning &amp; Regeneration</b> </div>		
Contact Officer: <b>Ahmet Altinsoy</b> <div style="display: flex; justify-content: space-between;"> <span><b>Senior Administrative Officer</b></span> <span><b>Tel: 020 8489 5114</b></span> </div>		
<b>4. Local Government (Access to Information) Act 1985</b> Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a> . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.  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 11 May 2009

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

**March 2009 Performance**

In March 2009 there were 140 planning applications determined, with performance in each category as follows -

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

87% of minor applications were determined within 8 weeks (27 out of 31 cases)

89% of other applications were determined within 8 weeks (95 out of 107 cases)

For an explanation of the categories see Appendix I

**Year Performance – 2008/09**

In the financial year 2008/09 there were 1879 planning applications determined, with performance in each category as follows -

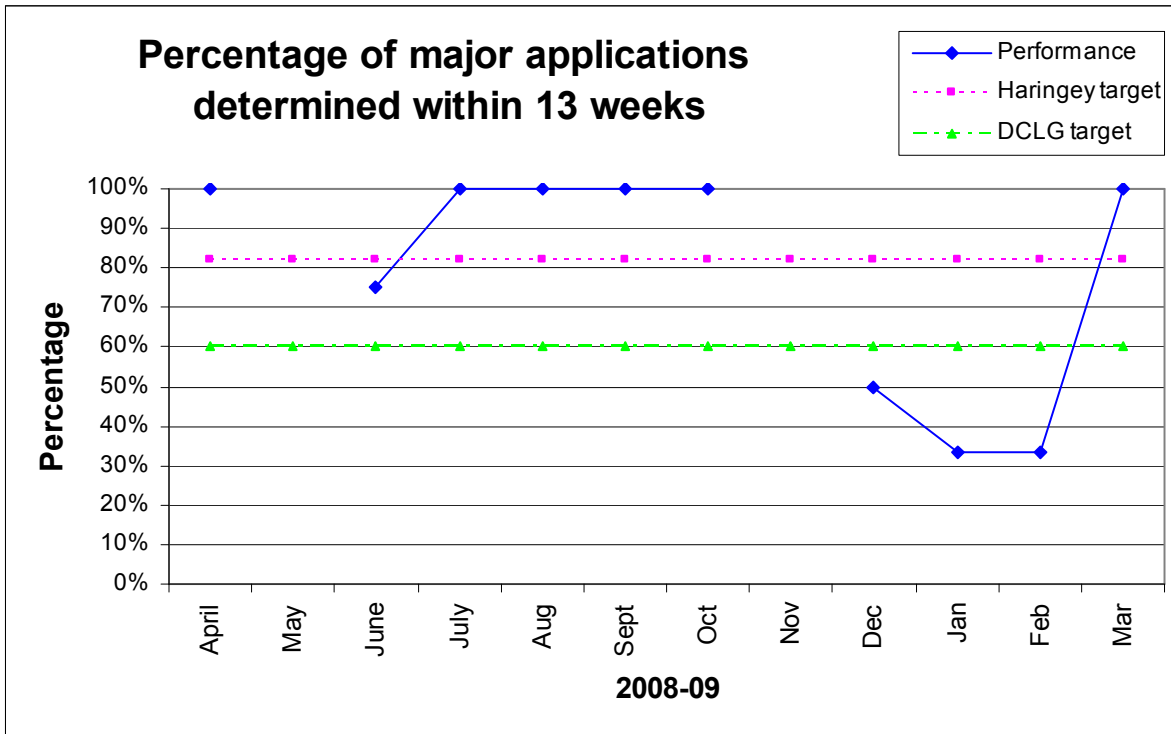
78% of major applications were determined within 13 weeks (21 out of 27 cases)

81% of minor applications were determined within 8 weeks (406 out of 504 cases)

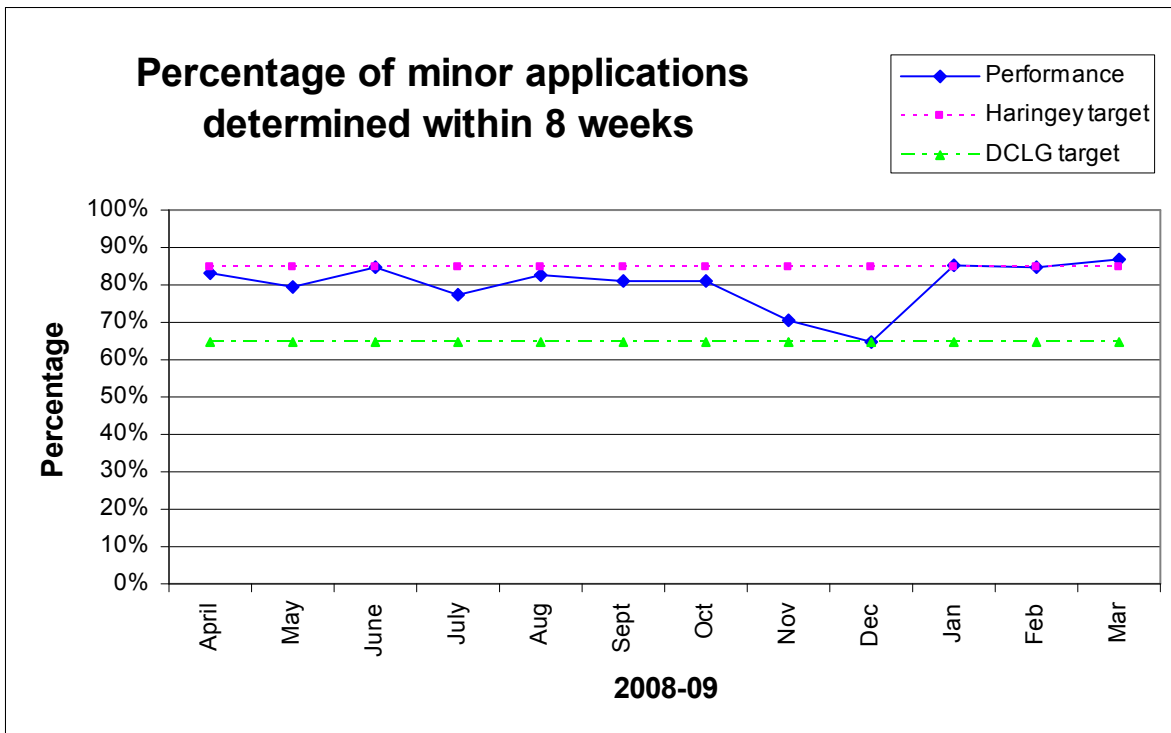
89% of other applications were determined within 8 weeks (1205 out of 1348 cases)

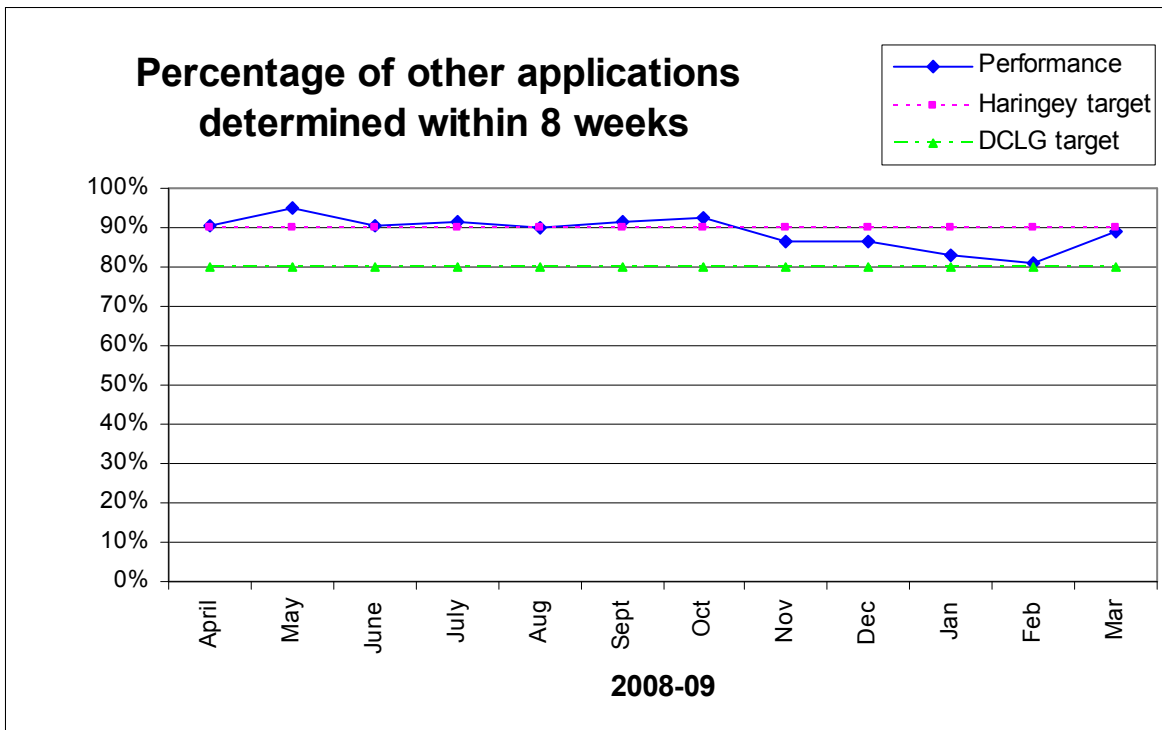
The monthly performance for each of the categories is shown in the following graphs:

**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**

**March 2009 Performance**

In March 2009, excluding Certificate of Lawfulness applications, there were 112 applications determined of which:

76% were granted (85 out of 112)

24% were refused (27 out of 112)

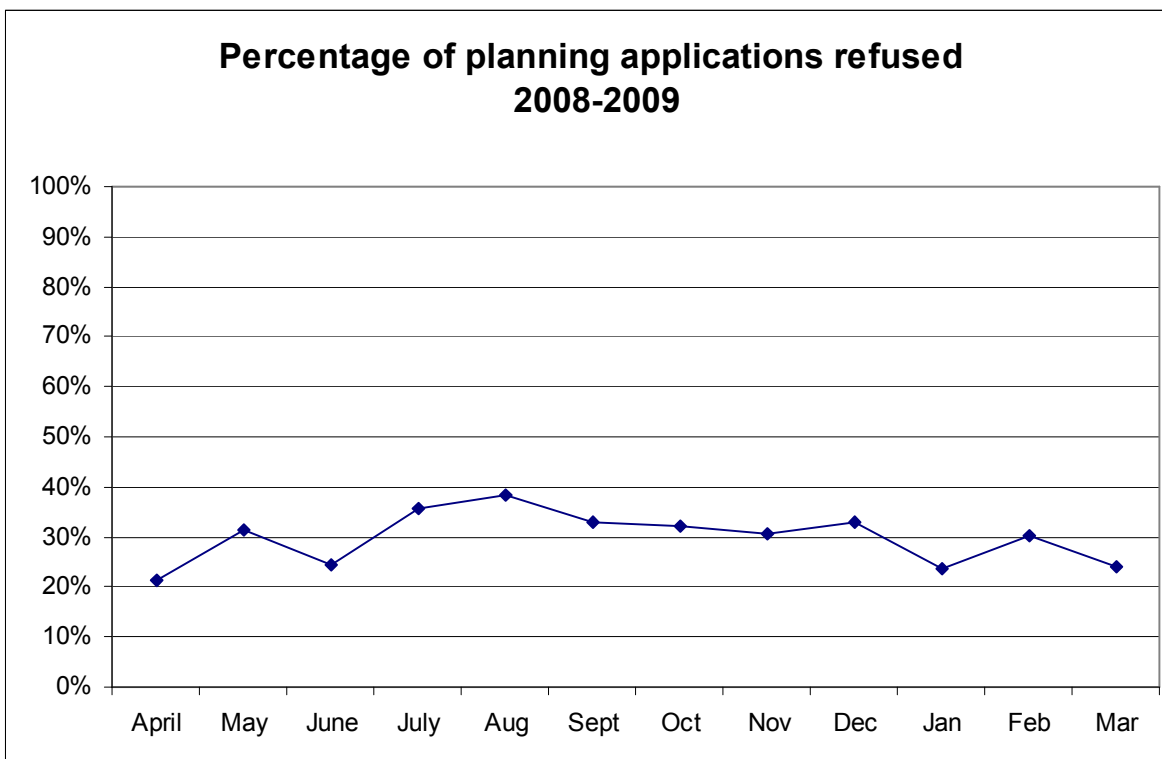
**Year Performance – 2008/09**

In the financial year 2008/09, excluding Certificate of Lawfulness applications, there were 1546 applications determined of which:

70% were granted (1085 out of 1546)

30% were refused (461 out of 1546)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

**March 2009 Performance**

In March 2009 there were 8 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

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

50% of appeals dismissed on refusals (18 out of 8 cases)

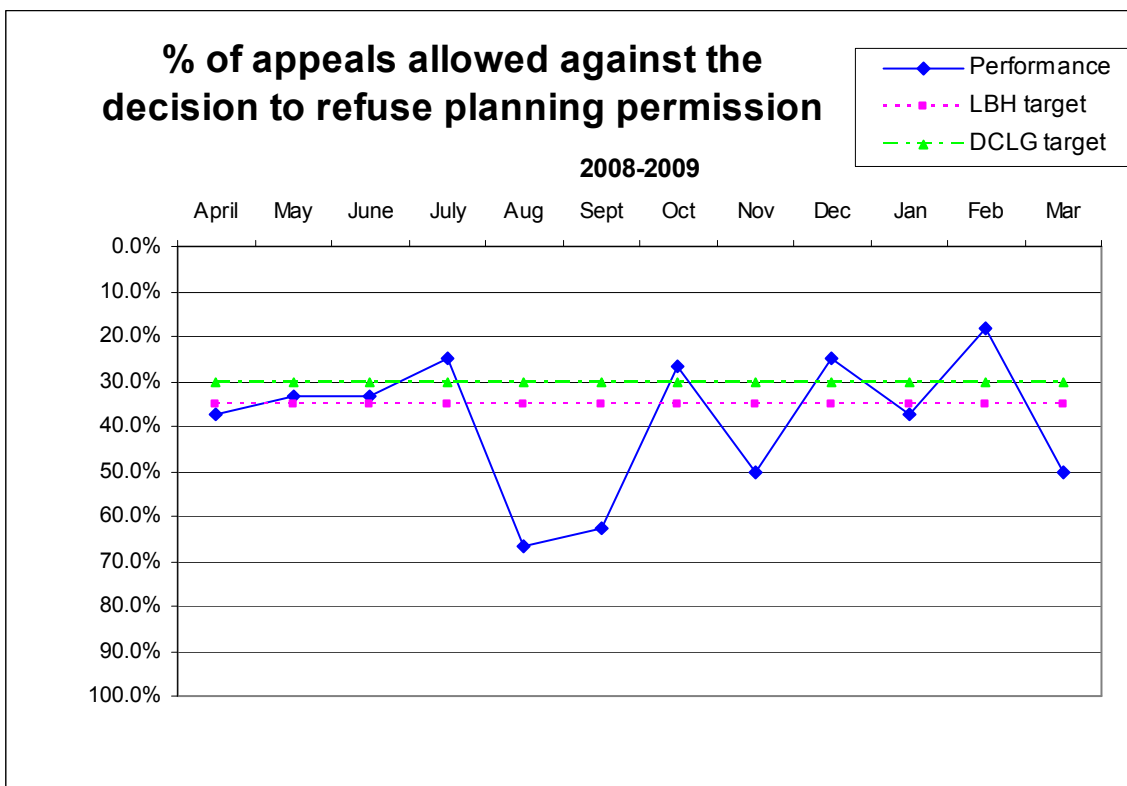
**Year Performance – 2008/09**

In the financial year 2008/09 there were 116 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

36.2% of appeals allowed on refusals (42 out of 116 cases)

63.8% of appeals dismissed on refusals (74 out of 116 cases)

The monthly performance is shown in the following graph:



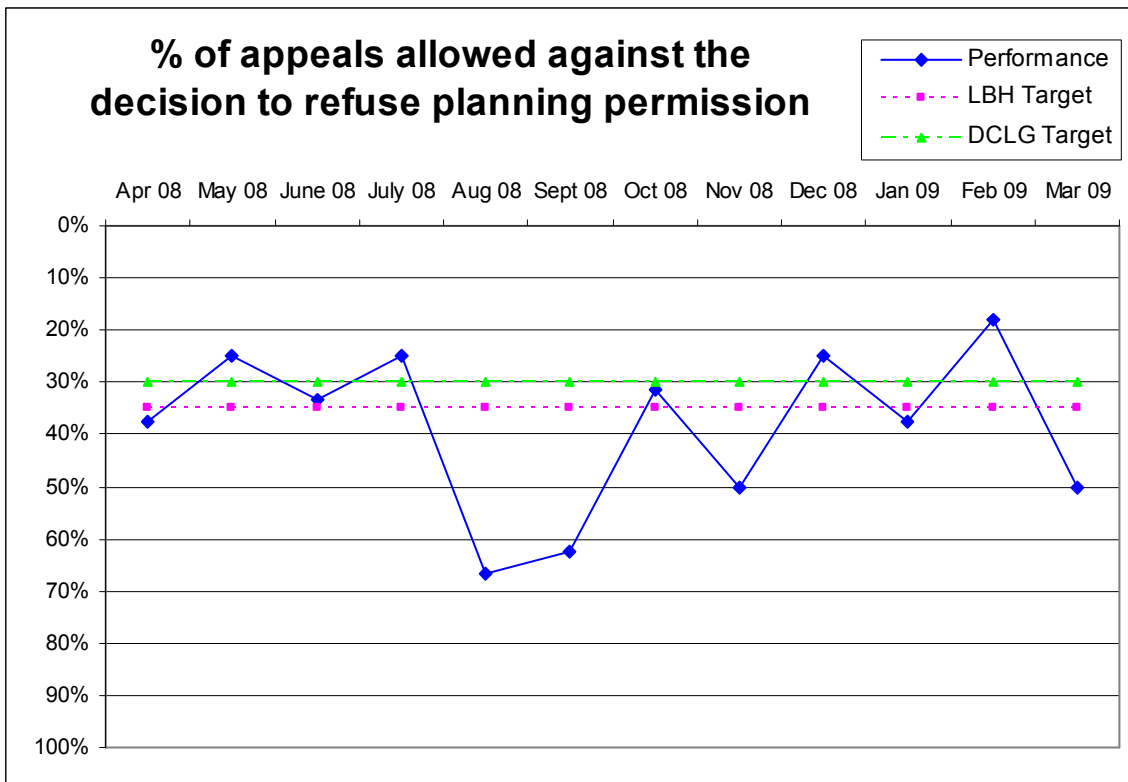
**Last 12 months performance – April 2008 to March 2009**

In the 12 month period April 2008 to March 2009 there were 116 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

36.2% of appeals allowed on refusals (42 out of 116 cases)

63.8% of appeals dismissed on refusals (74 out of 116 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 MAY COMMITTEE MEETING**

### **ENFORCEMENT INSTRUCTIONS COMPLETED**

All Notices completed were served in March 09

### **S.330 - REQUESTS FOR INFORMATION SERVED**

12 Buckingham Road, N22 – Structure at rear. 13/03/09  
30 Arcadian Gardens, N22 – Change of use to flats. 24/03/09  
70 Phillip Lane, N15 – Fence at side of property. 25/03/09  
1 Station Road, N22 – Neon sign. 30/03/09

### **ENFORCEMENT NOTICES SERVED**

845 High Road, N17 – Residential conversion. 11/03/09  
Shop, 210-212 Philip Lane, N15 – Change to social club. 13/03/09  
36 Wycombe Road, N17 – Change of garage to residential. 13/03/09  
r/o 96 Palmerston Road, N22 – change of use to business. 16/03/09  
75 Hermitage Road, N4 - Change of use to flats. 16/03/09  
57 Asplins Road, N17 - Change of use to four flats. 20/03/09

### **TEMPORARY STOP NOTICES SERVED**

None

### **PLANNING CONTRAVENTION NOTICES SERVED**

Unit 3, Imperial Works, Fountayne Road, N15 - Change of use to five flats. 10/03/09  
69 Hornsey Lane, N6 - Change of use to flats. 12/03/09  
171 Harringay Road, N15 - Change of use to eight flats/HMO. 18/03/09  
Unit 10, Fountayne Road, N15 - Change of use to live/work units. 18/03/09  
74 Ferndale Road, N15 - Change of use to flats. 31/03/09

### **BREACH OF CONDITIONS NOTICES SERVED**

None

### **PROSECUTIONS SENT TO LEGAL**

26 Mattison Road, N4 - Change of use to two flats. 06/03/09  
26 Grove Park Road, N15 - Change of use to four bedsits. 10/03/09

### **APPEALS/ATTENDANCE**

95 Sydney Road, N8 - Change of use to flats. 17/03/09

### **SUCCESSFUL PROSECUTIONS**

None

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Haringey Council

Agenda item:

**[No.]****Planning Committee****On 11<sup>th</sup> May 2009**Report Title **Planning Enforcement Update**Report of **Niall Bolger Director of Urban Environment**

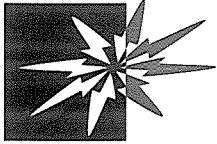
Signed :

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

- 1.1. To inform Members on planning enforcement performance for the last quarter and service issues. Members are asked to note the contents of this report.

**2. Introduction by Cabinet Member (if necessary)****3. State link(s) with Council Plan Priorities and actions and /or other Strategies:**

- 3.1. Planning Enforcement is a key service for the delivery of the Council's Unitary Development Plan policies and objectives. The service plays an important enforcement role and in particular for the Greenest Borough Strategy priority on heritage protection, and our Enforcement Strategy objective to reverse unauthorised development



Haringey Council

Agenda item:

**[No.]****Planning Committee****On 11<sup>th</sup> May 2009****Report Title Planning Enforcement Update****Report of Niall Bolger Director of Urban Environment**

Signed :

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

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- 3.1. Planning Enforcement is a key service for the delivery of the Council's Unitary Development Plan policies and objectives. The service plays an important enforcement role and in particular for the Greenest Borough Strategy priority on heritage protection, and our Enforcement Strategy objective to reverse unauthorised development

**4. Recommendations**

4.1. That Members note the continued success of the service in delivering strong enforcement activity; reduced open caseloads, successful recruitment and service improvement.

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

5.1. Excellent progress has been made in reducing the number of open cases. However, older cases now open reflect some of our most complex cases and those requiring further formal action.

5.2. There is good evidence that high levels of enforcement activity is being maintained. However, a small number of cases that have been prosecuted have not resulted in compliance.

5.3. Recent recruitment means that we expect all posts to be filled permanently by June 2009.

**6. Other options considered**

6.1. This is a regular report update, no other option has been considered.

**7. Summary**

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

**8. Chief Financial Officer Comments**

8.1. The costs related to improving the planning enforcement service will need to be managed within the approved budget for Enforcement Services

**9. Head of Legal Services Comments**

9.1 There has been increased activity in planning enforcement appeals and currently there are approximately 20 listed for public inquiry. This will have an implication on the work of both the Enforcement Team and Legal Services. An increase in the issue of Enforcement Notices will inevitably mean that this figure will rise.

Close liaison will now take place with legal services to review the Tower Gardens and Myddleton Road appeals in the light of evidence submitted by Appellants and to agree a way forward.

**10. Head of Procurement Comments –**

10.1. Not applicable

**11. Equalities & Community Cohesion Comments**

11.1. There are no equalities and community cohesion issues raised by this issue

**12. Consultation**

12.1. No consultation apart from the Head of Finance and Legal Services. The service meets routinely with colleagues from Development Control to review performance and improvements.

**13. Service Financial Comments**

13.1. The service relies upon a £70k contribution from Planning, Regeneration and Economy (PRE). High volumes of enforcement activity and appeals in 2008/9 cost the service more than £100k. Predicted enforcement activity does not indicate that this will reduce significantly in 2009/10 although agreed efficiency savings from this budget will reduce the funding available.

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

- 14.1. Appendix 1 – The number of open cases by the year received
- 14.2. Appendix 2 – 2008-09 Performance indicators

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

15.1. Planning Enforcement Review Full Report (2007)

**16. Planning Enforcement Performance**

16.1. The service reached its target of 480 open cases in December 08. This is based upon four case officers each carrying a case load of approximately 120 cases each. Appendix 1 demonstrates the number of open cases by the year received. Our current case load is 425, including 54 cases remaining open 2009/10.

- 16.2. Appendix 2 reports on planning enforcement's performance indicators from January 08 to date. Performance remains strong across the suite of indicators. ENF 1 (Successful resolution of a case after 8 weeks) at the time of this report being prepared is below target at 35%, however we expect the year end position of 40% to be confirmed at the Planning Committee as we continue to close down cases. ENF 2 (customer satisfaction) has proved problematic because levels of response remain too low to give an accurate picture. We are investigating how to improve the level of responses received.
- 16.3. Enforcement activity is particularly high with very high levels of notice action and prosecution. Appeals are also significant and this largely relates to a programme of work to address conservation braches in Myddleton Road.

### **17. Service Update**

- 17.1. A closure report of the Planning Enforcement Improvement Group has been submitted to Councillor Canver, Cabinet Member for Enforcement and Safer Communities. This confirmed that the improvement action plan agreed following the review of planning enforcement has now been substantially completed. Outstanding actions and further improvements in the service will now be taken forward and monitored through regular with meetings with PRE chaired by Robin Payne, Head of Enforcement.
- 17.2. The service has recently undergone further recruitment and we expect to be at full establishment at the end of June.
- 17.3. In 2008/9 the service received 1052 complaints, which is the highest levels since recording began in 2001 and was a 15% increase on 2007/8 and a more than 50% increase on 2006/7.
- 17.4. The service is currently delivering two proactive conservation enforcement projects, Tower Gardens and Myddleton Road. Tower Gardens currently has 35 live cases and 32 cases likely to proceed to prosecution. A further number of cases are being resolved through discussions with Homes for Haringey. In Myddleton Road, we have 12 active appeal cases of which 11 may be resolved by public inquiry and a further 11 ready for prosecution.
- 17.5. The service is continuing to contribute to a corporate HMO and conversions action plan and is involved with two pilot areas, Myddleton Road and Green Lanes. This corporate strategy has an action plan which includes improvement that will support planning enforcement activity to prevent and reverse unauthorised development. The Cabinet Member for Enforcement and Safer Communities has recently written to the Secretary of State for Communities and Local Government to request a review of planning powers and in particular the absence of a strict liability offence for wilful disregard of planning rules and limitations on the use of Stop Notices in relation to dwelling houses.

**Appendix 1 – Table showing Planning Enforcement Caseload**

Year	No. cases Opened for investigation	No. cases Remaining open
2001-2002	401	0
2002-2003	782	4
2003-2004	881	5
<b>Sub total 2001-2 – 2003-4</b>	<b>2064</b>	<b>9**</b>
2004-2005	898	2
2005-2006	939	15
2006-2007	686	15
<b>Sub total 2004-5 - 2006-7</b>	<b>2523</b>	<b>32</b>
2007-2008	914	48
2008-2009 to March 31st	1052	282
<b>Sub total 2007-8 - 2008-9</b>	<b>1966</b>	<b>330</b>
2009-2010 1.4 to 23.4	67	54
<b>Total for all years</b>		<b>425</b>

\*\*This figure represents the number of open cases received pre 2004.

Of the 9 open cases,

- 3 have been prosecuted and are believed to be complaint - evidence is being confirmed;
- 3 have been prosecuted but remain non compliant;
- 1 re-prosecution
- 1 warrant case

1 appeal dismissed compliance period expired



**Appendix 2 - Table showing Performance indicators for Planning Enforcement 2008/09**

Table of monthly performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output 2008/09
ENF PLAN 1	Successful resolution of a case after 8 weeks - 01/01/2008 onwards	40%	35%* (1052)**
ENF PLAN 3	Customer satisfaction with the service received	10% of cases to be sent	To be determined
ENF PLAN 4	Cases closed within target time of 6 months - 01/01/2008 onwards	80%	86% (1052)**
ENF PLAN 5	Cases acknowledged within 3 working days	90%	99% (1052)**
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	90% (1036)**
Performance Indicator Number	Performance Indicator description	Performance output 2008/09	
ENF PLAN 7	Number of Planning Contravention Notices served	79	
ENF PLAN 8	Number of Enforcement Notices Served	165	
ENF PLAN 9	Number of enforcement notices appealed	53	
ENF PLAN 10	Number of enforcement notices withdrawn by Council	10	
ENF PLAN 11	Number of prosecutions for non-compliance with enforcement notice	61	
ENF PLAN 12	Number of Notices (Other) served	147	

\* The service expects to confirm at the Planning Committee that the year to date figure is 40%

\*\* Represents the total number of cases received 2008/09

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Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 11<sup>th</sup> May 2009</b>
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Report Title: <b>Planning applications reports for determination</b>	
Report of: <b>Niall Bolger Director of Urban Environment</b>	
Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
<b>1. Purpose</b> Planning applications submitted to the above Committee for determination by Members.	
<b>2. Summary</b> 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.	
<b>3. Recommendations</b> See following reports.	
Report Authorised by: .....  ..... <div style="text-align: center;"> <b>Marc Dorfman</b>  <b>Assistant Director Planning &amp; Regeneration</b> </div>	
Contact Officer: <b>Ahmet Altinsoy</b> <div style="display: flex; justify-content: space-between;"> <span><b>Senior Administrative Officer</b></span> <span><b>Tel: 020 8489 5114</b></span> </div>	
<b>4. Local Government (Access to Information) Act 1985</b> Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a> . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.  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 11 May 2009

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE****Reference No:** HGY/2009/0219**Ward:** Muswell Hill**Date received:** 29/01/2009**Last amended date:** 27/03/09 REV A ; 16/04/09 REV B**Drawing number of plans:** HW206-A020, A030, A031, A032, P040 REV A, P099 REV A, P100 REV B, P101 REV A, P102 REV A, P103 REV A, P104 REV A, A200 REV A, A201 REV A, A300 REV A, A301 REV A, A302 REV A & A303 REV A.**Address:** Former Hornsey Central Hospital, Park Road N8**Proposal:** Demolition of vacant nurses homes and erection of 2 x four storey residential blocks with basement car parking, comprising 20 x one bed, 23 x two bed, 10 x three bed and 3 x four bed units, plus landscaping (Revised Scheme)**Existing Use:** Nurses Quarters (Vacant)**Proposed Use:** Residential**Applicant:** Acorn (Park Road) Limited**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Classified Road

**Officer contact:**

Michelle Bradshaw

P: 020 8489 5280

E: michelle.bradshaw@haringey.gov.uk

**RECOMMENDATION**

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

**SITE AND SURROUNDINGS**

The site is part of the former Hornsey Central Hospital (now demolished), and lies on the south-west side of Park Road. The development site is approximately 0.39 hectares (residential site area) and occupies approximately one third of the total hospital site. The majority of the site (north-western section) has been

redeveloped as a new Polyclinic/Health Centre with 97 onsite parking spaces. The works to this development are nearing completion.

A footpath runs along the southern boundary and across the rear of the site, leading to the rear entrance of the Highgate Wood School. On the other side of this footpath to the south is Park Road Leisure Centre, a large 2-storey building accommodating swimming pools & gyms.

To the rear are playing fields attached to the school and open land (formerly tennis courts) which are all designated Metropolitan Open Land.

The Leisure Centre site is located to the south-eastern boundary. Between the leisure centre building and the boundary footpath, is a service road and a line of parallel parking spaces. The new Health Centre will have parking spaces along the northern boundary of the site.

Opposite the site, on the northern side of Park Road, is a terrace of four 2-storey houses and Ramsey Court, a 4 storey block of 24 flats set well back from the road. Apart from Ramsey Court, the area is predominantly characterised by 2-storey houses.

The land slopes down from north to south so that the application site is slightly lower than the rest of the hospital site.

The nurses quarters remain on the site to the rear, and is the equivalent of 3-storeys high, having a raised ground floor.

There are 2 mature trees on the site. The site is not within a Conservation Area.

## **PLANNING HISTORY**

HGY/2000/1679 – April 2001 permission GRANTED for Demolition of existing buildings (except war memorial) and erection of part single/part two storey/part three storey building comprising 56 x 1 bed flats (high dependency sheltered accommodation) 16 x rehab/respite bed-sit units, healthy living centre, elderly day centre, physiotherapy and doctor call centre. Provision of associated parking and landscaping (Not Implemented)

HGY/2004/2133 - October 2004 permission GRANTED for demolition of hospital buildings (except listed War Memorial), & erection of part 2/part 3 storey Primary Health Care Centre, with parking for 103 cars & landscaping (Implemented – Building Complete)

HGY/2004/2134 - October 2004 Listed Building Consent GRANTED for Repair & restoration of listed War Memorial, & demolition of hospital buildings.

HGY/2006/2317 - November 2006 approval of details in connection with permission of October 2004 (HGY/2004/2133).

HGY/2007/1823 - November 2007 permission REFUSED for demolition of former Nurses Home and erection of two 4-storey linked blocks providing 70 flats comprising 14 x one bed, 50 x two bed and 6 x three bed units and basement parking for 61 cars and 70 cycles. Decision UPHeld on Appeal.

HGY/2008/0835 – October 2008 permission REFUSED for demolition of vacant nurses home and erection of 2 x four storey residential blocks with basement car parking, comprising 22 x one bed, 21 x two bed, 11 x three bed and 4 x four bed units, plus landscaping (Revised Scheme).

HGY/2009/0012 – approval of details pursuant to condition 8 (Green Travel Plan) attached to October 2004 permission (HGY/2004/2133).

## **DETAILS OF PROPOSAL**

This application seeks planning permission for the demolition of vacant Nurses Home and erection of 2 x four storey residential blocks with basement car parking, comprising 20 x one bed, 23 x two bed, 10 x three bed and 3 x four bed units, plus landscaping (Revised Scheme)

Block A would provide 20 “affordable” dwellings (35.71% of the total number of units and 40.24% of the total in terms of habitable rooms per hectare), with 4 x 1 bed, 9 x 2 bed, 4 x 3 bed and 3 x 4 bed. The ground floor flats of Block A each have access to a private garden ranging in size from 57m<sup>2</sup> to 72m<sup>2</sup>.

Block B provides 36 private flats for sale, comprising 16 x 1 bed, 14 x 2 bed and 6 x 3 bed. The ground and upper floor flats have access to a large communal garden area to the west and north-west ends of the site.

The basement provides 44 car parking spaces including 2 disabled spaces, at a ratio of 0.77 spaces per unit and 58 cycle parking spaces.

## **CONSULTATION**

London Fire & Emergency Planning Authority (LFEPA)  
Metropolitan Police - Crime Prevention Officer

Haringey Design Team  
Haringey Transportation Department  
Haringey Building Control  
Haringey Arboriculturalist  
Haringey Waste Management Department  
Haringey Strategic and Community Housing  
Haringey Housing Enabling Team

Ward Councillors

Highgate Wood School  
Combined Residents Action Group  
CREOS  
Muswell Hill & Fortis Green Association  
Hornsey CAAC  
Adjoining occupiers – 740 local residents and occupiers

## **RESPONSES**

### London Fire & Emergency Planning Authority (LFEPA)

The Brigade is not satisfied with the proposals. This application does not comply with Approved Document B. Pt 5, regarding Fire Brigade access and facilities. Travel distances from Fire Pump to furthest point in premises in excess of 45 metres. Guidance note 29 sent of previous occasions. Available in future on request.

**Note: The scheme has been modified to overcome this objection by the provision of a dry riser (shown on site plan).**

### Metropolitan Police – Crime Prevention Officer

With reference to this proposed development and request for observations. I have previously made comments on this scheme in September 2007 and am disappointed that the design and access statement still makes little mention of crime or crime prevention. Paragraph 87 of the DCLG Circular 01/2006 states that, "Design and Access Statements for outline and detailed applications should therefore demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in *Safer Places – the Planning System and Crime Prevention* (ODPM/Home Office, 2003)".

My main concerns are about:

- The design of the communal entrances, particularly for the block set further back from Park Road, Block B. This entrance appears overly recessed with poor natural surveillance from properties around it.
- The need for clear demarcation between semi-public and private space within the development and that this "defensible space" is promoted for the good of the future residents. There will need to be some form of buffer between the communal gardens and the homes of Block B. It is not acceptable for a communal garden to directly adjoin the private space of a home. Unless a buffer zone and defensible space is created, the homeowner will lose all control of the space directly outside their property. (Safer Places 2004, p.30)
- The basement car parking and cycle storage for the development is far from ideal. This is obviously located well away from the control and surveillance of the building's users.



- The perimeter treatment for the scheme should be robust, particularly on the south and east side. Similarly, the bin stores can become venues for crime without careful and sympathetic design. We can give further advice as necessary.
- It is crucial that the communal door entry systems are of a high security standard.
- The use of good quality lighting, especially on the access points throughout the scheme is a key crime prevention measure.
- The homes would benefit from the enhanced security standards detailed in the “Secured by Design Scheme” ([www.securedbydesign.com](http://www.securedbydesign.com)).

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.

**Note: There have been some modifications to the scheme to address the above points, detailed in section 10 below.**

#### Haringey Building Control

The access for fire fighting vehicles is considered unacceptable as some dwellings will be more than 45 metres from the stopping point and there are no turning facilities provided to enable egress from the site.

#### Haringey Transportation Team

This proposed development is on the W7 bus route Park Road and within a short walking distance of W3 bus route Priory Road, which combined, offer some 50 buses per hour (two-way), for frequent bus connection to and from Finsbury Park tube station, with Bus Route No.144 present on the latter route providing some 15 buses per hour (two-way), for bus connections to Turnpike Lane tube station. We have subsequently considered that the majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site. In addition, our interrogation with TRAVL database suggests that based on comparable London sites (Grand Union Village - UB5, Kew Riverside - TW9, Longfield Avenue - NW7 and Yeats Close - NW10), this development proposal, some 4000 sq.m GFA, would only generate 15 and 13 combined in and out vehicle movements during the morning and evening peak hours respectively. We have therefore accepted the applicant's consultant's (Saville Bird and Axon's) forecast, which is slightly higher than ours and conclude that these supplementary vehicle movements, to the existing vehicle trips associated with the approved hospital development abutting this development, would not have any significant adverse traffic impact on the adjacent roads.

The applicant has proposed 44 car parking spaces in line with the UDP parking standard, 30 cycle racks which are to be enclosed under a secure shelter and a revised access leading to a turning area for servicing vehicles on the ground floor and car/cycle parking on the basement level, as indicated on Plan Nos.HW206-

P099 and HW206-P100. However, there is the concern that the cycle parking provision for this development proposal is insufficient. Therefore, we will ask that the number of cycle racks is increased to 52. We are also concerned that cyclists are hindered by the parking pressure which reduces the width of Park Road and the general lack of highway safety features for these vulnerable road users on this road including around its junction with Park Avenue South. As part of the cycling study for this area this year, we have identified a series of measures geared towards enhancing the conditions for cyclists at this location, encompassing the construction of 'Link 82' cycle route and the associated parking/entry treatment schemes, with the appropriate costs already documented. The walking conditions of pedestrians, in the vicinity of this development will also require certain enhancement. In particular, the footways of Harefield Road and Barrington Road which connect with Abbeville Road and eventually to Priory Park and, the substandard section of footway between these two roads will require some upgrade. We will also ask for improved crossing facilities along Park Road and additional entry treatment encompassing dropped kerb around the new access and the entrancement to the Swimming Centre, for wheelchair users and parents with pushchairs/buggies. We will therefore be seeking some financial contribution towards executing these works and other traffic management measures deemed imperative, in the immediate vicinity of this development. It is estimated that the cost of these works would be in the region of £450,000 (four hundred and fifty thousand pounds).

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

1. Contributes a sum of £450,000 (four hundred and fifty thousand pounds) by way of S.106 agreement, towards footway, cycle route, entry treatment and crossing upgrade schemes, in the vicinity of this development. Reason: To improve the conditions for pedestrians and cyclists at this location.
2. Provides 52 (fifty-two) cycle racks, which shall be enclosed within a secure shelter. Reason: To improve the conditions for cyclists at this location.
3. Submits details of the routeing/management of the construction traffic to the transportation planning team, for approval. Reason: To minimise the impact of the movement of the associated construction vehicles, on the adjoining roads.

#### Informative

1. The proposed development requires 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.

Haringey Waste Management Team

Further to your request concerning the above planning application I have the following comments to make:

- Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.
- If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.
- Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.
- All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.
- If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.
- Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.
- Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.
- Other comments as follows:

This proposed development will require 12 x 1100 refuse bins and 4 x 1100 recycling bins. There are three bin storage areas illustrated which indicate a capacity to hold 18 bins, but one area appears to be behind a set of security gates. If this is the case keys or fobs will need to be provided to the refuse and recycling collectors.

Haringey Design and Conservation Team

The application site (approximately 0.38ha.) lies on the south-west side of Park Road and is part of the site of the since demolished Hornsey Central Hospital. A public footpath runs between the site and Park Leisure Centre (a large 2-storey building located to the south). Designated Metropolitan Open Land comprising playing fields attached to the school and open land are located to the rear of the site. On the other side of Park Road, opposite the site, is a terrace of four 2-storey houses and Ramsey Court, a 4-storey block of 24 flats, which is set well back from the road. The land slopes down from the north to south so that the application site is slightly lower than the rest of the hospital site.

The proposed development would comprise 2 linked three-and-four-storey blocks, with basement car parking extending across the footprint of the building. This would provide 21 x one bed, 19 x two bed, 12 x three bed and 5 x four bed units.

The scale of buildings in this part of the area (with the exception of Ramsey Court) is predominantly characterised by 2-storey houses. The existing building on the application site is set far back into the site and does not intrude into the street scene. The polyclinic and leisure centre are imposing structures; (as is usual for large institutional buildings within smaller scale residential areas); however these institutional buildings do not necessarily set the parameters for new development.

The overall three-storey (with four-storey element) bulk of Block A (approximately 8.6m high) and four-storey bulk of Block B (approximately 11.6m high) will appear excessive in height, bulk and mass and out of scale with the established scale of development in the surrounding area and will be intrusive and dominant in the street scene, particularly when viewed from the south along Park Road and from the adjacent Metropolitan Open Land. The effect will be detrimental to the spatial and visual character of the site and its surrounding area, contrary to UDP policies UD3 and UD4.

The large footprint of this development (approximately 16.6m deep double banked accommodation to Block A, approximately 18.6m to Block B and approximately 78m long) runs close to the site boundary on each side leaving little amenity space.

The width of the buildings within the narrow frontage of the site, in close proximity to both the northern and southern boundaries combined with their height would result in a cramped development within the site. The site has a narrow frontage and the proposed building would fill much of the width of the site, with the remaining frontage being dominated by hard surfaced access and turning space.

The height, bulk and massing of the proposed scheme would be detrimental to the character and appearance of the area and therefore would not accord with UDP policies UD3 and UD4, which require development proposals to compliment the character of the local area and be of high design quality when considered against a number of interconnected elements including urban grain, building lines, form, rhythm and massing, height and scale.

**Note: there have been some amendments to the design, including reducing the bulk of the building, to try to overcome these objections.**

Hornsey Conservation Areas Advisory Committee (CAAC)

No objection other than the excessive use of timber, which may weather badly and present maintenance problems leading to future unsightly appearance.

Muswell Hill & Fortis Green Association

- Outlook - adverse effect on outlook and views from houses opposite
- The scheme is very similar to the one previously refused.
- The issues raised by the Planning Inspector in considering the appeal application HGY/2007/1823 have not been adequately addressed in that the forward siting, height and bulk of these two long linked blocks would be visually dominant and intrusive in the street scene.
- The reduction in parking spaces will put yet more pressure on street parking which is already overloaded and causing delays and congestion affecting public and private transport.
- Unsatisfactory Standard of Accommodation - flats are accessed by long internal corridors with no natural light, approximately 50% of the flats face north or north-west and some of the 3 and 4 bedroom flats in the social housing have only 1 bathroom.
- The scheme represents overdevelopment of the site, is damaging to the local environment and puts pressure on traffic, transport and local parking.

Highgate Wood School

Highgate Wood School has some serious reservations regarding the current plans to redevelop this site. They fall broadly into four areas:

1. The conflict of vehicle and pedestrian access with the existing entrances to the school, Park Road Pool and the new hospital
2. The management of works directly adjacent to an entrance used by approximately 600 students twice a day (am and pm) and 200 during lunchtime
3. The proximity to and overlooking of school play areas and student access routes
4. The conflict of land use and purpose with all surrounding sites being used for public services (leisure centre, school and health care centre) and parts of the adjoining land being Metropolitan Open Land designated for leisure and health use only

Residents:

A total of 20 individual objection letters have been received. The issues include:

- Growing imbalance between the available infrastructure and number of users
- Traffic congestion - the development will add to traffic trying to use Park Road, which is already very congested, with congestion due to increase significantly when the new polyclinic opens. There is just 1 bus service supplying this area.
- Lack of adequate parking provision - in spite of on-site parking provision the development will increase kerb side parking demand in streets already under parking pressure
- The traffic survey was done in early February 2008, so does not take into account the new Hospital/Polyclinic opening this year or the Lido at the Leisure Centre which adds considerable traffic from May to September.
- The proposed scheme is very similar to the previously refused scheme HGY/2008/0835 only replacing one 1 bed unit and two 2 bed units with one 3 bed unit and one 4 bed unit – an increase of two bedrooms.
- Bulk and Scale – the 4 storey block will be considerably bigger than the other residential buildings on this side of Park Road and replaces a 2 storey building set well back from the road. Park Road is narrow and the proposed buildings would appear looming and bulky from pedestrian pavements and from the 2 storey houses opposite. The proposed buildings are too high, are out of keeping with the general scale of the road, and will exacerbate the domination of the street by the new polyclinic. Block A too near the road.
- The artists impressions do not take into account the difference in levels across the adjacent sites and therefore give a misleading impression of the bulk and scale of the proposed buildings.
- Proximity of buildings to site boundaries detrimental to outlook & amenity
- Unsatisfactory standard of accommodation – very long artificially lit access corridors. Approximately 50% of the flats face north or north-west. Some of the 3 and 4 bedroom flats in the social housing have only 1 bathroom. The proximity of block A to the hospital car park on the northwest side will lead to unsatisfactory conditions for the future occupants of those flats.
- Overdevelopment – too many flats for the site. The density is higher than that prevailing in the local area. Site coverage is excessive.
- No architectural merit to the design – the scheme is out of sympathy with the existing 2-storey Edwardian village character of Crouch End. The design continues to erode the existing character. The exaggerated horizontal roof and window lines create an intrusive development.

## RELEVANT PLANNING POLICY

### National Planning Guidance

PPS1	Delivering Sustainable Development (2005)
PPS3	Housing (November 2006 and April 2007)
PPG13	Transport (March 2001)
PPS22	Renewable Energy (August 2004)

### The London Plan

#### Haringey Unitary Development Plan (2006)

UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
UD10	Planning Obligations
HSG1	New housing developments
HSG4	Affordable housing
HSG9	Density standards
HSG10	Dwelling mix
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
M10	Parking and Development
OS5	Development Adjacent to Open Spaces
OS17	Tree Protection, Tree Masses and Spines

#### Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance
SPG3b	Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight
SPG5	Safety by Design
SPG7a	Vehicle and Pedestrian Movement
SPG8b	Materials
SPG8c	Environmental Performance
SPG8d	Biodiversity, Landscaping & Trees
SPG10	The Negotiation, Management and Monitoring of Planning Obligations
SPG10c	Educational Needs Generated by New Housing Development
SPG10e	Improvements to public transport infrastructure and services
SPD	Housing

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

## **National Planning Policies**

### PPS1 – Delivering Sustainable Communities

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

### PPS3 – Housing

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

### PPG13 - Transport

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

### PPS 22 – Renewable Energy

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

## **Regional Planning Policies**

### The London Plan (2008)

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

In order to respond to the existing and future housing demand, the London Plan has increased the housing provisions targets; seeking the provision of 30,500



additional homes per year across London. For Haringey, it estimates a capacity of a minimum of 6,800 new dwellings between 2007/8 and 2016/7 which equates to 680 per year.

## **Local Planning Policies**

### Haringey Unitary Development Plan (2006)

Haringey Council adopted its Unitary Development Plan in 2006. The policies within this document have been “saved” by the Government Office for London (GoL), under the 2004 Planning and Compulsory Purchase Act 2004, for up to 3 years (from 27<sup>th</sup> September 2007). Also adopted with the UDP in 2006, were Supplementary Planning Guidance documents (SPG’s) and in 2008 SPD Housing.

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

Policy UD1 states that new development will need to be accompanied by the appropriate statements. It states that: all new development must be accompanied by a Design and Access Statement and Sustainability statement.

The application is accompanied by Planning, Design & Access and Transport Statements in which the applicants seek to demonstrate that the intensity of development of the revised (reduced) scheme and height and bulk of the buildings is justified by the nature and type of buildings in the surrounding area, and that the traffic generation of the new development is less than that of the old hospital and can be accommodated by the existing road network.

The main issues in this case derive from the amount of development on the site and concern density, dwelling mix, height, bulk and massing, residential amenity, and traffic generation. Secondary issues include parking and trees and landscaping.

The following issues will be discussed in the assessment report below:

1. The Principle of Residential Development
2. Density
3. Dwelling Mix
4. Residential Amenity
5. Design – Height, Bulk and Massing
6. Trees, Landscaping and Adjacent Open Space
7. Traffic and Parking
8. Sustainability
9. Waste Management
10. Security and Crime Prevention
11. Section 106 Agreement

1. The Principle of Residential Development

The application seeks to use the site for residential purposes. This part of the former Hornsey Hospital site is the location of the nurses' quarters and as such have historically provided a residential use, albeit attached to the former hospital itself. The hospital has been demolished and replaced with a modern polyclinic building to the northern part of the site. The applicant appointed Hampson Williams Architects to consider the conversion of the existing nurses' quarters into residential. The investigation concluded that this was not feasible and a new build residential scheme the appropriate design solution for the site.

The demolition of the existing buildings constitutes permitted development under Part 31 of the General Permitted Development Order 1995 and therefore planning permission is not required to demolish the existing buildings. As the site is not within a Conservation Area, Conservation Area Consent is not required for the demolition.

Both the Council and the Planning Inspectorate have accepted the principle of the site's redevelopment for residential use. As such, the proposal to use the site for a residential purpose is deemed to be appropriate and in line with current national, regional and local planning policies related to housing need in the United Kingdom., including PPS1 – Delivering Sustainable Development, PPS3 – Housing, The London Plan – policies 3A.1, 3A.2, and 3A.4, and Haringey Unitary Development Plan – HSG1 – New Housing Developments.

2. Density

The site has an area of 0.39 hectares. With 164 habitable rooms, the density of the development is 420.51 habitable rooms per hectare (hrh) (reduced from 531 hr in the 2007 scheme and 428 in the 2008 scheme). This density falls within the overall range specified in the Council's Unitary Development Plan (UDP) of 200-700 hrh.

The London Plan sets out a number of different density ranges to be achieved depending on the local context and public transport accessibility. The council considers the public transport accessibility level (PTAL) for this site to be 2 while the applicant argues that the rating of level 3 is applicable. Either way, the latest alterations to the London Plan place the accessible indices 2 and 3 within the same group of density ranges. Further contention lay in whether the site should be classified as 'urban' (dense development with a mix of different uses and buildings of 3 to 4 storeys, such as town centres, along main arterial routes and substantial parts of inner London) or 'suburban' (lower density development, predominately residential, of 2 to 3 storeys, as in some parts of inner and much of outer London). The inspector noted in appeal report relating the 2007 application that 'at the hearing the Council conceded that, for the purpose of the London Plan matrix, the site could be considered 'urban'. Therefore, the London Plan specifies a density range of 200-450hrh.

On this basis, a density of 420hrh for this site falls within both the London Plan density matrix and Haringey density range, set out in HSG9 – Density Standards,

however is at the upper end of the acceptable standard. Also, as noted by the inspector, density itself is not the issue, but rather the manifestation of that density in terms of the quality of the development. The issues of height, bulk and mass, residential amenity and impact on the character of the area will be discussed below.

### 3. Dwelling Mix

Policy HSG10 states that all new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.

The scheme, as amended by Revision A dated 27/03/2009, is divided into 2 blocks. Block A provides 20 'affordable' flats (9 for social renting and 11 for intermediate shared ownership) consisting of 4 x 1 bed, 9 x 2 bed, 4 x 3 bed and 3 x 4 bed. Block B provides 36 private flats for sale, comprising 16 x 1 bed, 14 x 2 bed and 6 x 3 bed.

The Council's guidance for dwelling mix, SPD Housing section 7.2 states that the Housing Needs Survey (2007) identifies a short fall of all sizes of accommodation. However, the requirement is most acute for affordable three and four bedroom properties. Figure 7.3 sets out the percentage dwelling mix for affordable housing as follows: 1 bed 19%, 2 bed 26%, 3 bed 27% and 4+ bed 28%. In this case the development would provide 20% 1 bed, 45% 2 bed, 20% 3 bed and 15% 4 bed units. On this basis, the affordable housing mix would provide an over provision of 2 bedroom units and an under provision of 3 and 4 bedroom units.

The table below compares the proposed mix of units against the Councils adopted Housing SPG (2008).

#### Dwelling Mix - Affordable Housing

No. of Bedrooms	Housing SPD requirement (%)	Proposed (%)	Difference (%)
1	19	20	+1
2	26	45	+19
3	27	20	-7
4	28	15	-13

The recommended dwelling mix for private market housing is 37% 1 bedroom, 30% 2 bedroom, 22% 3 bedroom and 11% 4+ bedrooms. In this case the development would provide 44% 1 bed, 39% 2 bed, 17% 3 bed and 0% 4 bed units. On this basis, the private housing mix would provide an over provision of 1 and 2 bedroom units and an under provision of 3 and 4 bedroom units.

#### Dwelling Mix - Private Housing

No. of Bedrooms	Housing SPD requirement (%)	Proposed (%)	Difference (%)
1	37	44	+7

The Housing SPD also provides guidelines on private and communal amenity space. It states that all new residential development should provide external amenity space and this should be appropriate to the needs of the likely occupants.

The development proposes both communal and private amenity space. In both scheme 1 (2007 application) and scheme 2 (2008 application) the amenity space for the ground floor units, particularly to the northern side and ground floor private units (southern side) were considered inadequate, partly due to the depth of the gardens at approximately 3 metres. In response to this the proposed development has been set further away from the boundaries to allow garden depths of up to 5 metres for the affordable units and 5.5 metres for the private units.

All flats in Block B (for sale) have balconies and/or terraces and access to communal gardens. A large communal space is provide to the north western corner of the site which is approximately 320 sq. m in area adjacent to the polyclinic boundary and an addition 220 sq m. or so, adjacent to the rear boundary of the site. This allocation for the rear block is more than double the minimum standards set out in SPD Housing which states that useable communal space should be provided at 50 sq m. plus 5 sq. m per additional unit over five units. In addition the ground floor flats of Block B have private garden spaces ranging in size from 17m<sup>2</sup> to 37m<sup>2</sup> for the north-west facing flats and between 40m<sup>2</sup> to 66m<sup>2</sup> for the south-east facing flats.

Block A (affordable) have private gardens at ground floor level, servicing the 3 and 4 bedroom family units. These garden spaces range in size from 57m<sup>2</sup> to 72m<sup>2</sup>. This is in excess of the minimum 50sq m. for family dwelling, specified in SPD Housing.

All flats above ground floor level have balconies and/or roof terraces. the amendments to the scheme under Revision A, dated 27/3/09 have included an increase in the size of the balconies on the south-east elevation, facing the leisure centre.

Overall, the provision of amenity space is deemed to be acceptable an in line with councils policies.

## 5. Design - Height, Bulk and Massing

Policies UD3, UD4 and SPG1a require new development to be of a high standard of design using good quality materials. In particular, they should respect the rhythm, form and massing, the height and scale and the historic heritage context of the site. The spatial and visual character of the development site and the surrounding area/street scene should be taken into consideration in the design of developments.

The simple, modern form the proposed building is a response to its context between the new polyclinic building and the existing leisure centre. The

characteristics of the adjacent buildings and the variety in building design in the vicinity mean that a contemporary approach to the design is not inappropriate.

The building is divided into two blocks, linked at the centre of the site. The new buildings are sited to create a large communal garden area to the rear which a high proportion of the proposed units will overlook. This arrangement will result in an attractive aspect for the residents facing in a generally westerly and north-westerly direction so benefiting from sunlight and views over the Metropolitan Open Land.

One of the main issues which resulted in the dismissal of the appeal was the impact on the character of the area. The Inspector considered the proposed block would be overbearing and detrimental to the character and appearance of the area.

This refused scheme had located the development on the same line as the forward most projection of the polyclinic, and well in front of the swimming pool building. It would have been only slightly lower in height than the polyclinic building but only by virtue of the difference in land levels. Since the dismissal of the appeal, the scheme has been redesigned, taking into consideration the issues considered unacceptable by the Inspector. The redesign has included:

- reducing the number of units from 70 to initially 57 units, and now 56 since the most recent amendments, and thus the density has now 420 hrh down from 531hrh
- reducing the height of the front building, Block A, from 4 storeys down to the 3 storeys for the majority of its length,
- reducing the site coverage by setting in the Block A from the northern boundary by 5 metres rather than 3 metres, and the main core of Block B from the southern boundary by 5.5 metres rather than 4 metres,
- increasing the setback from Park Road by an additional 3.50 metres (Revision A, dated 27/3/09) which creates a total set back of 10.6 metres and 13 metres from the front boundary of the site.
- removing the larger of the two residential units at roof level on Block A
- enlarging the balconies on the south-east side of Block B

It is considered that the above amendment to the design go some way in overcoming the issues raised by the Inspector. The reduction in height will reduce the impact of the building, particularly when viewed in the approach from the south along Park Road, an issue raised in the appeal report. Increasing the setbacks from the front and side boundaries will also help reduce the cramped appearance, which due to the narrow frontage seemed to fill most of the width of the site, under the design of the previous schemes. Overall, on balance, the scheme is deemed to be acceptable in design terms, in line with the intent of policy UD3, UD4 and SPG1a.

The materials to be used in the design are brick, timber panelling and grey metal/timber composite windows. The use of timber cladding has been reconsidered following comments from the planning department raising issue of long term appearance and maintenance. It is now proposed to use a composite

veneered timber cladding panel. The roof is to be flat using a single ply polymeric membrane. The solar panels are to be set back from the edges of the building so they are not visible. A condition of consent will require full details and material samples be submitted and approved by the planning authority prior to the commencement of works. On this basis, the proposal is considered to accord with policy UD3 and SPG8b.

#### 6. Trees, Landscaping and Adjacent Open Space

Policy OS17 and SPG8d seek to protect and improve the contribution of trees, trees masses and spines to local landscape character.

The main existing trees on the site are a prominent Silver Maple close to the road frontage and an Ash on the side boundary with the Health Centre towards the rear of the site. Both of these are to be retained. There is a line of conifers on the side boundary between the application site and the polyclinic car park, which are to be retained and will provide some screening.

The Inspector, in the appeal against the refusal of application HGY/2007/1823, made specific reference to trees. "There are two important trees on the site, a silver maple and an ash which would be retained. The silver maple towards the front of the site is, to my mind, an important feature in the street scene". The Inspector had reservations about the likely effect of the proposal on the future health of this tree, given that the amount of hard surfacing around the tree would be increased. Since the appeal decision, the proposed development has undergone a number of design modifications. The retaining wall which was proposed in close proximity to the tree trunk in the 2007 application has now been removed from the plan. The access drive is also further away from the base of the tree in this proposal than in the previous schemes. It is considered that suitable planning conditions requiring protection of the tree during the construction period and supervision by a qualified Arboriculturalist would help ensure the ongoing longevity of this tree and in turn, its positive contribution to the street scene.

The plans indicate both soft and hard landscaping along the side boundaries adjacent to the polyclinic and leisure centre and the rear boundary adjacent to the Metropolitan Open Land. The front boundary will have trees and planting around the pedestrian and vehicle entrances and screening to the refuse stores. Conditions of consent will require full details of landscaping and boundary treatment prior to the commencement of works. The proposal is deemed to satisfy policy OS17 and SPG8d.

The site is bounded to the rear by Metropolitan Open Land (MOL). Policy OS5 states that development close to the edge of Green Belt, Metropolitan Open Land, Significant Local Open Land or any other valuable open land will only be permitted if it protects or enhances the value and visual character of the open land. The proposed building would be approximately 10 metres from the boundary with the Metropolitan Open Land. The scheme as amended under Revision A, dated 27/03/09, has made several modifications to the rear elevation in order to minimise the visual impact on this open space. The upper level has been set back from the edge of the building. The balustrade of the upper level

flats will be glazed and fenestration has been altered, to reduce the perceived mass of the building. The materials have been used to achieve a design that breaks this rear elevation into three or four elements, thereby reducing the scale and impact of the building when viewed from the MOL. Landscape planting along the rear boundary will also minimise the visibility of the building from the rear. Overall, the development is deemed to be acceptable in terms of policy OS5.

## 7. Traffic and Parking

PPG13 'Transport' notes paragraph 49 states that "The availability of car parking has a major influence on the means of transport people choose for their journeys".

Policy M10 states that the Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and peoples with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration. Development proposals will be assessed against the parking standards set out in the UDP which are in turn assessed against the London Plan matrix.

Policy M3 states that the Council will require that developments with high trip generating characteristics locate where public transport accessibility is high; located where the need to travel by car will be reduced and use of public transport increased. Both policy M3 and M4 along with SPG7a require new proposals to have a building design and layout and location which encourages walking and cycling.

The applicant has proposed 44 car parking spaces at basement level and 57 cycle parking spaces. The Haringey Transportation Group has assessed the application and concluded that the anticipated vehicle movements associated with the proposed development in addition to the existing vehicle trips associated with the approved polyclinic development abutting the site, would not have any significant adverse traffic impact on the adjacent roads. The Transportation Group have indicated that works to the adjacent road and pedestrian links are required to improve the existing facilities. They have sought a financial contribution, in the form of section 106, toward the cost of these works.

There have been a number of resident objections to the proposal many of which site traffic congestion and parking issues as the main concern. It should be noted that on the planning appeal relating to the 2007 application (HGY/2007/1823) the Inspector did not find that the proposal would be unacceptable in terms of traffic generation, parking and pedestrian safety. Furthermore, the Council withdrew the 5<sup>th</sup> reason for refusal which related to the absence of any assessment as to the likely traffic generation from the proposed development in comparison with the previous use and its impact on the highway network. The Council accepted that the appellants' evidence (which took account of the likely levels of traffic from the former nurses' home and the development of the adjoining site) showed that the predicted levels would not exceed the recommended threshold of 5% of existing flow. The Inspector stated that she had no reason to disagree and determined the appeal on this basis. The number of units has been reduced from 70 flats with 61

car parking spaces to 56 units with 44 car parking spaces, thus the traffic associated with this development would be even less than that considered acceptable by the Inspector. Also, traffic and parking issues were not a reason for refusal of the 2008 (HGY/2008/0835). Overall the development is deemed to be acceptable and in line with the relevant policies.

The Transportation Officer's request for £450,000 towards Highway Improvements and repair works is considered excessive; to the extent that payment is for repair of footpaths on road on the other side of Park Road, they do not reasonably relate to the development which is the subject of this application. However, works in the immediate vicinity of the site, including improved crossing facilities for pedestrians, are considered to relate to this development and a sum of £250,000 would appear appropriate.

### 8. Sustainability

Policy UD2 requires sustainable design and construction to form an integral part of any scheme, requiring energy efficiency and renewable energy sourcing measures to be considered. In addition, the Council will seek that development schemes take into account, where feasible, the environmentally friendly materials, water conservation, recycling and sustainable urban drainage systems (SUDS).

Policy ENV3 states that all new development should incorporate water conservation methods. Policy ENV9 states that the council will encourage energy efficiency and a reduction in carbon dioxide emissions, while ENV10 requires all major developments to provide an energy assessment with their planning application, showing an on-site provision of 10%, where feasible, of their projected energy requirement from renewable sources.

The application states that the proposed development is to target a Code for Sustainable homes (CFSH) level 3, subject to viability assessments and Government requirements. This rating requires a 25% improvement over Target Emission Rate as determined by the 2006 Building Regulation Standards.

The development is to have energy efficient condensing boilers and solar thermal panels on the roof to provide hot water to the residential boilers. A renewable energy assessment and a drainage and water assessment are still to be commissioned. Conditions of consent will require these assessments be submitted to and approved by the local planning authority prior to the commencement of works, to ensure the development is in line with local, regional and national targets on sustainability.

### 9. Waste Management

Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material and for large developments to produce a waste management plan. In addition the Council will encourage, the allocation of space for composting in developments with gardens. The scheme includes 3 separate bin storage areas providing a capacity for 18 bins, which combined, will provide adequate bin storage for a development of this



size. Refuse vehicles will access the site from Park Road. A turning head is provided near the entrance to the site so that refuse vehicles may exit in a forward direction. Haringey Waste Management has provided a number of comments. These will be included as conditions of consent.

10. Safety, Security and Crime Prevention

Policy UD3 and SPG5 requires all new development to take into account the provisions of Circular 5/94 Planning Out Crime and the 'Secured by Design' initiative. This seeks to reduce the potential for crime by good design. The Crime Prevention Officer has been consulted and has raised several issues with the current design. However, if the scheme were to meet all the points raised by the Crime Prevention Officer, such as having no basement parking and not having communal gardens adjoining private amenity space, it would be difficult to develop the site at anything other than a much lower density. The applicant has responded to the points raised by the Crime Prevention Officer as follows:

- This entrance to Block B appears overly recessed with poor natural surveillance from properties around it.

*We have reviewed the design of the entrance area and checked sight lines - the entrance is visible from the lift and stair area of Block B, all of the flats on the south side of Block A, and the three flats at the east end of Block B - the recess is only to provide a weatherproof overhang at the entrance door. There will be an entry phone camera at the entrance doors.*

- Clear demarcation between semi-public and private space within the development should be provided and that this "defensible space" is promoted for the good of the future residents. Currently, communal gardens directly adjoin the private space of a home.

*The plans have been adjusted to show Private Spaces to both sides of Block B. To the South (Leisure Centre) side these extend to the boundary as requested but to the North they have been limited in order to maintain the communal areas. Refer to revised plan HW206 P100 Rev B dated 16/04/2009.*

- Basement car parking and cycle storage is located well away from the control and surveillance of the building's users. Without proper safeguards and secure access control into the basement, this will easily become a crime generator. Concerns regarding the entrance to the basement on the south of the scheme, within the communal garden.

*The basement car parking entrance has a security gate. The basement entrance at the south end of the scheme is a means of escape, definitely not an entrance; it will be gated and linked to the fire alarm system to prevent access.*

- Perimeter treatment for the scheme should be robust, particularly on the south and east side. Similarly, the bin stores can become venues for crime without careful and sympathetic design.

*This issue can be resolved as part of a landscaping and boundary planning condition.*

- Communal door entry systems should be 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 entry control door systems will be of a high security standard.*

- The use of good quality lighting, especially on the access points throughout the scheme is a key crime prevention measure. Bollard lighting is generally a poor choice in such an environment.

*The lighting detail will be agreed as part of a planning condition.*

- The homes would benefit from the enhanced security standards detailed in the “Secured by Design Scheme” ([www.securedbydesign.com](http://www.securedbydesign.com)).

*In making the above amendments and clarifications the scheme complies with the principles of the “Secured by Design Scheme” within the site constraints.*

It is considered that the majority of these issues could be dealt with via condition. The revised ground floor plan addresses the issue of private units abutting communal areas. Overall, the development is deemed to satisfy policy UD3 and SPG5.

The London Fire & Emergency Planning Authority (LFEPA) and Haringey Building Control both raised concern about compliance for fire brigade access and facilities on the basis that travel distances from fire pump to the furthest point in the premises is in excess of 45 metres. Since these initial comments the applicant has contacted the relevant officers and clarified these issues. The LFEPA has provided an email that states ‘in principle this Authority would have no objection to fire fighting access subject to the points below and detailed submission of the location and calculation for the dry risers that are to be provided at building control stage of the project’

- A turning point is provided for both refuse trucks and fire appliances
- A number of the units are in excess of 45m from the position of the appliance is able to reach. For this reason it is noted on the drawings that a dry riser is to be provided within the scheme with easy access from the appliance location. The exact position and system design will be finalised in consultation with building control and London Fire Brigade.

As such, a condition of consent will be included to address the above issue.

#### 11. S. 106 Legal Agreement

Policy UD8 requires development, where appropriate, to be subject to a Section 106 agreement in order to secure appropriate benefits in line with guidance set out in SPG10a and SPG10c.

The Council is seeking the following s106 contributions:

1. Affordable housing based on 20 units (35.71% based on number of units or 40.24% based on the number of habitable rooms). Allocated as follows: 9 units Social Rented and 11 units intermediate shared ownership.
2. An Education contribution of £291,200.00 based on the formula set out in SPG10c.
3. Provision of highway works to the value of £250,000 including footway, cycle route, entry treatment and crossing upgrade schemes, in the vicinity of this development.
4. Administration charge of £27,000 as required by SPG10a.

The total amount of s106 contribution would be £568,200

## **SUMMARY AND CONCLUSION**

The Council accepts the principle of residential use for this site. The proposed scheme has an improved dwelling mix that, although still not complying fully with Council guidance, is sufficiently close to be acceptable. The scheme has been reduced both in terms of the number of units and height, bulk and massing and setbacks from the boundaries compared to the scheme dismissed on appeal. The design is deemed adequate and the amenity spaces provided for future residents are exceed Councils requirements. The scheme is not found to be unacceptable in terms of traffic generation, parking or pedestrian safety. Having said that this is still a large scale development at the upper end of the acceptable density range. However, on balance, it is considered that the development is in line with the intent of National, Regional and Local Planning Policies including policy UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' UD10 'Planning Obligations', HSG1 'New housing developments', HSG4 'Affordable Housing', HSG9 'Density standards', HSG10 'Dwelling mix', 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' M10 'Parking and Development', OS5 'Development Adjacent to Open Spaces' OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10e 'Improvements to public transport infrastructure and services' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006). On this basis, it is recommended that planning permission be GRANTED subject to conditions and s106 legal agreement.

## **RECOMMENDATION 1**

That planning permission be granted in accordance with planning application reference number HGY/2009/0219 and associated conditions and subject to a pre

condition that Acorn Limited shall first have entered into an agreement with Haringey 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:

1. Affordable housing based on 20 units (35.71% based on number of units or 40.24% based on the number of habitable rooms). Allocated as follows: 9 units Social Rented and 11 units intermediate shared ownership.
2. An Education contribution of £291,201.62 based on the formula set out in SPG10c.
3. Provision of highway works to the value of £250,000 including footway, cycle route, entry treatment and crossing upgrade schemes, in the vicinity of this development.
4. Administration charge of £27,000 as required by SPG10a.

The total amount of s106 contribution would be £568,200

## **RECOMMENDATION 2**

### **GRANT PERMISSION subject to the following conditions:**

Registered No: HGY/2009/0219

Applicant's drawing No's: HW206-A020, A030, A031, A032, P040 REV A, P099 REV A, P100 REV B, P101 REV A, P102 REV A, P103 REV A, P104 REV A, A200 REV A, A201 REV A, A300 REV A, A301 REV A, A302 REV A & A303 REV A.

Subject to the following conditions:

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

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

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

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

3. A renewable energy assessment and water and drainage assessment shall be prepared and submitted to and approved by the local planning authority prior to the commencement of works.

Reason: To ensure the development complies with local, regional and national guidance on sustainability.

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

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

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

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

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

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

7. The existing trees on the site shall not be lopped, felled or otherwise affected in any way (including raising and lowering soil levels under the crown spread of the trees) and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority. Particular attention should be paid to the protection and retention of the silver maple and a qualified Arboriculturalist should be present to ensure appropriate measures are implemented during the construction period.

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

8. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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

9. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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

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

Reason: to ensure the satisfactory appearance of the development.

11. 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.

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. The detailed scheme shall include:

(a) A minimum of 12 x 1100 refuse bins and 4 x 1100 recycling bins. If any of the bin enclosures are set behind security gates, keys or fobs will need to be provided to the refuse and recycling collectors.

(b) Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

(c) If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.

(d) Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.

(e) All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

(f) If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.

(g) Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

(h) Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.

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

13. Details of the routeing/management of the construction traffic shall be submitted to Haringey Transportation planning team, for approval, prior to the commencement of works.

Reason: To minimise the impact of the movement of the associated construction vehicles, on the adjoining roads.

14. The exact position and system design of the dry riser system shall be finalised and approved in consultation with Building Control and London Fire Brigade.

Reason: To ensure the development complies with Approved Document B. Pt 5 Regarding Fire Brigade access and facilities.

15. 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: The proposed development requires 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 02084891316 to obtain a cost estimate & to arrange for the works to be carried out.

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

### **RECOMMENDATION 3**

In the event that an agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended) is not signed by 11 June 2009 or within such extended time as the Council's Assistant Director (Planning and Regeneration) shall in his direction allow, the application shall be refused for the following reason:

The proposal fails to provide an Education and Highway works contribution in accordance with the requirements set out in Supplementary Planning Guidance SPG10c and SPG10e of the Haringey Unitary Development Plan (2006).



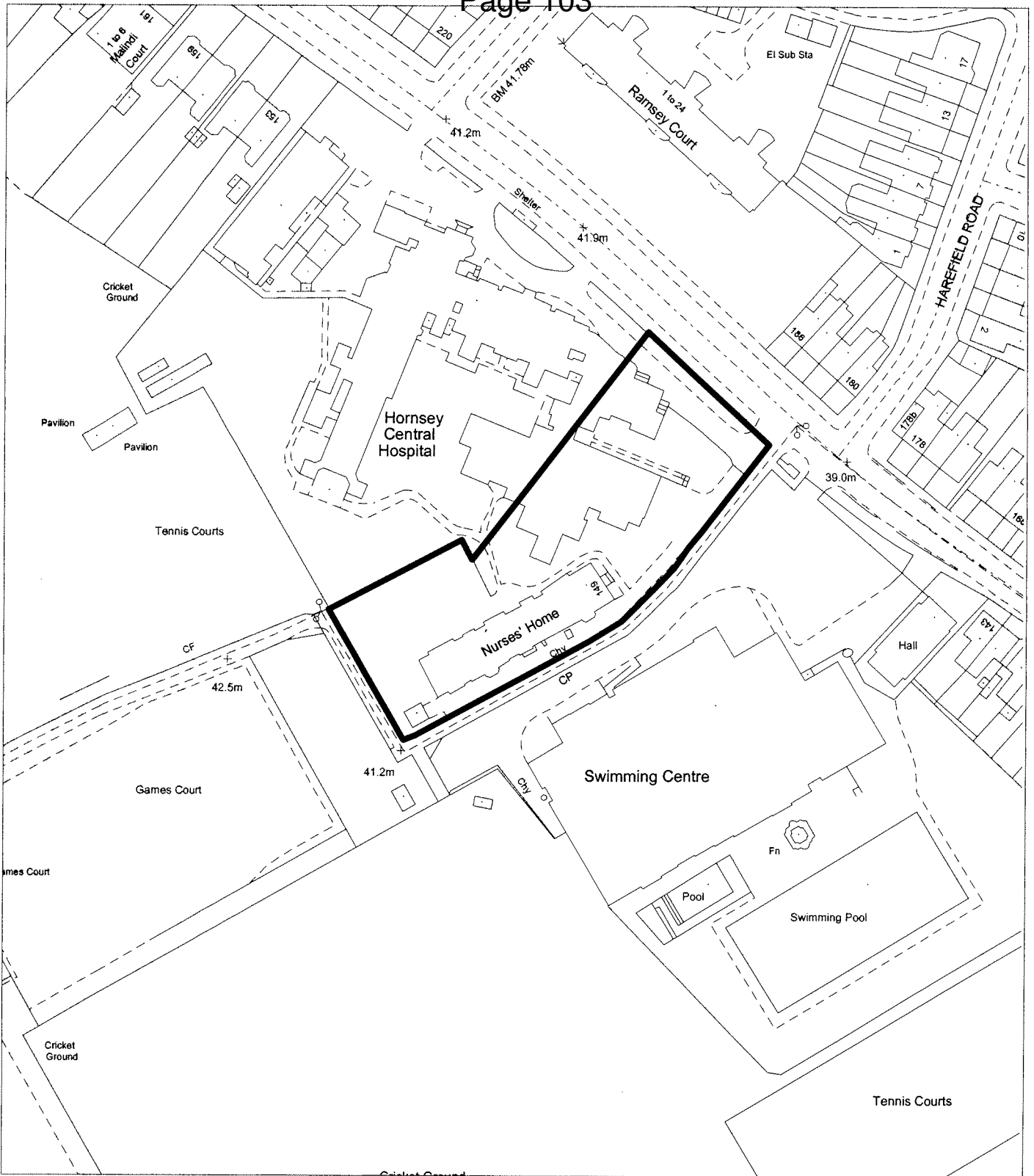
#### **RECOMMENDATION 4**

In the event that the planning application is refused for the reason set out in recommendation 3 above, the Assistant Director (Planning Policy and Development), in consultation with the Chair of the Planning Applications Sub-Committee, is hereby authorised to approve any further application for planning permission which duplicates this planning application, provided that: -

- (i) there has not been any material change in circumstances relevant to planning considerations, and
- (ii) the further application for planning permission is submitted to and approved by the Assistant Director (Planning and Regeneration) within a period of no more than 12 months from the date of the refusal, and
- (iii) the relevant parties shall have entered into an agreement under section 106 of the Town and Country Planning Act (As Amended) as outlined above to secure the obligations specified therein.

#### **REASONS FOR APPROVAL**

The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD10 'Planning Obligations', HSG1 'New Housing Developments', HSG4 'Affordable Housing', HSG9 'Density Standards', HSG10 'Dwelling Mix', 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' M10 'Parking and Development', OS5 'Development Adjacent to Open Spaces', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10e 'Improvements to public transport infrastructure and services' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).



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## Site plan

## Former Hornsey Central Hospital, Park Road, N8

**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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	Scale	1:1250
	Date	11/05/2009

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Planning Committee 11 May 2009

Item No.

**REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2008/2319

**Ward:** Hornsey

**Date received:** 03/12/2008

**Last amended date:** 24/4/2009

**Drawing number of plans:** 389/IN/001, 002, 003, 100, 200; 389/P/-101, 100, 100/5, 101B, 102B, 103, 104, 200C, 201C, 202, 203 & 204A.

**Address:** The Nightingale PH, 40 Nightingale Lane N8

**Proposal:** Retention of pub use at ground and basement levels, with refurbishment of upper floors to form 1 x three bed, 1 x two bed and 1 x one bed flats. Demolition of existing side extensions and erection of new 3-storey rear extension comprising 3 x one bed and 1 x two bed flats.

**Existing Use:** Pub / Residential

**Proposed Use:** Residential

**Applicant:** Mr Peter Gullis The Wellington Pub Company

**Ownership:** Private

**THIS APPLICATION WAS TAKEN OFF THE PREVIOUS COMMITTEE  
AGENDA FOR THE APPLICANT TO AMEND THE ELEVATION DESIGN TO  
COMPLEMENT THE EXISTING PUB BUILDING.**

**PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer contact:** Elizabeth Ennin-Gyasi

**RECOMMENDATION**

GRANT PERMISSION subject to conditions and subject to sec. 106 and sec. 278  
Legal Agreement

**SITE AND SURROUNDINGS**

The site comprises of a 3 storey Victorian Public House, with basement floor located at the corner of Nightingale Lane and Brook Road. It has a single storey extension and garage fronting Brook Road with buildings to the rear in use for toilet facilities. The upper floors are in use for residential purposes and the immediate surrounding area is residential in character. It lies outside the designated Campsbourne Cottage Estate Conservation Area.

## **PLANNING HISTORY**

Relevant planning history includes:-

Alterations and additions – approved 24/10/1956

Internal alterations and provision of beer store and garage – approved 26/7/1961

Alteration to front elevation – 24/9/1973

## **DETAILS OF PROPOSAL**

The original scheme has been revised involving the following:

- The reduction of two units with the objective of lowering the density on the site.
- Change to the external appearance by lining up horizontal features in the pub's façade with horizontal elements in the proposed new building.
- The use of brick to match the existing pub's brickwork with base level of render to correspond to the detailing of the pub's elevation.
- The design of the front entrance of the new building to match the central door of the existing pub.

The current scheme seeks to retain the pub use at ground floor with the refurbishment of the upper floors to form 1 x three bed, 1 x two bed and 1 x one bed flats. The existing single storey side extension would be demolished and a new 3-storey extension with basement floor erected to create self-contained units comprising of 3 x one bed and 1 x two bed flats.

The proposal also includes the shared use of the basement floor as storage space for the pub and carparking, bicycle storage, recycling facility and waste & refuse storage for the residential use. Amenity provision includes communal garden to the rear at ground floor and recessed balconies for the units fronting Brook Road. Access to the flats would be from Brook Road.

## **CONSULTATION**

Ward Councillors  
24 -38 Nightingale Lane  
44-50 Nightingale Lane  
57- 89 Nightingale Lane  
55-69 Rectory Gardens  
1-47 Stokley Court, Brook Road  
1-24 Tivendale Brook Road  
25-48 Tivendale Brook Road

73-77 Beechwood Road  
Transportation  
Cleansing  
Building Control

## **RESPONSES**

Cllr. Errol Reid - objects  
No. 38 Nightingale Lane- objects  
No. 67 Nightingale Lane - objects  
No. 69 Nightingale Lane - objects  
No. 71 Nightingale Lane- objects  
No. 75 Nightingale Lane- objects  
No. 26 Hawthorn Road – objects  
No 76 Beechwood Road - objects

Transportation-‘This proposed development is situated within a walking distance of W3, 144 and W7 bus routes on Priory Road which combined offer 39 buses per hour (two-way) for frequent connections to Crouch Hill over ground train station and Finsbury Park and Turnpike lane 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, our interrogation with TRAVL trip prediction database has revealed that, based on similar London sites (Chad Cres. Kariba Cl. Congo Dr- N9, Osier Crescent-N10 and Tysoe Avenue- EN3), a development of this magnitude would only generate a combined in and out movement of 2 vehicles during the critical morning peak hour (0800-0900hrs). Moreover, notwithstanding that this site is not in an area which suffers from heavy on-street parking pressure, the applicant has proposed 4 basement level car parking spaces, which would be accessed via Brook Road, 1 motorbike space and 4 enclosed/secure cycle racks, as detailed on Plan No.389/P/-101. It is therefore deemed that the level of vehicular trips ensuing from this development would not have any significant adverse impact on the existing traffic or indeed car parking demand on the adjoining roads.

However, there is the concern that the adjoining footway on Brook Road is substandard on both sides. We will therefore require the applicant to enter into S.278 agreement under the Highways Act 1980, to upgrade the footway on both sides of this road from the junction of Nightingale Lane up to eastern boundary of this property. The cost of these works is estimated to be in the region of £20,000 (twenty thousand pounds).

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

enters into S.278 Highways Act 1980 or S.106 Town & Country Planning Act 1990 agreement, for the reconstruction of the footway section abutting this development on Brook Road and an upgrade of the footway on the other side of this road, from the junction of Nightingale Lane up to the eastern boundary of this premises, the cost of which is estimated as £20,000 (twenty thousand pounds).  
Reason: To improve the conditions for pedestrians at this location.

Informative

The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 1380) to arrange for the allocation of a suitable address.'

Crime Prevention Officer:

'With reference to the above scheme and request for observations. It is important to note that there is a higher than average number of offences of anti-social behaviour near to this location. In fact, the sheltered housing immediately next door, Stokely Court has persistent problems with youths congregating in the car park at the rear and side. This would therefore be an ideal opportunity to consider the design of this proposed development and make changes to the built environment that will have a positive impact for local people. I would also expect that the security of the new scheme is of a sufficiently high standard. My further comments are:

The boundary wall on the eastern side of the development is directly next to the car park for Stokely Court as mentioned above. It would be an ideal opportunity if this wall was replaced with a dwarf wall and railings, perhaps to the existing height to serve as a boundary but to increase natural surveillance both in the back of the new scheme and also for the rear of Stokely Court. We can give further advice as necessary and would be happy to meet any interested party to discuss this further.

Regardless of the Secured by Design scheme, it is crucial that the communal door entry systems are a high quality door and / or "airlock" system; based on an electro-magnetic lock with no exposed moving parts, with the automatic door closer contained within the hinges or floor. 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 dwellings would benefit from the enhanced security standards detailed in the "Secured by Design Scheme" ([www.securedbydesign.com](http://www.securedbydesign.com)).

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 '

## **RELEVANT PLANNING POLICY**

### **PPS1 Delivering Sustainable Development**

PPS1 2005 sets out the fundamental planning policies on the delivery of sustainable development through the planning system. PPS1 identifies the importance of good design in the planning system and that development should seek to improve rather than maintain the quality and character of towns and cities.

### **PPS3 Housing**

PPS3 2006 sets out central Government guidance on a range of issues relating to the provision of housing. It states that the Government is committed to maximising the re-use of previously developed land -brownfield land in order to promote regeneration. PPS3 also sets out the Governments commitment to concentrating additional housing developments in urban areas, new emphasis on providing family housing with consideration given to the needs of children to include gardens & play areas. Also, the importances of ensuring housing schemes are well-designed and create sustainable communities. The need for development to include affordable housing is also set out in PPS3.

### The London Plan

The London Plan issued by the Greater London Authority, forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital. The current plan dated February 2008, sets housing targets for individual Boroughs for the period up to 2016/17. The target for Haringey is 6,800 additional 'homes' (680 per year).

In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. For instance, the suggested density range for a site with a PTAL rating of 1 within urban setting is 150 – 250 habitable rooms per hectare. Whilst a site, with PTAL rating of 3, the density range suggested is 200 – 450 habitable rooms per hectare.

### G3 Housing Supply

- UD1 Planning Statements
- UD2 Sustainable Design and construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations

### M10 Parking for Development

- HSG1 New Housing Developments
- HSG 4 Affordable Housing
- HSG 9 Density Standards
- HSG10 Dwelling Mix



SPG1a Design Guidance  
SPG8a Waste and Recycling  
SPG10a The Negotiation, Management and Monitoring of Planning Obligations  
SPG10c Education needs generated by new housing  
Housing Supplementary Planning Documents (adopted October 2008)

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

The original scheme has been revised involving the following:

- The reduction of two units with the objective of lowering the density on the site.
- Change to the external appearance by lining up horizontal features in the pub's façade with horizontal elements in the proposed new building.
- The use of brick to match the existing pub's brickwork with base level of render to correspond to the detailing of the pub's elevation.
- The design of the front entrance of the new building to match the central door of the existing pub.

The current proposal involves the retention of the pub use at ground floor with the refurbishment of the upper floors to form 3 x two bed and 1 x one bed flats. Also the existing single storey side extension would be demolished and a new 3-storey extension with basement floor erected to create self-contained units comprising of 3 x one bed, 1 x two bed and 1 x three bed flats.

The main issues relating to the proposal are:

- i) the principle of residential use on site
- ii) density
- iii) dwelling mix and room sizes
- iv) size, bulk & design
- v) privacy and overlooking
- vi) parking
- vii) amenity provision
- viii) waste disposal
- ix) sustainability

These issues are discussed below:

- i) The principle of residential use on site

Planning Policy Statement 1: "Delivering Sustainable Development" advises that sustainable development is the core principle underpinning planning. The guidance advises, in paragraph 27 (viii), that planning should "promote the more efficient use of land through higher density, mixed-use development and the use of suitably located previously developed land and buildings".

National Policy Guidance PPS 3 “Housing” and the London Plan encourage the residential development of brownfield sites. The pressure for new housing in the Borough means that brownfield sites, i.e. previously developed sites, are increasingly considered for housing development. In the Borough's tight urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease.

In considering the principle of residential use on the site, regard must be paid to the relevant national policy advice, based on PPS3 Housing and the London Plan. Guidance from central government and the London Plan set housing targets for Local Authorities.

The London Plan sets housing targets for individual Boroughs for the period up to 2017. The current plan dated February 2008, sets housing targets for individual Boroughs for the period up to 2016/17. The target for Haringey is 6,800 additional ‘homes’ (680 per year). These targets are generally reflected in Unitary Development Plan Policy G3.

The upper floors of the main pub building is currently in residential use, as such it is considered that the part use of the site for residential purposes is acceptable. Also the site is within a residential setting and the proposal would contribute towards the Council’s housing target.

The proposed scheme would create 7 residential units, which is below the threshold for Affordable Housing provision in accordance with the London Plan and Unitary Development Plan policy HSG4 ‘Affordable Housing’.

ii) Density

Policy HSG9 ‘Density Standards’ sets a density range of 200 –700 habitable rooms per hectare. However, the policy requires that a ‘design-led’ approach is taken in the assessment of density of development proposals. Therefore matters such as the character of the local area, quality of the design, amenity standards, range and mix of housing types should also form part of the assessment to ensure proposed development relates satisfactorily with the site.

The scheme proposes a total of 7 residential units. The development would provide a mix of 4 x 1 bedroom units, 2 x 2 bedroom units and 1 x 3 bedroom units. In total, the scheme has 18 habitable rooms. Therefore, applying the method set out in ‘Housing Supplementary Planning Documents ‘(adopted October 2008), the density of the proposed development is approximately 375 habitable rooms per hectare.

The proposed density is well within the range of 200 – 700 set out in the Unitary Development Plan. In the context of the surrounding area, the proposed density is considered appropriate for the site. Therefore the scheme is considered to have an acceptable density, in compliance with Policy HSG9 ‘Density Standards’ and HSPD (adopted October 2008).

iii) Dwelling mix and room sizes

In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and Housing Supplementary Planning Documents (adopted October 2008) set out the Councils standards. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

This scheme would provide 4 X 1bed units, 2 X 2bed units and 1 X 3bed units. The recommended percentage dwelling mix for new residential development as stated in HSPD for private market housing, allows 37% for 1bed, 30% for 2bed and 22% for 3bed units. This scheme would provide 37% for 1bed, 28% for 2bed and 14% for 3bed units. Although not entirely as recommended in guidelines set out in HSPD, it is considered that the proposed dwelling mix is suited to the particular nature of the scheme, which is relatively small-scale and not particularly suited for family accommodation. Therefore it is considered that the proposed dwelling mix would be appropriate to the scheme and site.

The one-bedroom units' internal floor area range from 37.6m<sup>2</sup> to 52.1m<sup>2</sup> which exceeds the Councils standard as set out HSPD. The two-bedroom units' internal floor area would be 70m<sup>2</sup> and exceeds the Councils standard as set out HSPD. The three-bedroom unit would allow over 100m<sup>2</sup>, which also exceeds the Councils standard as set out HSPD. Therefore the units' sizes are considered to provide a satisfactory standard of accommodation.

All the units/rooms are considered to have adequate light and ventilation. In addition, the scheme has the provision of a lift facility with two-way opening for wheelchair users to access all levels of the building. Therefore the proposed units are considered to comply with policy HSG10 and HSPD (adopted October 2008).

iv) Size, bulk & design

Policy UD3 'General Principles' & UD4 'Quality Design' require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment and the amenity of residents. These policies reflect the advice in PPS1 and PPS3.

The scheme consist of a 3-storey extension block with basement level space which would front Brook Road, the ground floor would be raised and it would comprise of 3 x one bed and 1 x three bed self-contained flats. Also the refurbishment of the upper floors of the existing pub building to form 3 x two bed and 1 x one bed flats.

The scale and massing of the new extension has been designed to create subordination to the main pub building and to relate in height & scale to nearby buildings. It is contemporary in style; however it has been design to respect the Victorian Pub by incorporating features such as brickwork and the verticality of the fenestration. The scheme introduces a series of recessed planters with lighting to help with pedestrian visibility at night.

The external appearance of the pub building will essentially be intact with the only alterations being the addition of a rear dormer window, the replacements of two windows to the rear with small windows to match existing and the side entrance to the residential building, which would be constructed to match the original building.

Therefore the proposed scheme is considered to be sensitively designed to fit in well within the existing street & townscape and as such minimise any adverse effect on the surrounding area.

v) Privacy and overlooking

Policy UD3 'General Principles' and Housing Supplementary Planning Documents (adopted October 2008) seek to protect existing residential amenity and avoid loss of light and overlooking issues.

The proposed scheme has a north - east orientation. The 3 storey extension block is considered not to compromise the privacy of the immediate properties as it would front Brook Road. To avoid loss of privacy to nearby properties on the southern boundary, obscured glazing is proposed to prevent overlooking. The positioned of the new building to the north, would also minimises shadowing on the rear gardens of adjacent properties. The distance between the new extension block and the rear gardens of properties at Rectory Gardens would exceed 30m, which is within the standard set out in HSPD (adopted October 2008). Therefore it is considered that any adverse impact in relation to loss of privacy and overlooking would be minimised.

vi) Parking

National planning policy seeks very clearly to reduce the dependence on the private car in urban areas such as Haringey. The advice in both PPS3 'Housing' and PPS13 'Transport' make clear recommendations to this effect. This advice is also reflected in the London Plan and the local policies M9: 'Car –Free Residential Developments' & M10: 'Parking for Development' sets out the Councils requirements for parking for this type of use.

The scheme provides 4 car parking spaces, 4 bicycles spaces and a motorcycle space secured at basement level. Transportation has no objections to the scheme, subject to the conditions that the applicant enters into a S.106 or S.278 agreement to achieve the following:

- A contribution by way of the same legal agreement, a sum of £20,000 (twenty thousand pounds) towards improvement to the footway on Brook Road.

vii) Amenity provision

Amenity space has been designed into scheme in the form of communal rear garden space and recessed balconies on the extension block. Also the scheme would provide a secured roof garden space. It considered that the combined amenity provision is sufficient and acceptable, given the availability of public open space in the local area. Therefore on balance the propose amenity space provision is considered to meet guidelines set out in HSPD (adopted October 2008).

viii) Waste Management

The scheme has been design with a refuse management system that allows for the external waste collection and the internal storage of recyclable waste products. However, to ensure that the Council's standard of waste management is adhered to, a condition has been attached to this report requiring detail submission of a waste management scheme for approval.

ix) Sustainability

The re-use of under utilised land is regarded as an important sustainable feature of the development which complies with the thrust of both national and London wide guidance. In addition, the scheme provides 4 secure bicycles and a motorcycle parking space.

Further, the proposed development has been designed with sustainable materials and systems including:

- Combination condensing boilers for providing the central heating & hot water supply.
- Landscaped garden with potential to grow small trees.
- Green roof to encourage biodiversity
- Natural ventilation systems
- Double glazed windows to reduced energy consumption
- New walls, ceilings & floors to be insulated to accord with Building Regulations
- Grey water recycling for toilet use
- Low Energy light fittings

Comments received from consultation and the Council's Response

There have been 8 letters of objections from local residents. The grounds of objection include the following:

- Conflict with Conservation Area,
- Infringement of European Convention rights,
- Increase density/overcrowding ,
- Anti-social behaviour resulting from the scheme on nearby sheltered accommodation,
- Increase traffic & parking problems,

- Not enough time given for consultation, because of time of year,
- Appearance of the new building,
- Lack of benefit for local people,

*Response: Conflict with Conservation Area*

The site lies outside the designated Campsbourne Cottage Estate Conservation Area. However, the scheme is considered to be well designed and not in conflict with the requirements of being adjacent to a Conservation Area.

*Response: Infringement of European Convention rights*

It is considered that the provision of housing on the site is not an infringement of European Convention rights.

*Response: Increase density/overcrowding*

This is a relatively a small –scale development, which is considered suitable for the site and the immediate surrounding area. It is not considered that the proposal would result in overcrowding to undermine the amenity of the existing occupiers in the locality. Further the proposal will contribute towards the Borough's strategic housing target and provide much needed accommodation in the Borough. As detailed in the density section of this report, the proposed density conforms to the Council's requirement.

*Response: Anti-social behaviour resulting from the scheme on nearby sheltered accommodation*

It is considered that the proposed development would not result in anti-social behaviour on nearby sheltered accommodation. However, the scheme would be required to meet 'secured by design' requirement to mitigate any potential harmful effects such as anti-social behaviour.

*Response: Increase traffic & parking problems*

The Council's Transportation Group has no objections to the scheme and does not consider that the proposed scheme will result in increase traffic or parking problems.

*Response: Not enough time given for consultation, because of time of year*

The consultation period of 21 days is set by the government and commences when the application is submitted and validated. Although this statutory period is set by the government, the Council is normally flexible and would consider comments after the 21 days.

*Response: Appearance of the new building*

It is considered that although the proposed scheme is contemporary in design, its independence and overall scale does not undermine the architectural effect of the main pub building. Further, it has been designed to respect the Victorian Pub by incorporating features such as brickwork and the verticality of the fenestration.

*Response: Lack of benefit for local people*

It is considered that the provision of housing within Borough is beneficial to all Haringey residents. Also the proposed development would be subject to footway improvement which should benefit local residents.

## **SUMMARY AND CONCLUSION**

The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The height of the proposed extension block would be subordinate to the main pub building and the overall design would not undermine the pub's architectural form. The proposed density conforms to guidelines set out in the adopted Unitary Development Plan and the proposed housing provision would contribute the Council's housing target.

Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan policies: UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG 9 'Density Standards', HSG10 'Dwelling Mix', SPG1a 'Design Guidance', SPG10c 'Education needs generated by new housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

The scheme is subject to a legal agreement, the main elements are:

- an education contribution of £ 20, 371
- a contribution of £20, 000 towards footway improvement in the vicinity of the site under Sec 278 Agreement
- an administration cost of £2, 018

## **RECOMMENDATION 1**

That planning permission be granted in accordance with planning application reference number HGY2008/2319 ("the Planning Application"), subject to a pre-condition that [the applicant and] [the owner(s)] of the application site shall first have entered into an agreement or agreements with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974] [and] [under Section [278] of the Highways Act 1980] in order to secure:

- Education contribution of £20, 371
- Footway improvement contribution of £20,000 under Sec 278 Agreement
- Plus 5% recovery/administration costs of £2, 018

## **RECOMMENDATION 2**

That, in the absence of the agreement(s) referred to in resolution (1) above being completed by 9 April 2009, planning application reference number HGY/2008/2319 be refused for the following reasons:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education provision the proposal is contrary to Policy UD8 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and SPG10c 'Education needs generated by new housing'

## **RECOMMENDATION 3**

In the event that the Planning Application is refused for the reasons set out in resolution (2) above, the Assistant Director (PEPP) (in consultation with the Chair of PASC) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

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

## **RECOMMENDATION 4**

That following completion of Agreement referred in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2008/2319 and applicant's drawing No.(s) 389/IN/001, 002, 003, 100, 200; 389/P/-101, 100, 100/5, 101B, 102B, 103, 104, 200C, 201C, 202, 203 & 204A.

Subject to the following condition(s)

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

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



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

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

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

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

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

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

5. 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'.

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

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

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

8. 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.

9. Before the commencement of any works on site, a fence or wall, materials to be agreed with the Local Planning Authority, shall be erected and permanently retained for all site boundaries.

Reason: In order to ensure a satisfactory means of enclosure for the proposed development.

10. That the accommodation hereby approved shall be implemented in accordance with the approved plans in order to provide 1 X 3bedroom, 2 X 2bedrooms, 4 X 1bedrooms self-contained flats.

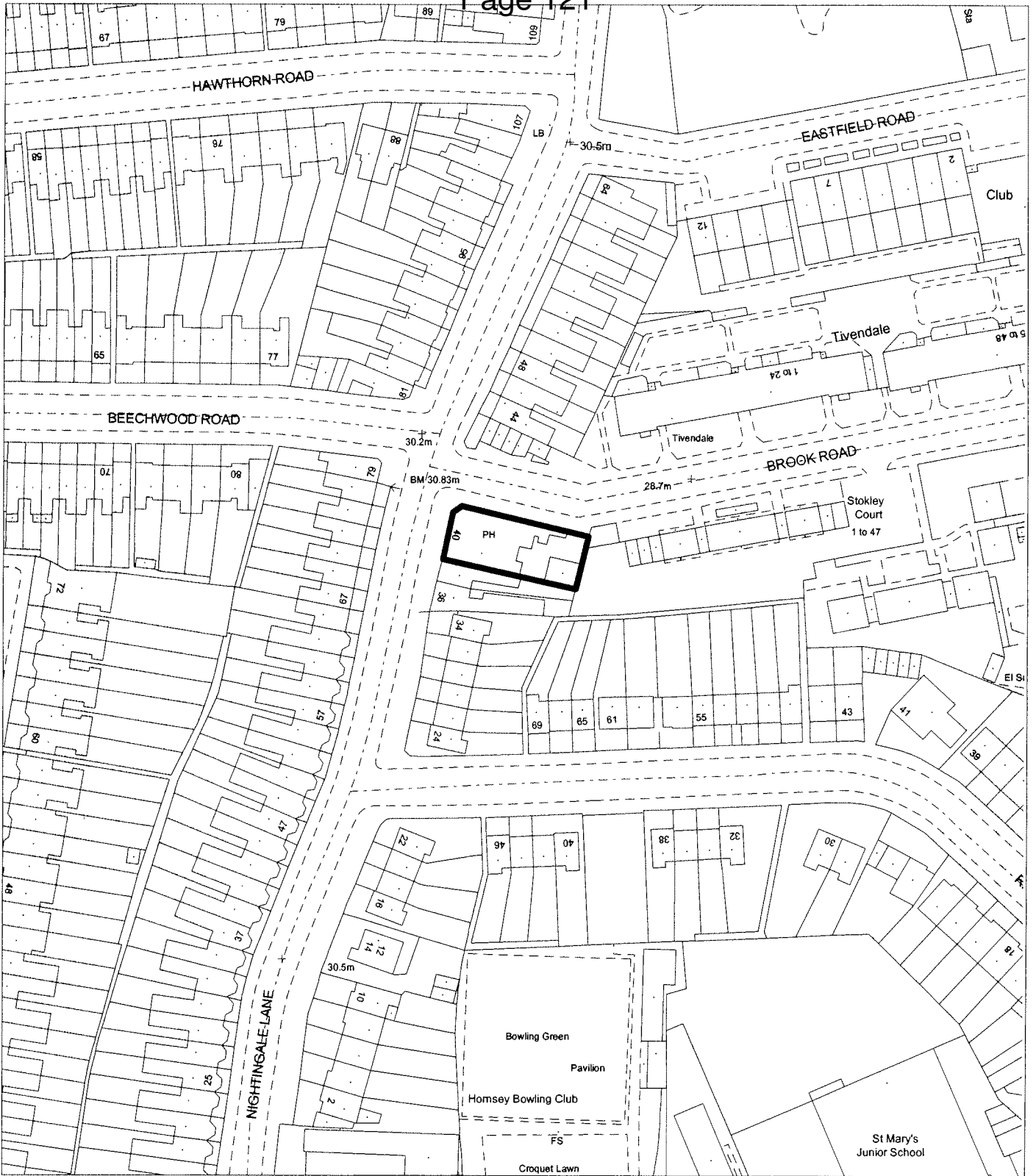
Reason: In order to avoid overdevelopment of the site.

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

#### REASONS FOR APPROVAL

The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The height of the proposed extension block would be subordinate to the main pub building and the overall design would not undermine the pub's architectural form. The proposed density conforms to guidelines set out in the adopted Unitary Development Plan and the proposed housing provision would contribute the Council's housing target. Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan Policies: UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG 9 'Density Standards', HSG10 'Dwelling Mix', SPG1a 'Design Guidance', SPG10c 'Education Needs Generated by New Housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

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Site plan  
**The Nightingale PH, 40 Nightingale Lane N8**

**Directorate of  
 Urban  
 Environment**

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 Assistant Director  
 Planning and Regeneration  
 639 High Road  
 London N17 8BD  
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	Date	11/05/2009

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Planning Committee 11 May 2009

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2008/2220

**Ward:** Tottenham Hale

**Date received:** 19/11/2008

**Last amended date:** 24 April 2009

**Drawing number of plans:** 08424/100 , 101, 102, 103, 110 Rev P2, 111, 112, 200, 300, 301, 400, 1000 - 1022 incl., 2000 (all Rev P1)

**Address:** Park Tavern Public House, 220 Park Lane, N17

**Proposal:** Demolition of existing buildings and erection of 4 storey building comprising 366 sqm of retail (A1) floorspace plus Kingdom Hall (D1) on the ground floor, with 34 flats, (2 x one bed, 13 x two bed, 15 x three bed and 4 x four bed flats on the upper floors), plus 22 car spaces and 44 cycle spaces.

**Existing Use:** vacant (formerly PH)

**Proposed Use:** Mixed use, retail, place of worship, residential

**Applicant:** Park Lane House Limited

**Ownership:** Private

## PLANNING DESIGNATIONS

Road Network: Classified Road

**Officer contact:** Stuart Cooke

## RECOMMENDATION

GRANT PERMISSION subject to conditions and S106 Legal Agreement and agreements under S256 and S278 of the Highways Act 1980 relating to exchange of land and works to the highway:

## SITE AND SURROUNDINGS

The application site comprises the former Park Tavern public house (PH) and car park site. The site is located next to the Northumberland Park railway station at the junction of Park Lane, Shelbourne Road and Willoughby Lane. Park Lane then leads up to the level crossing at the railway linking through to Marsh Lane and Meridian Way.

The surrounding area is generally residential. Opposite the application site is a short, two storey, mixed use terrace of local shops and cafes on the ground floor with residential accommodation above. Directly to the south of the site is Lois Court, a 3-storey block of flats built in the 1950's. Otherwise Shelbourne Road generally comprises two storey terraced Victorian housing. On the opposite side of the junction is the 3-storey block of flats, Nos. 2-12 Shelbourne Road, built in the 1970's. To the north and west between Park Lane and Northumberland Park is the Northumberland Park estate a large municipal housing estate built largely in the 1970's, comprising large blocks of flats between 4 and 17-storeys in height. Diagonally opposite the application site is a petrol filling station and bus turnaround for four bus routes.

In policy terms, the site falls within the Tottenham International Development Framework area, (SSP20), which set out a broad framework for the regeneration of a large part of Tottenham based on a comprehensive mixed use approach to development. The site area is approximately 0.26 hectares in size and is rectangular in shape with two road frontages to Shelbourne Road and Park Lane. It is now cleared.

## **PLANNING HISTORY**

The site has been occupied by the Park Tavern public house for many years. This recently closed and the site left vacant. There is no significant planning history relating to this site.

## **DETAILS OF PROPOSAL**

The application is submitted by Savills on behalf of Park Lane House Ltd, a wholly owned subsidiary of Tottenham Hotspur Football Club (THFC) Plc.

The application proposes the erection of 4 storey building comprising 366 sqm of A1 (retail) floorspace plus a place of worship on the ground floor, with 34 flats comprising 2 x one bed, 13 x two bed, 15 x three bed and 4 x four bed flats on the upper floors, plus 22 car spaces and 44 cycle spaces.

The retail unit will occupy the northern part of the ground floor, facing onto Park Lane, opposite the existing commercial terrace and provide 366 square metres of A1 floorspace. The shopfront will return round the corner into Shelbourne Road. The Kingdom Hall is 570 square metres and is located largely to the east side of the site, behind the retail and residential frontages with access from Shelbourne Road. The Hall is intended to replace the existing Hall in Paxton Road, opposite the THFC ground, which will be demolished as part of the Spurs redevelopment proposals.

The residential accommodation will be provided on the upper three floors, which is 100% affordable. The residential element will be owned and managed by Newlon Housing Association. The residential accommodation is arranged in a curtilage building on all four sides of the site. Access is from a main entrance in

Shelbourne Road via walkways at each level. A podium deck is provided at first floor level to provide amenity space to the residential units.

22 car spaces, including 3 disabled spaces, are provided at ground floor level below the podium accessed from Shelbourne Road, shared between the residential and Kingdom Hall uses, (9 and 8 respectively).

The scheme has been the subject of considerable negotiation and redesign with the applicant. The design of the building is modern, but utilising a palette of traditional colours selected to complement the colours and finishes of the existing buildings surrounding the site. The scheme has been assessed using the Buildings for Life criteria, developed by CABI in partnership with English Partnerships and Design for Homes.

## **CONSULTATION**

Ward Councillors

Transportation  
Waste Management  
Building Control  
Arboriculturist

Network Rail  
Metropolitan Police  
Environment Agency  
LFCDA

263-271, 263a, 196-214 Park Lane  
1-12 (cons) Anglia Close  
2-32, 7-11, 11a, 11b, 15a, 15b, 17, 19 Shelbourne Road  
1-6 Lois Court, Shelbourne Road  
Wackett Timber Ltd, 5 Shelbourne Road  
1-18, 2a Park Avenue Road  
1-3, 2-32, 2a Willoughby Lane  
GL Autocare, Willoughby Lane

## **RESPONSES**

Cllr Amin - objects on grounds of more significant regeneration benefits required, density, open space, room sizes and access to natural light, need for retail space, inadequate car parking, juxtaposition of Kingdom Hall and residential use.

Cllr Bevan – objects on grounds of overdevelopment, inadequate room sizes, poor design, need for retail floorspace, lack of parking, lack of amenity space, noise.

Building Control – emergency vehicle access satisfactory.



LFCDA – satisfactory

Environment Agency – to be reported verbally at the meeting

Local residents – lack of parking, building too big, too dense, increase in traffic, noise.

The scheme was subject to a Development Control Forum in December 2008. The minutes of the meeting are attached to this report as appendix 1.

## **RELEVANT PLANNING POLICY**

### **National Policies**

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms

Planning Policy Guidance Note 24: Planning and Noise

### **London Plan 2008**

2A.5 Opportunity Areas

3A.3: Maximising the potential of sites

3A.10 Negotiating Affordable Housing in Private Residential and Mixed Use Schemes

3A.18: Protection and Enhancement of Social Infrastructure and Community Facilities

3C.23: Parking Strategy

4B.1: Design Principles For a Compact City

5B.2: Opportunity Areas in North London

6A.4: Priorities in Planning Obligations

### **Unitary Development Plan**

AC2 Tottenham International

CW2 New Community/Health facilities

HSG1 New Housing Developments

HSG 4 Affordable Housing

HSG 9 Density Standards

HSG10 Dwelling Mix

TCR1: Development in Town and Local Shopping centres

EMP5: Promoting Employment Uses

M10 Parking for Development

UD2 Sustainable Design and construction

UD3 General Principles

- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations

### **Supplementary Planning Guidance**

Housing SPD October 2008  
SPG1a Design Guidance  
SPG8a Waste and Recycling  
SPG10a The Negotiation, Management and Monitoring of Planning Obligations  
SPG10b Affordable Housing

Building for Life (BfL) assessment – this is the new national standard for assessment of new residential development. It is led by CABI and the Home Builders Federation and backed by the Housing Corporation, English Partnerships, Design For Homes and the Civic trust. The assessment consists of 20 criteria designed to reflect the partners vision of what residential development should be attractive, sustainable, and functional. Building for Life assessments are now required to be included in the Councils Annual Monitoring Reports (AMR) each year. The assessment is included in this report as appendix 2.

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

The main issues relating to the proposal are:

1. Regeneration
2. The principle of mixed use
  - 2.1 Retail
  - 2.2 Employment
  - 2.3 Place of Worship
3. Density
4. Dwelling mix
5. Affordable housing
6. Size, bulk & design
7. Amenity
8. Noise
9. Private amenity space
10. Parking
11. Waste management
12. Sustainability
13. S106 – Planning Obligation

These issues are discussed below:

1. Regeneration

This scheme is directly linked to the broader proposal by THFC (plc) for the redevelopment of the football stadium site in Tottenham High Road. The

development site for the new stadium is approximately 20 acres including the industrial areas to the north of the current site. This site includes the existing Kingdom Hall in Paxton Road directly to the north of the existing stadium. In order for the stadium development to go ahead, it is necessary to relocate the Kingdom Hall. After considering a number of sites, the Park Tavern site has been identified as suitable and is acceptable to the users of the existing Kingdom Hall. As a result, THFC has acquired the site to enable the Kingdom Hall to be relocated and allow the stadium scheme to go ahead.

The stadium scheme is one of the major regenerative proposals in the borough at the current time, providing a major new economic boost for the area, a high number of new jobs and business opportunities, an improved local environment and represents a significant investment in the north Tottenham area specifically and the borough as a whole. As well as the new stadium with a capacity of 58,000 set in a new public space fronting Tottenham High Road, the scheme will include new offices, hotel, supermarket, club museum and 450 new homes.

In terms of the Park Tavern site, the Kingdom Hall element of the scheme forms part of a broader mixed use scheme including new retail floorspace and residential accommodation. This approach is designed to maximise the potential of the site in line with advice in PPS 1 and PPS3 and provide regenerative benefit in itself through bringing new jobs and people into the local area.

## 2. The principle of mixed use on site

Planning Policy Statement 1: “Delivering Sustainable Development” advises that sustainable development is the core principle underpinning planning. The guidance advises, in paragraph 27 (viii), that planning should “promote the more efficient use of land through higher density, mixed-use development and the use of suitably located previously developed land and buildings”.

National Policy Guidance PPS 3 “Housing” and the London Plan encourage the residential development of previously developed sites. In the Borough's densely developed urban fabric the opportunities for an acceptable form of development are increasingly limited as the availability of sites decrease. In considering the principle of mixed use development on this site, regard must be paid to the relevant national policy advice, based on PPS3 Housing and the London Plan.

In this case, the site comprises previously developed land site in an area identified in the UDP as an are in need of regeneration. The site is located in a generally built up urban area and therefore the principle of a mixed use approach to the redevelopment of the site is appropriate. Policy AC2 of the UDP: Tottenham International identifies this site as being suitable for regeneration as part of the wider objective of regenerating this part of the borough, centred around Tottenham Hale. This scheme will maximise the development potential of the site and and bring additional homes and jobs into the area.

## 2.1 Retail

The scheme also includes a small amount of retail floorspace, (366 square metres), which is to be non-food retail, which will reflect and reinforce the small commercial parade opposite. It is understood the unit will be a Spurs shop. Policy TCR2: Out of Centre Development requires that new retail floorspace outside identified shopping centres should not harm the vitality and viability of nearby shops and demonstrate need and apply the sequential approach where necessary. Given the small size of the proposed retail floorspace, the sequential test is not considered necessary in this case. The location of retail floorspace in this location close to the railway station and opposite an existing commercial terrace is considered acceptable and appropriate in terms of scale, character and function, and will support the vitality and viability of the existing shops. As such, the proposal complies with policy TCR2.

## 2.2. Employment

In terms of employment, policy G4: Employment seeks to provide employment opportunities for local residents. This proposal will create a number of local jobs, both full time and part time via the retail unit for the benefit of local people. Whilst it is not clear how many jobs were associated with the public house use, it is likely that the proposed use will result in a net increase in job opportunities. As such the proposal is considered to meet the requirements of policy G4.

## 2.3. Place of worship

In terms of the uses proposed, the scheme includes a Kingdom Hall to replace the existing Hall in Paxton Road. The hall in Paxton Road has been there for many years with a well established local congregation. Policy CW1 would support the relocation of this type of local community facility within the local area.

## 2.4. Residential

In terms of the residential use proposed, Council policy encourages the re-use of previously developed land in residential areas, in line with advice in PPG1 and PPG3. New residential accommodation is also recognised to have significant regenerative benefits to the surrounding area. Guidance from central government and the London Plan sets housing targets for individual Boroughs for the period up to 2016. The target for the Council is to achieve 6,800 units between 2007 and 2017 based on the housing capacity study of 2004. These targets are set out in Table 3A.1 of the London Plan and reflected in Unitary Development Plan Policy G3.

This scheme proposes 34 new flatted units of between 1 and 4-bedrooms. All the units meet the Council's space standards and are designed to Code for Sustainable Homes Level 3. All the units are affordable. As such the scheme will provide a significant number of new homes of good quality and specification.

### 3. Density

Table 3A.2 of The London Plan 2008 sets a density of 200 – 450 habitable rooms per hectare for developments in urban areas within 10 minutes walking distance of a town centre with an accessibility index of 2 - 3. The application site falls within this band. The London Plan makes clear that, in addition to the PTAL rating, where the site has good existing or planned connectivity and capacity, the density of a scheme can be at the higher end of the appropriate density range.

In terms of local policy, policy HSG9 'Density Standards' sets a density range of 200 – 700 habitable rooms per hectare. The policy requires that a 'design-led' approach is taken in the assessment of density of development proposals. Therefore matters such as the character of the local area, quality of the design, amenity standards, range and mix of housing types should also form part of the assessment to ensure proposed development relates satisfactorily with the site.

The scheme proposes a total of 34 residential units. The development would provide a mix of 2 x 1-bed, 13 x 2 bed and 15 x 3 bed and 4 x 4-bed units. In total, the scheme has 123 habitable rooms. Therefore, applying the method set out in the Housing SPD October 2008 the density of the proposed development is approximately 473 habitable rooms per hectare. However, taking into account the mixed use nature of the proposal and adjusting the site area accordingly, the density is increased to 553 habitable rooms per hectare. This density is well within the range of 200 – 700 habitable rooms per hectare set out in the Unitary Development Plan. Although it falls outside the density range recommended for sites of this type in the London Plan. However, considered in the context of the surrounding area, particularly in the context of the location of the site adjacent to a railway station and a bus turnaround, and the advice in the London Plan that specific local transport provision should be taken into account when considering individual development schemes, the proposed density is considered acceptable for the site and therefore complies with the London Plan and Policy HSG9 'Density Standards' of the UDP and the Housing SPD October 2008.

### 4. Dwelling mix of new building

In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and the Housing SPD 2008 set out the Council's standards for new residential accommodation. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers is protected.

The Housing Needs Survey (2007) identifies a shortfall for all sizes of accommodation within the borough. The requirement is most acute for affordable

3- and 4-bed properties. This scheme provides 2 x 1-bed, 13 x 2-bed and 15 x 3-bed and 4 x 4-bed units, therefore providing a high level of the larger, most required units. The floor areas of the proposed units comply with the Councils standards are considered to provide a satisfactory standard of accommodation. All the units/rooms have adequate light and ventilation. In addition, the units have been designed to conform to 'Lifetime Homes Standards' and meet level 3 of the Code For Sustainable Homes. The proposed units are therefore considered to comply with policy HSG10 and the Housing SPD 2008.

#### 5. Affordable housing

The London Plan and local policy HSG4: 'Affordable Housing' require that developments that propose 10 units and above are subject to the provision of affordable housing of up to 50% of the total units for affordable housing. In this case all of the 34 units proposed will be affordable. In order to ensure that at least the 50% included in the S106 meet the Councils requirements, the applicant has agreed to provide 2 x 2-bed, 5 x 3-bed and 4 x 4-bed for rent, and 2 x 1-bed and 3 x 2-bed for intermediate tenure.

#### 6. Size, bulk & design

Policy UD3 'General Principles' and UD4 'Quality Design' require that new buildings are of a good standard of design in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment in the local area. The scheme is considered to represent an acceptable approach to the development of this site, in terms of the uses proposed, the scale of the development and the design, appearance and materials of the building.

The approach to the design is modern, using modern materials selected to reflect the colours and textures of the existing buildings, helping the proposed building to blend in with its surroundings. The character of the surrounding area is very mixed, ranging from the two storey brick Victorian terraces in Shelbourne Road, more modern small infill developments close by to the large rectangular, flat roofed blocks of the Northumberland Park estate including a 17- storey tower block, Kenneth Robbins House. Given the mix of housing type, size, age and appearance, a modern approach to the design of this site is considered appropriate. The use of materials to blend in with the surrounding area is important to allow the building to blend in to the surrounding area.

The scheme is designed as a perimeter block within the site creating a courtyard amenity area in the centre of the site onto which all of the residential units face. The reason for this approach is twofold, first to create strong street frontages to Park Lane and Shelbourne Road, and second to create a noise barrier along the east edge of the site to protect the proposed courtyard from noise and disturbance from the railway. The courtyard is at podium level above the commercial uses and the parking area on the ground floor. Access to the residential units is via a single entrance from Shelbourne Road with lifts to the upper floors and walkways around the inside overlooking the courtyard area.

The proposed development is between 3 and 4-storeys in height with commercial and community uses on the ground floor and residential accommodation on the upper floors. The proposed building line of the development fronting Shelbourne Road is set back from the site boundary to line through with the existing properties in Shelbourne Road, creating an enhanced public space in front of the building and improving its setting in the street scene. The building frontage then returns round the corner with Park Lane creating a new retail façade facing the existing commercial terrace opposite.

The scheme has also been assessed under the Building For Life standard developed by CABI in association with English Partnerships, (see below). The scheme is assessed as achieving a score of 13.0 which is regarded as satisfactory. The full assessment is included as appendix 2 below. As such the proposal complies with the aims of policies UD3 'General Principles' & UD4 'Quality Design'

## 7. Amenity

Policy UD3 'General Principles' seeks to protect existing residential amenity and avoid loss of light and overlooking issues. In terms of sunlight and daylight, the applicant has prepared a Daylight/Sunlight study to assess the effect of the development on the surrounding properties based on the BRE guidelines: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. This Study concludes that all residential windows of properties surrounding the application site will continue to receive daylight and sunlight levels in excess of the BRE guidelines with the exception of the block of flats opposite, Nos. 2-12 Shelbourne Road, which will receive 2% below the suggested amounts.

## 8. Noise

The applicant has also submitted a Noise Survey prepared by Buro Happold Ltd. This survey identifies the site as Noise Exposure Category C in accordance with PPG24. It identifies the main sources of noise as being road and rail traffic. The Report concludes that with suitable noise mitigation measures, the site is suitable for residential development. The scheme has been designed to minimise the noise levels penetrating into the site particularly from the railway to the east. In particular, the central courtyard is protected from outside noise by the general layout of the proposed buildings. As such, it is considered that the proposal complies with the aims of policy UD3.

## 9. Private Amenity Space

The Housing SPD 2008 sets out the amount of private amenity space to be provided in new build residential development. In the case of flatted developments, a minimum of 50 square metres is required plus an additional 5 square metres per flat over 5 units. On this basis, the policy requirement for communal space for this development is 195 square metres. In this case, the principal amenity space for the development comprises a central courtyard at podium level. All units overlook this courtyard and have access to it. Additionally, all units have private balconies giving additional private amenity space. The courtyard is 30 x 18 metres in total resulting in an open area, (i.e. not including the areas under the walkways) of 364 square metres. In addition, each flat has a private balcony which, in total provide 308 square metres of private amenity space. As such, the development meets and exceeds the policy requirement for communal space as set out in the SPD.

A childrens play space of 40 square metres is included in the central courtyard area which will be available to all residents. Details of the play equipment to be included in the play area are required by condition.

#### 10. Parking

Following the results of the views expressed at the DC Forum and via the consultation process, the amount of parking provided in the scheme has been increased. The scheme now incorporates a total of 22 spaces, including 3 disabled spaces, of which 5 spaces are provided on street. 8 of these spaces are for use by the Kingdom Hall.

National planning policy seeks to reduce the dependence on the private car in urban areas such as Haringey. The advice in both PPS3 'Housing' and PPS13 'Transport' make clear recommendations to this effect. This advice is also reflected in the London Plan and the local policy M10: 'Parking for Development' sets out the Councils requirements for parking for this type of use.

The application site is within an area of relatively low car ownership and car dependency. The Transport Assessment submitted with the application show that only 59% of properties in the area own a car. In terms of traffic impact, the Assessment concludes the development will generate 11 morning and 14 evening peak 2-way vehicle trips. This is considered not to be significant in terms of the effect on the surrounding highway network. The amount of additional traffic anticipated as a result of the proposal is not considered to have a significant effect on either road safety or air quality in the local area based on TfL data. The site has a PTAL rating of 2 which is a poor/medium classification. It is however directly adjacent to the Northumberland Park railway station and the bus turnaround for routes W3, 341, 476 and the N76 night bus is opposite.



In terms of existing parking restrictions, there are double yellow lines outside the site and on both sides of Shelbourne Road and Park Lane. Single lines continue north and south along Shelbourne Road and west along Park Lane. Within these restriction there are marked residents parking bays. The site is also within the Tottenham Hotspur Match Day CPZ which restricts unauthorised parking on designated match days. These restrictions prevent unlawful on-street car parking near the development site and will therefore avoid any additional on-street parking which may be detrimental to highway conditions as a result of the proposed development.

The applicant has submitted information relating to the Kingdom Hall which demonstrates that most of the congregation, which averages approximately 159, are local and will travel to the site either on foot or by public transport. In addition, the scheme includes 44 secure sheltered bicycle parking spaces which also complies with the Councils requirements. Subject to the provision of a satisfactory Travel Plan, this level of provision is considered to represent a satisfactory balance between the operational demand for parking associated with the development and the policy requirement that parking provision is not excessive. A condition is attached requiring the submission of a satisfactory Travel Plan prior to the occupation of the development.

The scheme also requires works to be carried out to the public highway under a S278 Highways Act 1980 agreement. A separate condition is attached requiring details of these works to be agreed prior to the commencement of the development.

#### 11. Waste Management

The scheme has been designed with a refuse management system that allows for the external waste collection and the internal storage of recyclable waste products. The refuse strategy for the development is provides separate bulk waste storage for each element of the scheme, (retail, Kingdom Hall and residential). The storage spaces are located for ease of access, particularly for the residents, positioned directly adjacent to the stair core to avoid the need to leave the building to use the storage facility.

The 10 metre minimum requirement for collection of bulk waste containers for residential refuse is met. For the Kingdom Hall and retail unit, a private lock-away wheelie bin collection point is located within the 25 metre travel distance to the collection vehicle. The number and position of the bulk storage containers has been discussed and agreed with the Waste Management Service.

#### 12. Sustainability

The scheme proposes the re-use of previously developed land located adjacent to a main line railway station and bus turnaround, giving reasonable access to public transport. Reduced car parking is therefore provided with a good provision of secure cycle parking.

The proposed development has been designed to achieve minimum level 3 Code for Sustainable Homes and includes the following sustainable features:

- Reuse of previously developed land
- Affordable housing
- Level access with three Wheelchair units
- All units to Lifetime Homes standards
- Buildings are orientated to maximise natural light and ventilation
- Solar preheating of water included in scheme
- 10% on site renewable energy provision
- Lifetime Home Standards compliance
- Timber from approved and sustainable sources as approved by FSC
- Low Energy light fittings
- External insulated building envelope to high levels of U Values.
- Creation of local permanent jobs in the retail element

In terms of energy efficiency and renewable energy, the applicant has submitted an energy statement by Buro Happold. This report concludes the scheme will achieve a site wide 9.9% reduction in energy consumption along with a 7.86% reduction in carbon dioxide emissions through improvements to the building fabric and systems. A 19.5% site wide reduction in total energy consumption can be achieved through improvements to the building fabric and systems and installation of the proposed renewable energy solutions. When the savings from energy efficiency are used to recalculate the base line energy consumption, the solar thermal panels will provide 10.6% of the total site energy, therefore meeting the required target of 10%.

### 13. S106 Planning Obligations

The applicant has agreed to enter into a S106 agreement in line with national guidance and advice in SPG10a. The agreement includes contributions towards:

- Affordable housing  
The scheme is submitted on the basis of 100% affordable housing. In order to ensure that at least 50% provision is achieved, the applicant has agreed to provide 2 x 2-bed, 5 x 3-bed and 4 x 4-bed for rent, and 2 x 1-bed and 3 x 2-bed for intermediate tenure.
- Monitoring charge to a maximum 5% of total value - £5000.

### GLA Toolkit Assessment

The applicant has submitted a GLA Toolkit assessment of the scheme to demonstrate the schemes viability and its ability to support additional contributions. The GLA toolkit is recognised as a material consideration in the determining of planning applications involving affordable housing and can be used to justify planning applications to ensure that S106 requirements do not make a scheme unviable. The London Plan acknowledges that the 50% affordable housing target has to be considered on a sites ability to deliver. This is assessed deducting the cost of development from the value of the scheme as

built. The principle of the GLA toolkit is that if the residual land value of a scheme falls below a benchmark value, the scheme is not technically viable. The approach allows for a reasonable level of commercial development profit as one of the several development cost components. It should be borne in mind that this approach involves variables and judgements must be made when considering the outputs. The toolkit includes suggested guideline figures for the various components of the assessment.

In this case, the analysis of the viability of the scheme includes the provision of 100% affordable housing as part of the assessment. The Toolkit analysis considers the site area and location, the nature of the scheme, acquisition costs and build cost assumptions. These costs are provided by consultants Stace LLP. In terms of the retail use, it factors in known variables from other local retail sites in the vicinity. It also factors in known costs relating to the affordable housing and the Kingdom Hall. The toolkit concludes that the residual value of the scheme is - £125,000 and is therefore not viable, (i.e. the development will be built at a loss). It also concludes that even when reducing the developers profit, professional fees and marketing costs, the scheme does not generate a residual value equal to or above the acquisition cost. Therefore any further planning obligations would make the scheme less viable.

A summary of the GLA Toolkit is attached as appendix 3.

## **SUMMARY AND CONCLUSION**

The application site comprises the former Park Tavern PH and car park site. The PH recently closed and the site left vacant. There is no significant planning history relating to this site.

The application proposes the erection of 4 storey building comprising 366 sqm of A1 (retail) floorspace plus Kingdom Hall on the ground floor, with 2 x one bed, 13 x two bed, 15 x three bed and 4 x four bed flats on the upper floors, plus 22 car spaces and 44 cycle spaces.

This proposal is directly linked to the broader proposal by THFC (plc) for the redevelopment of the football stadium site in Tottenham High Road in that the stadium site includes the existing Kingdom Hall in Paxton Road. THFC has acquired the Park tavern site to enable the Kingdom Hall to be relocated and allow the stadium scheme to go ahead. The stadium scheme is one of the major regenerative proposals in the borough at the current time, providing a major new economic boost for the area, a high number of new jobs and business opportunities, an improved local environment and represents a significant investment in the north Tottenham area specifically and the borough as a whole.

The site is located in a generally built up urban area and therefore the principle of a mixed use approach to the redevelopment of the site is appropriate. In the context of the surrounding area, particularly considering the location of the site adjacent to a railway station and a bus turnaround, and the advice in the London Plan that specific local transport provision should be taken into account when

considering individual development schemes, the proposed density is considered acceptable for the site and therefore complies with the London Plan and Policy HSG9 'Density Standards' of the UDP and the Housing SPD October 2008.

The scheme provides 2 x 1-bed, 13 x 2-bed and 15 x 3-bed and 4 x 4-bed units, therefore providing a high level of the larger, most required units. The floor areas of the proposed units comply with the Councils standards are considered to provide a satisfactory standard of accommodation. In the scheme is considered to represent an acceptable approach to the development of this site, in terms of the uses proposed, the scale of the development and the design, appearance and materials of the building. The scheme has also been assessed under the Building For Life standard developed by CABI in association with English Partnerships. The scheme is assessed as achieving a score of 13.0 which is regarded as acceptable. In order to ensure that at least the 50% included in the S106 meet the Councils requirements, the applicant has agreed to provide 2 x 2-bed, 5 x 3-bed and 4 x 4-bed for rent, and 2 x 1-bed and 3 x 2-bed for intermediate tenure.

Following the results of the views expressed at the DC Forum and via the consultation process, the amount of parking provided in the scheme has been increased. The scheme now incorporates a total of 22 parking spaces, including 3 disabled spaces, of which 5 spaces are provided on street. The applicant has submitted information relating to the Kingdom Hall which demonstrates that most of the congregation are local and will travel to the site either on foot or by public transport. Subject to the provision of a satisfactory Travel Plan, this level of provision is considered acceptable.

The scheme has been designed with a refuse management system that allows for the external waste collection and the internal storage of recyclable waste products. The number and position of the bulk storage containers has been discussed and agreed with the Waste Management Service.

The applicant has agreed to enter into a S106 agreement in line with national guidance and advice in SPG10a. The agreement includes contributions towards:

- Affordable housing  
The scheme is submitted on the basis of 100% affordable housing. In order to ensure that at least 50% provision is achieved, the applicant has agreed to provide 2 x 2-bed, 5 x 3-bed and 4 x 4-bed for rent, and 2 x 1-bed and 3 x 2-bed for intermediate tenure.
- Monitoring charge to a maximum 5% of total value - £5000.

On the basis of the above considerations, the application is recommended for approval subject to a S106 agreement and conditions.

## **RECOMMENDATION**

GRANT PERMISSION subject to a S106 legal agreement and agreements under S256 and S278 of the Highways Act 1980 relating to exchange of land and works to the highway:

Registered No. HGY/2008/2220

Applicant's drawing Nos. 08424/100, 101, 102, 103, 110, 111, 112, 200, 300, 301, 400, 1000 - 1022 incl., 2000 (all Rev P1)

Subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

8. That not more than 34 separate units, whether flats or houses shall be constructed on the site.

Reason: In order to avoid overdevelopment of the site.

9. 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.

10. That the accommodation for car parking and/or loading and unloading facilities be specifically submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority before the occupation of the building and commencement of the use; that accommodation to be permanently retained for the accommodation of vehicles of the occupiers, users of, or persons calling at the premises and shall not be used for any other purposes.

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

11. That 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.

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

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

13. 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 Kingdom Hall hereby authorised.

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

14. Notwithstanding the details submitted, full details of the play equipment to be installed in the childrens play area shown on drawing no. 08424/400/P1 shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the occupation of the residential units.

Reason: to ensure a satisfactory standard of play provision in the development.

15. That full details of a scheme for works to the public highway to be carried out under S278 of the Highways Act 1980 shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development, the full cost of such works to be borne by the applicant.

Reason: to ensure that the necessary works to the public highway as required by the development hereby approved are satisfactory implemented.

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: That all works on or associated with the public highway be carried out by The Transportation Group at the full expense of the developer. Before the Council undertakes any works or incurs any financial liability the developer will be required to make a deposit equal to the full estimated cost of the works.

#### REASONS FOR APPROVAL

The application is considered to meet the requirements of the relevant policies contained in national guidance, the London Plan 2008 and the Unitary Development Plan 2006, and is therefore considered to be a satisfactory development for the site.



**PLANNING, POLICY & DEVELOPMENT  
DEVELOPMENT CONTROL DIVISION**

**MINUTES**

Meeting : **Development Control Forum - Park Tavern N17, 220 Park Lane, N17  
- HGY/2008/2220**

Date : **15<sup>th</sup> January 2009**

Place : **Resource Centre, Park Lane N17**

Present : **Cllr Bevan, 4 Local Residents and Applicants Agent's**

Minutes by : **Tay Makoon**

Distribution :

1.	Paul Smith opened the meeting by welcoming everyone to the meeting and introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.	
2.	<p>Proposal: Demolition of existing buildings and erection of 4 storey building comprising 380sqm of A1 (Retail) floorspace plus Kingdom Hall on the ground floor, with 2 x one bed flats on the upper floors plus 15 car spaces and 37 cycle spaces.</p> <p><b>Main Issues</b>  Principle of Use  Size, Scale and Density  Design and Appearance  Impact on adjoining properties  Car Parking  Landscaping</p>	
3.	<p><b>Presentation by Richard Sierra</b>  The presentation covered the Design Brief  Site Location, context and analysis  Proposed ground floor layout  Retail  Kingdom Hall  Residential entry &amp; car parking  Building section  Courtyard – communal amenity  Materials  Key elevation ( &amp; Visuals  Positive impact of the scope</p>	



4.

**Questions****Concerns raised by local residents:**

- Parking on & off match days
- Lack of parking facilities provided on site for the development
- Lack of public transport for the use of Kingdom Hall
- Design
- Noise from Kingdom Hall
- Overcrowding
- Spurs takeover
- Demolition of Park Tavern
- Character and appearance

Q1: Why did the owner demolish the building?

Answer: The owner in this case does not need permission to demolish his property and he owns it and this is what he has done. The reason why they demolished is because the pub was vacant and to avoid squatters.

Q2: Why did they demolish the front of the building last – is it because it is listed and they were meant to keep it?

Ans: The building is not listed and one would assume they were following Health & Safety regulations.

Q3: Do you know who the owners are?

Ans: The owners are Park Lane House Ltd.

Q4: Cllr Bevan: Does the development have a flat roof? what amenity space is provided for the flats. The design is a monstrosity, it is not in keeping with the area, it is not a design you would expect for such a prime landmark location. It is unacceptable. Have the scheme been to the Haringey Design Panel?

Ans: Yes the development has a flat roof; The scheme has provided amenity space in the courtyard and the balconies for the flats. The scheme has not been to the Design Panel as yet. As for the design it is a matter of opinion and we do take your views on board.

Q4: Have you actually seen the site?

Ans: Yes – we have been on site and visited the local surroundings and in designing the scheme we need to take into consideration the local context as shown in our presentation. We are very familiar with the location.

Q5: Why are you putting this big development there with no adequate parking facilities, we already have problems with parking from the bus drivers, local people do not have space to park and have to go half a mile to park. Most of the people in this area are a mixture of old people and families with more than one child. They can't park now, how do you expect them to be able to park?

Ans: The scheme meets Council Policy on parking, it is considered that this location is well served by public transport and that the users of the Kingdom Hall will use public transport to access the site.

Q6: Why have you only got 15 parking spaces for this development?

Where do you expect the people from your flats to park? What about emergency vehicles?

Ans: The Government is trying to reduce the number of cars on the roads, and the parking allocation for this scheme meets the Councils policy on parking. It is expected that the people living here would use public transport. Emergency vehicles can access the site, it is a legal requirement and this scheme fully meets that requirement.

Q7: How many people do you envisage using the Kingdom Hall?

Ans: We expect about 200/300 people to visit the Kingdom Hall.

Q8: Have you thought how they are going to arrive here?

Ans: We would expect them to use public transport to get to the Hall.

Q9: Are you aware that there is no Sunday train service at Northumberland Park. As you are aware people visiting the Kingdom Hall will be families, most people with children drive, where do you expect them to park?

Ans: We have explained before that the Government is trying to reduce the number of cars on the road and there are schemes such as this all over London with little or no parking allocation. We understand you have concerns and take your comments on board.

Q10: Is the Kingdom Hall sound proof?

Ans: The Kingdom Hall is sound proof in order to meet building control requirements.

Q11: Cllr Bevan - why have you only allocated four parking spaces considering the number of people using the hall is expected to be 200/300? Who will manage the scheme to make sure the balconies does not have washing on etc?

Ans: The scheme has been designed with minimum parking allocation as this location is considered to be well served by public transport and the government is looking at reducing the number of cars on the road and developers are encouraged to submit a green travel plan to encourage people to travel by public transport. With regards to management Newlon will have their own management plan in place to manage and maintain the building

5.

Paul Smith concluded the meeting by thanking everyone for attending and participating. He reminded everyone to send in objections and that further representations can be made at Planning Committee.

End of meeting

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**Initial Building for Life Assessment  
PARK TAVERN revised scheme  
20 April 2009**

<b>Summary of score</b>	
Environment and Community	5.0
Character	3.5
Streets, Parking and Layout	1.0
Design & Construction	3.5

Haringey Council | Planning Policy & Design Group

**TOTAL SCORE 13.0**

**Detailed assessment**

<b>CRITERIA</b>	<b>COMMENTS</b>	<b>SCORE</b>
<b>ENVIRONMENT &amp; COMMUNITY</b>		<b>5.0</b>
<b>01</b> <b>Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?</b>	A new place of worship is provided on site. There are 2 primary and 1 secondary schools within a 5-10 minute walk of the development. The site sits just within an open space deficiency area according to map 8.1 in the Haringey UDP, however is close to football pitches to the north and the Lea Valley Regional Park to the east. A new playground is also to be provided on site.	1.0
<b>02</b> <b>Is there an accommodation mix that reflects the needs and aspirations of the local community?</b>	There is an excellent mix of unit sizes, with 44% 1 and 2 bedroom and 56% 3 and 4 bedroom units. This is very much in line with Haringey's Housing SPD which calls for 45% 1-2 bedroom units and 55% 3-4 bedroom units	1.0
<b>03</b> <b>Is there a tenure mix that reflects the needs of the local community?</b>	The Haringey Housing SPD stresses the importance of redressing the high concentrations of social rented housing in the east of the borough. Northumberland Park ward has a very high concentration of social rented housing. The scheme offers 1/3 of units as shared ownership which will help redress this imbalance.	1.0
<b>04</b> <b>Does the development have easy access to public transport?</b>	The site is serviced by 4 bus routes and the overland train, providing residents with good access to public transport. A satisfactory Travel Plan has been included as part of the	1.0

<p><b>05</b> Does the development have any features that reduce its environmental impact?</p>	<p>application. The building has a predicted CSH level of 3 and the solar thermal panels on the roof provide 10% energy production on site. This meets Haringey's sustainability requirements. Inaccessible sedum roofs are also incorporated which will help with water absorption and biodiversity. Collection of recyclable waste is also incorporated in the designs..</p>	1.0
<p><b>CHARACTER</b></p>		<b>3.5</b>
<p><b>06</b> Is the design specific to the scheme?</p>	<p>This site sits at the South East corner of a locally major crossroads and is a highly prominent position in the neighbourhood, visible from quite some distance in three directions. The building is a one-off design for the site, in a modern style that does not pick up on the local vernacular or building typologies, but uses good quality materials of appearance similar to its neighbours., The vertical rhythm and proportions relate to the neighbouring terraced houses, as do the colours. A dominant, highlighted North West corner and more modest, low-key sides and rear are an appropriate response to the site. The public nature of the station forecourt is acknowledged in the building façade fronting it, with the chamfered corner, glazing following round and no fence to the forecourt.</p>	1.0
<p><b>07</b> Does the scheme exploit existing buildings, landscape or topography?</p>	<p>The existing building on site was demolished, representing a missed opportunity to reuse this asset. Existing fine mature trees have recently been removed, again representing a failure to exploit existing elements to the site.</p>	0.0
<p><b>08</b> Does the scheme feel like a place with distinctive character?</p>	<p>The building contributes to the local eclectic character of the area. The predominant grey, white and "brick like" red-brown colour of the cladding and rendering of the proposal are not out of the character of the area. The irregular rhythm of contrasting panels and windows fit in with local scale and the predominantly vertical emphasis and rhythm matches the neighbouring terraced houses. The modern, undecorated and strongly rectilinear style of the proposal is similar to the larger council housing blocks within sight</p>	1.0

	to the North and North West, as is the approximate overall bulk. The proposal is a particular response to its transitional corner site but has elements that respond to the different neighbouring contexts.	
<b>09</b> <b>Do the buildings and layout make it easy to find your way around?</b>	The building creates a prominent landmark at this significant junction, particularly from views down Park Lane and Shelbourne Road, stepping up in height from 3 stories beside existing housing to a more prominent 4 story "prow" at the corner. At the pedestrian's level, the building responds to the station forecourt by chamfering the corner, allowing people arriving at the station a better view down Park Lane and increasing the overall legibility of the area. The main residential entrance is reasonably clearly marked in the revealed recessed stair tower, which is mostly glazed.	1.0
<b>10</b> <b>Are streets defined by a well-structured building layout?</b>	The building line along Park Lane provides good definition to the street. The streets are poorly defined by the building design along Shelbourne Road. The lack of a solid building form at the ground level of the southwest corner creates a void in the definition of the street, particularly as the height of the undercroft area is over 4m. The grating to the car park does not provide positive definition to the street and creates an unpleasant and weak edge.	0.5
<b>STREETS, PARKING AND LAYOUT</b>		<b>0.5</b>
<b>11</b> <b>Does the building layout take priority over the streets and car parking, so that the highways do not dominate?</b>	The building layout fails to take priority over car parking along Shelbourne Road. The undercroft car park arrangement weakens the building form and allows the car parking to visually dominate this area.	0.0
<b>12</b> <b>Is the car parking well integrated and situated so it supports the street scene?</b>	No measures have been taken to reduce the visual impact of the on-street parking, for example by incorporating planting. Undercroft parking is very poorly integrated and detracts significantly from the street scene. It provides a dead frontage to the street and detracts from the animation of this space. It is visually dominant and negatively affects the quality of the streetscene.	0.0

<p><b>13</b>  <b>Are the streets pedestrian, cycle and vehicle friendly?</b></p>	<p>Although the wide pavements along most of Shelbourne Road are a welcome feature. The design of the entrance and ramp has been amended to retain the width of Shelbourne Road pavement here. Users of the Kingdom Hall parking in the designated undercroft area have no direct access from the car park to the Kingdom Hall.  A good amount of cycle parking is provided on site for both residents and visitors.</p>	<p>0.5</p>	<p>0.5</p>
<p><b>14</b>  <b>Does the scheme integrate with existing streets, paths and surrounding development?</b></p>	<p>The proposal matches the existing building line of the terraces, creating good coherence along Shelbourne Road. Although the height at 4 stories is greater than the 2 story terraces and 3 story immediate neighbours, the building steps down towards this lower height successfully along this boundary.   The building integrates successfully with the existing station forecourt and the inclusion of retail along the Park Lane frontage mirrors the existing shops opposite.   The building on the opposite corner is of a similar number of stories and the visible distant council blocks are higher. However floor to floor heights are particularly high (3m, 4.5m at ground floor); resulting in a higher than usual 3 or 4 story building that is out of scale to its surroundings.</p>	<p>0.5</p>	<p>0.0</p>
<p><b>15</b>  <b>Are public spaces and pedestrian routes overlooked and do they feel safe?</b></p>	<p>The design creates a significant stretch of blank façade along the western elevation. There will be very little overlook along this stretch. It is unlikely to feel safe at night and would be particularly vulnerable to vandalism.   When the retail unit is closed, either in the evenings or potentially on all non-match days, the lack of entrances (either residential or for the Kingdom Hall) along this frontage will mean poor overlook and safety along this stretch.</p>	<p>0.0</p>	<p>3.0</p>
<p><b>DESIGN AND CONSTRUCTION</b></p>			

<p><b>16</b>  <b>Is public space well designed and does it have suitable management arrangements in place?</b></p>	<p>0.5</p> <p>The layout of the courtyard provides a variety of pleasant and usable spaces for residents. The green walls are a particularly welcome feature, which will add visual interest and help reduce noise in the courtyard. A children’s play area has been included, which will provide a valuable amenity to residents. Deck access routes have been well designed to provide defensible space to facing windows using a series of light wells, however the opportunity to increase daylighting into this area has been lost due to the overhang of the roof.</p> <p>The height of the building at the southern end of the development will create significant overshadowing in the courtyard. Sunlight studies show it would be shaded much of the time (38% at spring equinox). This heavy shadowing will reduce the quality and amenity value of the space.</p> <p>An adequate management plan has not been provided. Details on access control and maintenance regimes is required. This is particularly important as the number of units (46) is above the maximum recommended number of flats accessed from one entrance without a concierge by the report “Recommendations for Living at Superdensity” (25).</p>
<p><b>17</b>  <b>Do the buildings exhibit architectural quality?</b></p>	<p>0.5</p> <p>The modelled elements of the building are well proportioned and provide an appropriate rhythm to the building. The irregular rhythm of contrasting panels and windows, and verticality matching the spacing of terraced houses goes some way in reinterpreting the local vernacular. The use of materials with a more natural appearance contribute to the quality of the building and the choice to use ‘softer’ materials in the courtyard does provide a more residential feel than the harder outside.</p> <p>The incorporation of private balconies and terrace is welcome and is seen to contribute positively to the amenity of residents and creates variety and interest to the facade. Their sizes are acceptable. All units are dual aspect which is a positive feature.</p>



	<p>The layouts of flats create cramped living spaces and bedrooms as detailed under criteria 20 below. The single bedroom in flat type Q is poorly situated in terms of daylighting. Nine units have fully internal kitchens with no direct daylight. Some corner units have rather long and convoluted internal corridors.</p> <p>Most habitable rooms have adequate access to sun and daylight. The inclusion of open slots between the communal access balcony and flat windows is a positive step towards providing better defensible space, but not continuing the slots into the roof or pulling the roof back from over the access decks negates the potential day and sunlighting benefit to communal walkways and rooms facing them.</p>	
<p><b>18</b> <b>Do internal spaces and layout allow for adaptation, conversion or extension?</b></p>	<p>All units are Lifetime Homes compliant and 3 of the units are designed for 'as occupied' wheelchair access with potential for lifts to be installed. All units are apartments structurally dependant on other parts of the building, however internal partition walls are not load bearing, so changes within each unit would be possible. Balconies are of minimal size (except where the building is pulled back for privacy reasons), so few independent external adaptations or extensions will be possible.</p>	<p>1.0</p>
<p><b>19</b> <b>Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?</b></p>	<p>Modular bathrooms, external cladding materials and flat roofs are proposed for the building, reducing onsite construction time and potentially improving build quality and performance.</p>	<p>1.0</p>
<p><b>20</b> <b>Do buildings or spaces outperform statutory minima, such as building regulations?</b></p>	<p>All but three units exceed Haringey's Housing SPD minimum space standards, however some fail on specific room sizes. All units meet CSH level 3 as a minimum requirement. The courtyard exceeds Haringey's open space standards and now includes a childrens play area.</p>	<p>0.5</p>

## **APPENDIX**

### **Former Park Tavern Public House, 220 Park Lane, N17**

#### **Viability Assessment**

The applicant has submitted an economic viability assessment of the proposed development using the 'Three Dragons' toolkit. This sets out the projected costs and values of each element of the proposal – the new community hall, retail space and the residential flats.

The scheme is for 100% affordable flats with a known financial offer from a Registered Social Landlord. The community hall is a major 'cost' to the development as it is required to be built by the developer for a religious group as part of an agreement to acquire that group's existing premises, the site of which is required as part of the major redevelopment proposals for the new Tottenham Hotspur football stadium. It produces no economic value for this specific scheme (but is clearly needed in terms of the 'bigger picture'). The retail space is to be operated on a commercial basis.

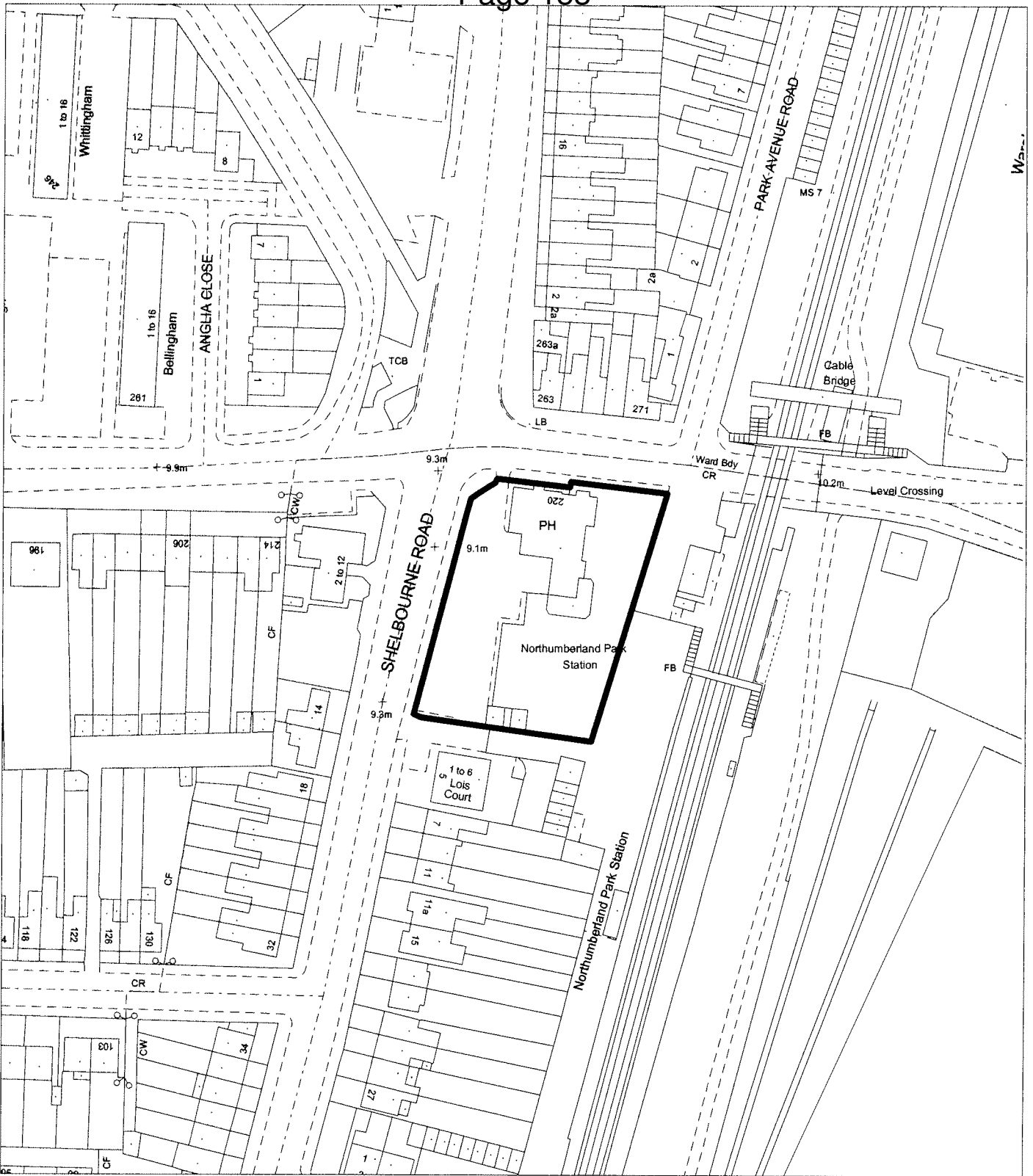
The design of the residential element of the scheme requires integrated management of all the flats and, with just one entrance, it is unlikely to be a more viable development with a mix of private and affordable units.

The estimated costs in the appraisal are backed by a detailed cost plan. Off-site highway improvement works are not costed but, if any are required, the applicant has undertaken to fund those directly. The applicant is also willing to take steps to encourage the use of local labour in the construction contract.

The appraisal shows a negative land value for the landowner (ie. substantially less than the land acquisition cost) and, with no profit element included for the developer, this negative land value means the scheme is effectively being subsidised by the landowner to facilitate the other, larger, redevelopment proposals.

The appraisal is considered robust. On the basis of it, and recognising the link with wider regeneration proposals, it is considered that this scheme on its own cannot reasonably be required to make any s106 payments.

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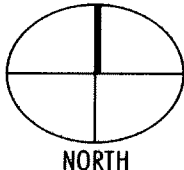
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## Site plan

## Park Tavern Public House, 220 Park Lane N17

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	Scale	1:1250
	Date	11/05/2009

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