



NOTICE OF MEETING

Special Planning Committee

TUESDAY, 10TH FEBRUARY, 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 13 (unrestricted only) or agenda item 16 (exempt only).

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 - 52)

To confirm and sign the Minutes of the Planning Committee meetings held on 8 December 2008 and 13 January 2009.

6. APPEAL DECISIONS (PAGES 53 - 58)

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

7. DELEGATED DECISIONS (PAGES 59 - 72)

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 22 December 2008 and 11 January 2009.

8. PERFORMANCE STATISTICS (PAGES 73 - 86)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 13 January 2009 Committee meeting.

9. TREE PRESERVATION ORDERS (PAGES 87 - 90)

To confirm the following Tree Preservation Orders:

1. Rear garden 18 Cranley Gardens N10.

10. PLANNING APPLICATIONS (PAGES 91 - 92)

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

11. PUPIL SUPPORT CENTRE, COMMERCE ROAD N22 (PAGES 93 - 120)

Extension, alterations and refurbishment to existing school buildings.
RECOMMENDATION: Grant permission subject to conditions.

12. 60 WIGHTMAN ROAD N4 (PAGES 121 - 130)

Erection of rear extension to existing Shelton Hotel to create 3 levels of hotel accommodation, comprising 11 new hotel rooms with 5 extra car parking spaces.
RECOMMENDATION: Grant permission subject to conditions.

13. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

14. EXCLUSION OF THE PRESS AND PUBLIC

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

15. EXEMPT MINUTES (PAGES 131 - 132)

To confirm and sign the exempt minutes of the Planning Committee meeting held on 13 January 2009.

16. NEW EXEMPT ITEMS OF URGENT BUSINESS

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

17. DATE OF NEXT MEETING

Monday 9 March 2009.

Yuniea Semambo
Head of Local Democracy & Member
Services, 5th Floor
River Park House
225 High Road
Wood Green
London N22 8HQ

Anne Thomas
Principal Committee Coordinator
(Non Cabinet Committees)
Tel No: 020 8489 2941
Fax No: 0208 489 2660
Email: anne.thomas@haringey.gov.uk

04 February 2009

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 DECEMBER 2008**

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

* Denotes Members Present

Also Present: Councillors Allison and Bevan

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC316.	APOLOGIES There were no apologies for absence.	
PC317.	URGENT BUSINESS There were no items of urgent business.	
PC318.	DECLARATIONS OF INTEREST There were no declarations of interest.	
PC319.	DEPUTATIONS/PETITIONS None received.	
PC320.	MINUTES PC305 The Committee was advised that before the resolution it should state that Cllr Dodd moved a motion to move to the vote. The Chair put the motion to the Committee. On a vote their being 5 in favour and 4 against the Committee agreed to move to the vote. The Committee was asked to agree the minutes of the Planning Committee on 10 November 2008 and the Special Planning Committee held on the 17 November 2008 subject to the above amendment. RESOLVED: That the minutes of the Planning Committee on 10 November 2008 and the Special Planning Committee held on the 17 November 2008 be agreed subject to the above amendment and signed.	
PC321.	APPEAL DECISIONS The Committee was asked to note the outcome of 19 appeal decisions determined by the Department for Communities and	

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	<p>Local Government during October 2008 of which 5 (26%) were allowed, 13 (68%) were dismissed and 1 (6%) was a split decision allowed in part.</p> <p>The Committee was particularly asked to note that the application, Land between 27-29 Aylmer Road N2 had a lot of local interest however, the appeal had been dismissed. In relation to the appeal allowed for 48 Grand Parade, Green Lanes, N4 it was recognised costs awarded against the Authority were less than envisaged. The appeal for Hornsey Central Hospital, Park Road, N8 was dismissed as stated by the Planning Authority that the scheme was over dense on the site. The appeal for 308 West Green Road, N15 was allowed as the inspector felt that the application was satisfactory in relation to nearby properties.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC322.</p>	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee between 13 October 2008 and 16 November 2008.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC323.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning enforcement since the 10th November 2008 Planning Committee meeting.</p> <p>The Committee noted that performance for October and the year to date was above both the Government and Haringey target for major applications at 100% and 94% respectively. Performance for minor applications although above government target was slightly below the Haringey target at 81% for the October and year to date position. The Committee noted that the October granted/refusal rate for decisions had remained in line with the year to date position at 68%.</p> <p>The Committee were advised by Marc Dorfman, Assistant Director, of a planned consultation to be undertaken as part of a review of performance indicators and a pilot exercise in conjunction with central Government regarding the assessment of appropriate indicators to be used.</p>	

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	<p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC324.</p>	<p>PLANNING PERFORMANCE AGREEMENT CHARTER</p> <p>The Committee received a report detailing the responses received from the consultation on the proposed introduction of a Planning Performance Agreement Charter (PPA) and sought approval for formal adoption of the Charter to provide an organisational framework for the PPA approach.</p> <p>The Committee were advised that probity was a key issue of planning applications and the probity of PPAs had emerged during the pilot project, with PPA Charters seeking to provide clarity and transparency to the PPA process in addition to setting out structural responsibilities, community engagement statements and details of member involvement.</p> <p>The Committee noted responses from the stakeholder consultation exercise and the recommendation under the Killian Pretty Review Report which encouraged the use of PPAs and the establishment of Codes of Good Practice for the development of Charters.</p> <p>RESOLVED:</p> <p>That the Planning Performance Agreement Charter be adopted as set out in Appendix 1 of the report.</p>	
<p>PC325.</p>	<p>FURNIVAL HOUSE, 50 CHOLMELEY PARK N6 ~ LISTED BUILDING CONSENT</p> <p>The planning officer presented the report and advised the Committee that this application had been before the Committee at its meeting on 25 September 2008, however there was now an additional consideration in that the building was listed on 8 November 2008. The proposed scheme had not changed since the application was agreed at the Planning Committee meeting on 25 September 2008.</p> <p>The officer further outlined that English Heritage had been in direct contact with the architects who had agreed small amendments to the proposal, however the application scheme was not fundamentally changed.</p> <p>A local resident addressed the Committee and informed that he lived adjacent to the site. His overriding concern in relation to the application was the basement excavation. At no time had the developers provided a detailed report on the excavation and there was concern regarding the effect on neighbouring properties. It</p>	

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was felt that it was not sufficient that a method statement should be provided prior to the commencement of the work. The Committee was requested to add an extra condition that the application submit a plan on how the work would be managed on the site.

Cllr Allison addressed the Committee on behalf of the Ward Councillors and stated that the building was outstanding. The Committee was requested to insist on affordable housing on the site. The developers had offered £1.3m to provide affordable housing elsewhere in the borough, however affordable housing was needed in the west of Haringey. The Committee was urged to reject the plans.

Cllr Bevan addressed the Committee as the Cabinet Member for Housing and informed that the housing service had concerns in respect of the application in relation to the sum being provided by the applicant towards affordable housing. The Housing service had advised that they would have no objection if the application were rejected.

The Assistant Director of Planning, reminded the Committee that the report before them was to consider the issue of the listing and not to decide upon points raised at the last meeting.

The Applicant responded to the Committee by outlining the progress of the application. The scheme was approved in September 2008, following this the building was listed as a grade 2 building. The site was visited by English Heritage who identified principle areas that were worth keeping; outside the building, the entrance hall, back ground floor level and the reasonably fine ceilings. The four roof lights were to be retained, side flank windows were to be retained and had changed the internal layout so could open up more of the ceilings.

The Committee viewed the plans.

The Committee requested that the condition for a project manager on the site be strengthened and included in the method statement. In response to this request the officer advised that the method statement already included this condition.

The Chair moved a motion to grant the application subject to Government Office for London (GOL). Cllr Wilson and Hare requested their abstentions be noted.

RESOLVED

That Listed Building Consent be granted subject to the direction of Government Office for London.

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<p>PC326.</p>	<p>FURNIVAL HOUSE, 50 CHOLMELEY PARK N6</p> <p>The Committee was asked to consider the changes made to the previously approved proposals and resolve to grant planning permission on the basis of the revised drawings in the context of the listing of the building and the special interest of the building subject to the direction of GOL and the conditions set out in the previous report.</p> <p>RESOLVED</p> <p>That the planning application be granted permission subject to conditions and to the Direction from GOL. Cllr Hare and Wilson requested their abstentions be noted.</p> <p>The Chair varied the agenda to take item 17 next.</p>	
<p>PC327.</p>	<p>EDGE COT GROVE N15</p> <p>The Officer informed the Committee that the application sought permission for the redevelopment of existing parking areas in the eastern corner of the Edgecot Grove Estate. The Estate consisted of four blocks of flats arranged in a square forming a central courtyard area. A fifth block is located to the south towards Culvert Road.</p> <p>The proposed scheme would provide a recreation facility which would meet a local need and benefit Edgecot Grove residents. It was securely designed and made a positive contribution to the visual amenity of Braemar Road. It was further considered that the loss of the tree and landscaped area was adequately compensated for and that the new landscaping to Braemar Road would result in a greater green presence on the street scene.</p> <p>The proposed application would not generate additional traffic or significant parking demand and was in a location which minimised the impact of noise and potential for light spillage. It was also considered that the scheme would not harm the residential amenities of nearby properties through noise disturbance.</p> <p>Confirmation was given that the impact of the loss of 14 parking spaces proposed had been assessed and the area considered to be not one of high parking pressure, in addition to being within walking distance of public transport.</p> <p>The Committee then viewed the plans.</p> <p>Members requested an additional condition that the tree to be removed should be replaced and landscaping be provided along the frontage.</p>	

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The Chair moved a motion to grant the application subject to conditions and the additional condition that the tree removed be replaced and landscaping provided along the frontage.

RESOLVED:

That the application be granted subject to conditions and the additional above conditions that the tree to be removed be replaced and landscaping provided along the frontage.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1979
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: Edgecot Grove, N15

Proposal: Development of new multi use games area, boundary railways, planting comprising of 4 meter high weld mesh fencing, basket ball and football units

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 0824/LL/103 Rev A, 0824/LL/104, 0824/LL/105 & 0824/LSe/401.

Conditions:

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

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

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

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

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

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

4. Notwithstanding the description of flood lighting in the application, no development shall be commenced until precise details of

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the flood lighting to be used in connection with development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: To ensure that the lighting scheme will not cause a light nuisance to adjoining residents.

5. The courts shall not be used between the hours of 2130 and 0800 the following day. The gates to the court shall remain locked during this period.

Reason: In order to protect nearby residents from noise disturbance.

6. That the applicant submits a scheme for the construction of a 2 metres-wide footway running along the western and northern perimeter of the site, delineated by appropriate paving materials and/or bollards to separate the pedestrians from the manoeuvring vehicles along the site's access and parking area.

Reason: To minimise conflict between pedestrians and vehicles along the site's access.

7. That the applicant submits a scheme for the re-organisation of the existing car park, which shall include the relocation of the disabled parking and some of the 14 car parking spaces anticipated to be lost

Reason: To minimise the car parking impact of this development at this location.

8. That the applicant reinstates and upgrades the footway section abutting the eastern side of the play area on Braemar Road, including the area surrounding the redundant vehicle crossover.

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

9. The trunks of those trees to be retained shall be protected by two layers of chestnut paling or hessian sacking.

Reason: In order to ensure the safety of tree trunks during constructional works.

10. That details of a landscaping scheme for the areas surrounding the proposed multi- use games area, including details of a replacement tree for the one to be renewed together with planting of additional new trees and low cost maintenance planting shall be submitted to and approved by the Local Planning Authority. Such agreed detailed scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory setting for the proposed development and to protect and improve the visual amenity of the locality.

INFORMATIVE: The proposed development requires a redundant crossover to be removed and the affected footway section reinstated and upgraded. The necessary works will be carried out by the Council at the

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	<p>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.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed scheme is in a location which minimises the impact of noise and the potential for light spillage. It is securely designed and makes a positive contribution to the visual amenity of Braemar Road. Subject to conditions, it would not generate additional traffic or significant parking demand. The scheme will provide a recreation facility which will meet a local need and to the benefit Edgecot Grove residents. The proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', ENV7 'Air, Water and Light Pollution' and CW1 'New Community / Health Facilities' of the Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PC328.</p>	<p>ALBERT ROAD RECREATION GROUND, ALBERT ROAD N22</p> <p>The proposal involved the redevelopment of a site at Albert Road Recreation Ground currently consisting of two tennis courts, a playground, recreation ground and bowling green. The planning application concerned the re-orientation and extension of six existing tennis courts and two existing basketball courts to provide six full size tennis courts, four mini courts and two basketball courts. Each of the courts would be floodlit necessitating the installation of 52 floodlights on 31 columns.</p> <p>A local resident addressed the Committee to object to the application on the grounds that neither the application nor the supporting documents considered the impact of proposals on wildlife in the area. In addition, concerns were raised regarding the potential for nuisance from floodlights although the objector acknowledged he had been unaware of the change of hours of operation from 10pm to 9pm. In response, confirmation was given that although the footprint of the courts would change, the impact on ecology would be minimal as there currently existed street lights.</p> <p>The Committee heard representations from a local resident in support of the application who welcomed the refurbishment of the courts as part of the natural progression of achievement already made with the park, culminating in the award of green flag status. The injection of investment into the park included the pavilion and café which had become a focal point of community involvement and the Committee were strongly urged to grant the application.</p> <p>The applicant informed the Committee that the site would bring in money for Haringey and that the park played an important role in</p>	

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encouraging the uptake of sport. In addition, activity in the park would tail off in winter and this was the reason for the floodlights.

The Committee requested that the applicant liaise with the Nature Conservation Officer regarding the joining of surfaces and landscaping.

The Chair moved a motion to agree the recommendation in the report to grant planning permission.

RESOLVED:

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1893
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: Albert Road Recreation Ground, Albert Road N22

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 2003-060-001, 002, 003, 004, 006, 007, 008, 009, 010 & 011.

Conditions:

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

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

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

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

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

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

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	<p>4. Details of a landscaping scheme on the embankment on the North side of the tennis courts shall be submitted to and approved by the Local Planning Authority, and planted before the commencement of use of the floodlit courts hereby approved. Reason: In order to protect the privacy and amenities of the local residents.</p> <p>5. No development shall take place until a walk-over survey to establish the presence of protected species in the immediate vicinity of the site is carried out and approved in writing by the Planning Authority. Thereafter any necessary mitigation measures shall be implemented to the satisfaction of the Local Planning Authority. Reason: To safeguard the ecology of the park and to protect species in line with UK and European Law.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal should be approved on the grounds that the new tennis and basketball courts are of similar size and in the same location as the existing. The associated floodlighting will be switched off at an appropriate time of night and not necessarily all of the time, therefore giving local residents respite. The proposed courts and illumination are a useful facility that will support the function of the existing recreation grounds therefore compliant with Policies UD3 'General Principles', CLT1 'Provision of New Facilities' and CW1 'New Community / Health Facilities' of the Haringey Unitary Development Plan.</p> <p>Section 106: No.</p>	
<p>PC329.</p>	<p>LAND REAR OF 27 - 47 CECILE PARK N8</p> <p>The Planning Officer advised the Committee of two amendments in respect of the application before them:</p> <ol style="list-style-type: none"> 1. Paragraph 4, page 158 to be amended to read '<i>Part of one of the dwellings would not be visible along the access road from Cecile Park</i>'. 2. Paragraph 5, page 158 to be amended to read '<i>The proposed development is therefore not considered to be consistent with Policy CSV 1 'Development in Conservation Areas</i>'. <p>The Committee was informed that 40 lock-up garages currently occupied the site along the southern boundary of the site. The site was situated within the Crouch End Conservation Area and vehicle access was gained between numbers 37 – 39 Cecile Park.</p> <p>The current application followed the refusal of previous similar planning applications for the development of the site as well as</p>	

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four dismissal appeals. The current application was similar in design and layout to the 2004 scheme with detached buildings proposed. Part of one of the dwellings would be visible along the access road from Cecile Park and as such it was considered that the development would not detract from the character and appearance of the buildings fronting Cecile Park, which provided a visual focus for this part of the Crouch End Conservation Area.

The proposed buildings would have a low profile mansard style floor set in at the front and rear of the buildings with a height of 5.9 metres at the eaves. The proposed side walls of the dwellings would be constructed of brick. One less dwelling was now proposed from the previous scheme to enable all the dwellings to be set off from the boundaries of the site. The plans detailed a large amount of landscaping along the property boundaries. Fencing was to be erected around the boundary and a number of large trees planted to screen the development.

The Council's Arboriculturist had commented and concluded that through the use of appropriate conditions the development could be constructed without any detrimental effects on existing trees in adjacent gardens.

An on-street parking demand survey was carried out in November 2007, by an independent company. The survey found that more vehicles parked in the area than there were spaces available. The result of the survey clearly indicated that severe parking pressures do exist in the areas surrounding the application site. A second survey looked at the potential demand for lock up garages in the area. This survey was carried out in March/April 2008, the results showed over 80% of respondents owned at least one car and the vast majority were parked on the street. The overwhelming majority 79.5% responded that they would like to rent or buy a garage on the application site if one was available. The results of both surveys demonstrated clearly that the local area suffered from parking stress and if garages were available the majority of local people would rent or buy one. It was further noted that the application site fell within the Crouch End restricted conversion area.

The application site was 0.17 hectares in area including the access road and the proposed development would have a total of 26 habitable rooms. The density of the proposed development was 153 hrh. Given that the application related to a backland site situated within the Crouch End Conservation Area the density was considered appropriate however, a higher density was unlikely to be compatible with the existing pattern of the development in the area. The detached layout and spacing of the dwellings along the width of the site would avoid issues of overlooking and loss of privacy between the dwellings.

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The Committee was asked to consider refusal of the application for the following reasons:

- The loss of the lock up garages would result in the loss of valuable parking facilities in a congested area which would result in increased demand for on-street parking.
- Prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway as a contrary to Policy UD3(c).
- Adversely affect the character and appearance of the Crouch End Conservation Area contrary to Policy CSV1 of the UDP 2006.

The Chair moved a motion to agree the recommendation in the report to refuse planning permission. Motion carried, with the dissent of Cllr Dodds noted.

RESOLVED:

That planning permission be refused.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1020
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: Land rear of 27 - 47 Cecile Park N8

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

Recommendation: Refuse permission

Decision: Refuse permission

Drawing No's: PL01, PL02, PL03, PL04 & PL05.

Reason:

1. The loss of the lock up garages would result in the loss of valuable parking facilities in a congested area which would result in increased demand for on-street parking thereby,

i) prejudicing the free flow of traffic and conditions of general safety along the neighbouring highway as a contrary to Policy UD3(c) 'General Principles', and

ii) adversely affect the character and appearance of the Crouch End Conservation Area contrary to Policy CSV1 'Development in Conservation Areas' of the Unitary Development Plan 2006.

Section 106: No

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<p>PC330.</p>	<p>LAND REAR OF 27 - 47 CECILE PARK N8 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was requested to consider Conservation Area Consent for the demolition of existing 39 garages and erection of 5 x 2/3 storey three bedroom houses with associated landscaping and 10 car parking spaces to the land rear of 27-47 Cecile Park N8.</p> <p>The Chair moved a motion to agree the recommendation in the report to refuse Conservation Area Consent. The motion was carried, with the dissent of Cllr Dodds noted.</p> <p>RESOLVED:</p> <p>The Committee agreed to refuse Conservation Area Consent as planning permission for the application outlined in PC329 above was refused.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/1021 FOR PLANNING COMMITTEE DATED 08/12/2008</p> <p>Location: Land rear of 27 - 47 Cecile Park N8</p> <p>Proposal: Conservation Area Consent for demolition of existing 39 garages and erection of 5 x 2/3 storey three bedroom houses with associated landscaping and 10 no. car parking spaces</p> <p>Recommendation: Refuse consent</p> <p>Decision: Refuse consent</p> <p>Drawing No's: PL01, PL02, PL03, PL04 & PL05.</p> <p>Reason:</p> <p>1. The proposed demolition of the garages would be premature in that the Local Planning Authority has not received an application and / or granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of preserving the character and appearance of the Crouch End Conservation Area contrary to Policy CSV7 'Demolition in Conservation Areas' of the Unitary Development Plan 2006.</p> <p>Section 106: No.</p>	
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<p>PC331.</p>	<p>LAND AT THE BACK OF MUSWELL HILL LIBRARY, AVENUE MEWS N10</p> <p>The proposal involved the erection of 4 x 2 bedroom apartments, with four car parking spaces, bicycle parking and refuse storage to the rear of Muswell Hill library currently used as a visitors car park for the library. Income from the former car park would assist in works to the Grade II listed library building.</p> <p>The Chair informed the Committee that there were no objectors to the application therefore, the Committee was asked to view the site plans.</p> <p>The Committee requested clarification as to whether the hard standing area would be constructed of permeable material, as the area was located in a high risk flood zone. In addition, a consistent approach with regard to the use of permeable surfaces for new developments needed to be observed. The Officer undertook to review this approach that conditions attached to applications that were for consideration by the Committee were consistently applied.</p> <p>RESOLVED:</p> <p>That planning permission be granted subject to conditions.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/1777 FOR PLANNING COMMITTEE DATED 08/12/2008</p> <p>Location: Land at the back of Muswell Hill Library, Avenue Mews, N10</p> <p>Proposal: Erection of 4 x 2 bedroom apartments, with four car spaces, bicycle parking and refuse storage.</p> <p>Recommendation: Grant subject to conditions</p> <p>Decision: Grant subject to conditions</p> <p>Drawing No's: 00_01, 00_02, 00_03, 00_04, 10_01, 10_02, 30_01, 30_02, 30_03, 40_01 & 40_02 (all amended dated 31/10/08).</p> <p>Conditions:</p> <p>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.</p> <p>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.</p>	
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2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

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

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

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

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

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

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

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

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

7. The proposed 1st and 2nd pane of the first floor window on the side elevation facing towards 1 Queens Avenue shall be glazed with opaque glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers at 1 Queens Avenue.

8. Four cycle racks shall be provided within the site.

Reason: To encourage cycling both as a means of transport and as a recreational activity.

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	<p>9. Notwithstanding any indication given in the application, the parking area shall be surfaced in a permeable surface to be agreed in writing by the Local Planning Authority. Reason: To provide a permeable surface for better surface water drainage.</p> <p>10. No site works or works on this development shall be commenced before temporary protective fencing has been erected around an existing mature tree along the boundary with No 1 Queens Avenue. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within the fenced area. Reason: To safeguard the health of this existing tree which represent an important amenity feature.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal for the erection of 4 x 2 bedroom apartments, comprising of four car spaces, bicycle parking and refuse storage is considered acceptable for the following reasons; Income from the former car park would assist in works to the Grade ii Listed library building. The principle of residential will not undermine the commercial premises in the area, in terms of scale, massing and materials the proposal will enhance the conservation area and not cause any harm to the adjacent listed building. The proposed flats meet the minimum size guideline and layout set out in SPG 3a. After further revisions the impact on neighbouring properties especially at 1 Queens Avenue would be very minimal and 4 car parking space with the scheme is considered appropriate.</p> <p>As such the proposal is considered to be consistent with Policies UD4 'Quality Design', UD3 'General Principles', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV2 'Listed Buildings', CSV5 'Alterations and Extensions in Conservation Areas' and M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG1a 'Design Guidance and Design Statements', 'Housing' Supplementary Planning Document (Oct) 2008, SPG8b Material and SPG2 'Conservation and Archaeology', SPG3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG7a 'Parking Standards' and SPG 1a 'Design Guidance'. As such this application is recommended for approval.</p> <p>Section 106: No.</p>	
<p>PC332.</p>	<p>BRANTWOOD AUTOS, BRANTWOOD ROAD N17</p> <p>The Committee were advised that the application related to the demolition of existing office / warehouse buildings adjoined to Brantwood Autos Car Breakers, a long established car breakers yard. An application had been submitted for the erection of a new canopy building and boundary fence to create a working area for the dismantling of vehicles/de-pollution facility and a new</p>	

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customer car park. The application site fell within a 'Defined Employment Area'.

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

RESOLVED:

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1344
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: Brantwood Autos, Brantwood Road N17

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 5951-03 rev D & 04 rev C.

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 details shown on plan no's 5951-04C and 5951-03D the proposal shall include a strip of landscaping/ planting immediately inside the perimeter fence fronting onto Willoughby Lane .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.

Reason: In order to ensure the satisfactory appearance of the street scene.

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4. The construction of the surface water and foul drainage system shall be carried out in accordance with details to and approved by the Planning Authority before the development commences

Reason: To prevent pollution of the water environment.

5. The construction of storage facilities for oils, fuels, or chemicals shall be carried out in accordance with details submitted to and approved in writing to the Local Planning Authority before development is commenced.

Reason: To prevent pollution of the water environment.

6. All work associated with the landscaping shall be carried out before the end of the first planting and seeding season following completion of the development. Any trees which within a period of 5 years of its planting either dies, becomes seriously diseased, damaged or removed shall be replaced in the next planting season with another of similar size.

Reason: To ensure a satisfactory appearance to the development.

7. The car parking spaces shown on the approved drawing (5951-03 Rev D) shall be provided prior to the commencement of the use of the site as a working area for the dismantling of vehicles/ de-pollution facility and shall not be used other than the parking of employee and customer vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety and the free flow of traffic.

8. Within 3 months of the completion of this development the site area denoted as Phase 2 shall cease to be used as a working area for the dismantling of vehicles and a de-pollution facility and shall be reinstated in accordance with details approved in writing by the Local Planning Authority.

Reason: To protect the amenities of the area.

9. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of nearby residential properties

INFORMATIVE: This consent shall be read in conjunction with the consent for the Brantwood Auto Breakers site, planning reference HGY/2005/0918; in particular Condition 4 of this permission regarding hours of operation.

INFORMATIVE: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control Of Advertisements) Regulations 1989.

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	<p>REASONS FOR APPROVAL</p> <p>The existing use on site is long established and provides important benefits in terms of recycling and reuse of end-of-life vehicles. Bearing in mind the existing pattern of activity/ operations on site, it is considered that the proposed change of use of this adjoining offices and warehouse/factory site and the changes to the layout of the use, which will result in some of the noisier dismantling operations on the site being moving to this new part of the site, the proposal will not have an additional adverse impact on the amenity of surrounding occupiers by reason of noise, smell or other nuisance. As such the proposal is considered to be in accordance with Policies UD4 'Quality Design', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV13 'Sustainable Waste Management', EMP3 'Defined Employment Areas' and EMP6 'Car Repairs, Workshops, Garages and Car Washes' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG11 'Car Repair Workshops and Garages'.</p> <p>Section 106: No</p> <p>The Chair agreed to vary the agenda to take agenda item 21 next.</p>	
<p>PC333.</p>	<p>ORANGE DAY NURSERY, 24 WILLOUGHBY ROAD N8</p> <p>The Planning Officer introduced the application for the renewal of planning permission for the continuation of permission to use the above named premises as a day nursery.</p> <p>The property was a large mid terrace two storey dwelling located directly opposite Ducketts Common and nearby to Turnpike Lane Tube Station. The site was currently in use as a Day Nursery with residential on the upper floors.</p> <p>There was existing off street parking space for carers to drop off and pick up children.</p> <p>The hours of operation would be between 8:00am and 6:00pm, Monday to Friday and a condition had been attached to the report to retain the number of children to 30, to minimise adverse impact on existing occupiers and the locality.</p> <p>Confirmation was given from the Council's Environmental Service that no recorded noise problems had resulted from the site and the Council's Children's Service continued to support the use of the property as a nursery.</p> <p>Initial planning permission was granted by the Planning Committee on 27 June 2005 and the nursery had now been operational for a year.</p> <p>The Chair moved a motion to agree the recommendations.</p>	

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RESOLVED:

That the application be granted subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1894
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: Orange Day Nursery, 24 Willoughby Road N8

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 02.05.01e, 02e, 03d, 04c, 05d & 06c.

Conditions:

1. Notwithstanding the figures for children numbers shown on the approved drawing no more than 30 children including babies under 12 months, shall occupy the premises at any one time.

Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.

2. The use hereby permitted shall not be operated before 0800 or after 1800 hours on Mondays to Fridays and not at all on Saturdays and Sundays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

3. That the parking spaces shown on the frontage shall be provided prior to the commencement of the use and permanently retained to the satisfaction of the Local planning Authority and be kept free during operating hours, for vehicles to drop off and collect children and shall be permanently retained and used in connection with the use.

Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.

4. That the Day Nursery shall be implemented in strict accordance with the recommendations contained in the letter dated 26 October 2006 from Bhavna Patel.

Reason: In order to ensure a satisfactory standard of accommodation.

REASONS FOR APPROVAL

The day nursery use has been running for a year since first approved at

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	<p>Committee on 27 June 2005. There has been no recorded noise problems resulting from the use. The Council's Children's Service supports the use and the location is considered to be well suited. Transportation Group has commented that they have no objections on highway and transportation grounds. Accordingly the proposal is considered to be consistent with the following Policies CW1 'New Community / Health Facilities', UD3 'General Principles' and SPG 11b 'Buildings Suitable for Community Use' of the Haringey Unitary Development Plan.</p> <p>Section 106: No.</p>	
<p>PC334.</p>	<p>316 HIGH ROAD N15</p> <p>The Planning Officer informed the Committee that there were amendments in respect of the application before them:</p> <ol style="list-style-type: none"> 1. Extra drawing number P005 which was not in the report. 2. Comments from the Conversation Officer that the proposal would make an positive contribution to the locality. 3. The proposal included a roof extension to the existing building. 4. Comments to be raised in relation to conditions 5 and 9. <p>The Committee were advised that the site was located at 316 High Road on the East side of the High Road and was situated within Tottenham Green Conservation Area.</p> <p>The existing two storey building on site had a blue plaque on one of the ground floor brick piers to John Williams (Missionary and ship builder martyred at Erromanga South West Pacific, on 20 November 1839) that was originally put on by the London Missionary Society in 1949 and reinstalled on this building.</p> <p>It was considered that the height and scale of the proposed scheme conformed to existing buildings and would be in keeping with and make a positive contribution to the character and appearance of the conservation area. It was also considered that the proposed design and materials would enhance the immediate locality and townscape terms. The proposal sat well on the site and would complement the existing terrace and add to the character and appearance of Tottenham Green Conservation Area. It was further considered that the proposal was as such not contrary to the aims of Policies UD3 and UD4.</p> <p>A representative from the Tottenham CAAC addressed the Committee to object to the proposal due to concerns regarding the design of the proposed building and whether the development would enhance the conservation area. It was felt that the frontage and shop front design for the proposed building were unattractive and characterless and that further liaisons should be undertaken with the Council's Design and Conservation team. In addition,</p>	

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concerns were raised regarding the height of the proposed four storey building and where the blue plaque would be sited on the frontage.

The applicant addressed the Committee and stated he would answer any questions raised.

The Committee viewed the plans.

Members raised concern regarding the height of the proposed building and that it was higher than surrounding properties and interrupted the rhythm of the street.

The Chair moved a motion to grant planning permission subject to conditions. On a vote there being 1 in favour and 7 against, the motion was not carried for the following reason; that the height, design and grounding of the building in relation to surrounding shop fronts did not reflect the history of the area and the importance of the site within the Conservation Area.

RESOLVED:

That planning permission be refused.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1786
FOR PLANNING COMMITTEE DATED 08/12/2008

Location: 316 High Road N15

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

Recommendation: Grant subject to conditions

Decision: Refuse permission

Drawing No's: P-002 Rev A, P-003 Rev A, P-004 & P-005.

Reason:

1. That the proposed building by reason of its length, appearance and design, (including the grounding of the building in relation to the shopfronts), would be out of keeping with the character and appearance of the locality which falls within the Tottenham Green Conservation Area contrary to Policies UD3 'General Principles', UD4 'Quality Design' and CSV1 'Development in Conservation Areas' of the Haringey Unitary Development Plan 2006.

Section 106: No

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<p>PC335.</p>	<p>316 HIGH ROAD N15 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was requested to consider Conservation Area Consent for the demolition of an existing building and erection of a four storey building comprising two ground floor retail units (A1/A2), 2 x 1 bed flats, 3 x 2 bed flats and 1 x 3 bed flat.</p> <p>RESOLVED:</p> <p>The Committee agreed to refuse Conservation Area Consent as planning permission for the application outlined in PC334 above was refused.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/1787 FOR PLANNING COMMITTEE DATED 08/12/2008</p> <p>Location: 316 High Road N15</p> <p>Proposal: Conservation Area Consent for demolition of existing building and erection of part three / part four storey building comprising two ground floor retail units (A1/A2), 2 x 1 bed flats, 3 x 2 bed flats and 1x 3 bed flat.</p> <p>Recommendation: Grant consent subject to conditions</p> <p>Decision: Refuse consent</p> <p>Drawing No's: P-002 Rev A, P-003 Rev A, P-004 & P-005.</p> <p>Reason:</p> <p>1. The proposed demolition of the garages would be premature in that the Local Planning Authority has not received an application and / or granted planning permission for a suitable replacement development. Premature demolition would not be in the interests of preserving the character and appearance of the Tottenham Green Conservation Area contrary to Policy CSV7 'Demolition in Conservation Areas' of the Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PC336.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC337.</p>	<p>DATE OF NEXT MEETING</p> <p>Tuesday 13 January 2009 at 7:00pm.</p>	

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	The meeting concluded at 10:05pm.	
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**Councillor Sheila Peacock
Chair**

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

*Denotes Members present.

Also Present: Councillors Butcher and Egan

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC338.	APOLOGIES Apologies were received Councillor Patel for whom Councillor Egan was substituting.	
PC339.	URGENT BUSINESS No items of Urgent Business were received.	
PC340.	DECLARATIONS OF INTEREST Councillor Egan declared a personal and prejudicial interest with respect to Item 7 as the site was in his Ward and he had made representations against the previous application. Councillor Egan further declared a personal interest in respect of Item 18, as he was currently a governor of St Thomas More School.	
PC341.	DEPUTATIONS/PETITIONS None received.	
PC342.	MINUTES The Committee was asked to agree the minutes of the Planning Committee held on 2 December 2008. RESOLVED: That the minutes of the meeting held on 2 December 2008 be agreed and signed.	
PC343.	EXCLUSION OF PUBLIC AND PRESS RESOLVED: That the press and public present be excluded from the meeting as Item 7 contained exempt information, as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1982); namely information relating to the business or financial affairs of any particular person	

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	(including the Authority holding that information).	
PC344.	<p>PUBLIC INQUIRY; APPEAL; 25 WATSONS ROAD N22</p> <p><i>Prior to the consideration of this Item Councillor Egan declared a prejudicial interest and left the room during its consideration.</i></p> <p>The Committee considered this item in private.</p> <p>RESOLVED:</p> <p>That evidence should not be put forward in relation to the reason for refusal (reason 3) based on Highways and Traffic issues, and that the Appellant and the Planning Inspectorate be informed of this decision.</p>	
PC345.	<p>RE-INCLUSION OF THE PUBLIC AND PRESS</p> <p>RESOLVED:</p> <p>That members of the press and public excluded from the meeting under Item 6 be re-admitted to meeting for the unrestricted agenda items.</p>	
PC346.	<p>APPEAL DECISIONS</p> <p>The Committee received a report detailing the outcomes of appeal decisions during November 2008.</p> <p>It was noted that of the eleven appeals that took place during the period five had been allowed and six rejected. A review of the decision making process was planned in order to improve decisions in line with government and Haringey targets.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC347.	<p>DELEGATED DECISIONS</p> <p>The Committee received a report setting out the decisions made under delegated powers by the Heads of Development Control (North and South) and the Chair of the Planning Committee during the period 17 November to 21 December 2008.</p> <p>In response to a query in relation to planning application HGY/2008/2012, the Committee was advised that the existing sheds had been demolished in order to provide space for a new communal facility for allotment users.</p> <p>RESOLVED:</p>	

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	That the report be noted.	
PC348.	<p>PERFORMANCE STATISTICS</p> <p>The Committee received a report setting out performance against Development Control and Planning Enforcement targets since the previous meeting.</p> <p>It was noted that the Service was required to review the way that performance information was presented and that suggestions from the Committee, including incorporating information based on a calendar year, would be considered as part of this.</p> <p>There was agreement that performance during previous years should also be shown as a comparator.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the report be noted. 2. That performance information should be also be presented based on the Calendar year. 3. That performance information for previous years should be included in future reports to enable comparisons to be made. 	
PC349.	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Committee received a report setting out performance in relation to reducing the number of open Enforcement Cases.</p> <p>It was noted that a range of measures had been employed to improve the service provided and these were set out in the Action Plan. As part of this an Improvement Group had been established, which was Chaired by the Assistant Director of Frontline Services and had met on a monthly basis. This group had now had its last meeting and any outstanding issues were being taken forward by new regular meetings Chaired by the Assistant Director for Planning, Regeneration and Economy.</p> <p>The Committee was advised that Members had been consulted on changes to planning guidance, how this could be improved and their views incorporated.</p> <p>In response to concerns in relation to the cost of undertaking prosecution proceedings and suggestions that there should be more discussion with applicants to resolve issues of concern before prosecution, the Committee was advised that, wherever possible, there were extensive negotiations before prosecution</p>	

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	<p>proceedings began. It was noted that the Council's Overview and Scrutiny Committee also monitored enforcement action.</p> <p>Members particularly raised comments in relation to the performance indicators (PIs) table in appendix 2 of the report and felt that the information provided was not easily interpreted. The Head of Planning assured the Committee that the information provided would be reviewed and indeed, would like to see a PI which indicated the level of compliance. Enforcement Plan 7 - 12 on the table demonstrated actions taken against perpetrators however, it would be useful to see the effects of this action.</p> <p>The Committee was advised that the Service was at an early stage of the Enforcement Improvement Plan and the initial purpose was to reduce the backlog of cases, demonstrate enforcement action and what the Authority's current position was in relation to action taken. It was proposed that future reports should demonstrate that enforcement action was a success and this would be via a newsletter publishing examples of enforcement action delivered, the effects and outcomes.</p> <p>RESOLVED:</p> <p>That the recommendations outlined in the report be agreed:</p> <ol style="list-style-type: none"> 1. That the progress on reducing the number of open enforcement cases be noted. 2. That the progress made to date in improving service performance and the arrangements in place for the delivery and monitoring of these service improvements. 	
<p>PC350.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Officer advised the Committee that the Arboriculturalist had reported that the tree was of amenity value and the species (Caucasian Wingnut) was uncommon and rare.</p> <p>RESOLVED</p> <p>That the following Tree Preservation Order be confirmed:</p> <ol style="list-style-type: none"> 1. 112 Crouch Hill N8. 	
<p>PC351.</p>	<p>INFORMATION ITEM: CHANGES TO GENERAL PERMITTED DEVELOPMENT ORDER</p> <p>The officer presented the report to the Committee and advised that the government had made changes to the general permitted development order which came into force on 1 October 2008. The government had reduced the number of dwelling houses</p>	

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	<p>applications requiring formal planning permission. The implications of the changes meant stronger controls in conservations areas, new areas of controls on terraces and verandas, controls on over looking.</p> <p>It was noted that this could have an impact on appeal decisions over the next few months.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC352.</p>	<p>FERME PARK DEPORT, CRANFORD WAY, N8 9DG</p> <p>The Committee considered a report in relation to the application above and was provided with an overview of the salient points by the Planning Officer.</p> <p>The Committee was reminded that permission had been granted on appeal following a public enquiry and therefore, as part of the permission the Planning Inspector had attached forty-three conditions, fourteen of which required submission of and approval of details before development on the site could commence. In addition to the conditions attached the applicant had also agreed a Unilateral Undertaking that contained a Dust and Noise Management Schemes.</p> <p>In response to a concerns in relation to vehicular access and the provision of signage on the site, the Committee was advised that there was signage that made it clear that it was one way only.</p> <p>The Planning Inspector had not placed any restrictions on junctions outside and had not considered that Tottenham Lane would be adversely affected by additional traffic accessing the site.</p> <p>A representative from Action for Kids, (located near to the application site) addressed the Committee in objection to the application. Concern was raised regarding the additional traffic that the site would attract and specifically the impact upon the junction at Tottenham Lane. It was noted that many of the young people accessing the centre had serious health problems and it was contended that managing the traffic would seriously impact on the service provided to Haringey's most vulnerable children, particularly when walking between their two buildings.</p> <p>Councillor Ed Butcher spoke in objection to the application and raised concern at the length of time it had taken for the technical report to be made publicly available. He contended that there had not been sufficient consultation with local residents and that condition thirteen did not include adequate detail as to how the</p>	

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noise management scheme would be managed.

The Committee was reminded that planning permission had been granted and that the principal of granting permission was not being considered. The only issue being considered at present were the conditions attached and how these would be implemented and managed.

The applicants representative addressed the Committee and reiterated that the Committee was not considering the principal of granting planning permission as this had already been granted by the Planning Inspector. She noted that the conditions attached by the Planning Inspector were robust and comprehensive and that these had been published in advance of the meeting allowing members of the public the opportunity to consider what was proposed.

The Committee discussed the proposed noise and dust management schemes and it was noted that the noise levels would initially be monitored at three month intervals. The frequency of monitoring would be increased if necessary. It was noted that all vehicles waiting to unload goods would be required to turn their engines off.

In response to a query as to what the procedure was for members of the public wishing to make a complaint in relation to the site, the Committee was advised that the first point of contact would be the site manager, who would log the complaint and provide a reference. There was agreement that an informative should be added to the conditions listed requesting that a dedicated contact number be provided for members of the public wishing to make a complaint.

The Committee discussed the concerns raised by local residents in relation to the junction Cranford Road and Tottenham Lane and there was agreement that the Traffic Officer should look at how safety at this junction could be improved.

RESOLVED:

That planning permission be granted subject to conditions, informative to provide dedicated contact details for the site manager and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/1574
FOR PLANNING COMMITTEE DATED 13/01/2009

Location: Ferme Park Depot, Cranford Way N8

Proposal: Approval of details pursuant to conditions 5 (unloading

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	<p>facilities), 6 (materials), 8 (wash down areas / facilities), 10 (enclosure), 11 (hard / soft landscaping), 12 (levels of buildings, roads, parking areas), 13 (compliance noise monitoring programme), 14 (scheme specifying physical / administrative provisions to control noise), 18 (acoustic walls), 20 (measures to control and contain dust), 21 (covered conveyor systems), 26 (traffic control / management system), 31 (western loop), 40 (surface water) and 43 (wheel wash facility) attached to planning appeal reference APP/Y5420/A/05/1189822, original planning reference HGY/2005/0007.</p> <p>Recommendation: Grant permission</p> <p>Decision: Grant permission</p> <p>Drawing No's: DHA/581/02C, 2506/01G, 2506/04C, 2506/06B, 006B, 007B, 003B, 004B, E5474-02 rev 2, E5474-03, 706571-DU-1 rev 2 & 2506/07.</p> <p>INFORMATIVE: The applicants are requested to provide details of the means for local residents to contact the Site Manager of the Concrete Batching Plant in the event of any alleged breach of planning conditions relating to Noise, Dust, or Vehicle Movements: such details to include a local telephone number.</p> <p>REASONS FOR APPROVAL</p> <p>The schemes and details submitted pursuant to those conditions associated with noise and dust control and monitoring (i.e. Conditions 5, 13, 14, 18, 20, & 21) have been amended to take account of the Council's concerns and are satisfactory and meet the requirements of the conditions. Details submitted pursuant to the remaining conditions (i.e. Conditions 6, 8, 10, 11, 12, 26, 31, 40 & 43) are also satisfactory. The application complies with Policies UD3 'General Principles', ENV7 'Air, Water & Light Pollution' and OS11 'Biodiversity' of the Council's Unitary Development Plan.</p> <p>Section 106: No</p>	
<p>PC353.</p>	<p>673 LORDSHIP LANE, N22</p> <p>The Committee considered a report in relation to the application above and was provided with an overview of the salient points by the Planning Officer.</p> <p>It was noted that the application was for student accommodation. Previous applications for normal residential flats had been refused on the grounds of overdevelopment, reduced amenity space and refusal to sign a Section 106 Agreement.</p> <p>In response to a query the Committee was advised that the use of the building was limited to student accommodation by condition. If</p>	

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the use was to be altered an application would have to be made and submitted to the Committee for consideration.

There was agreement that two informatives should be added requesting that a maintenance scheme be put in place to ensure that the grounds and communal areas were properly maintained and that a second informative be added requesting that the Police were consulted in relation to the design of the scheme.

Concern was that refuse would have to be taken further than was usually desirable for collection and via a cobbled surface and there was agreement that Waste Management should be contacted to discuss this.

RESOLVED:

That planning permission be granted subject to conditions, informatives and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2072
FOR PLANNING COMMITTEE DATED 13/01/2009

Location: 673 Lordship Lane N22

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

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 0822 003, 152, 153, 200, 210 & 211.

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

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

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

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

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

6. The structures and areas shown to house recycling facilities and refuse and waste storage on drawing 7209/01/A within the site shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

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

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

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

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

10. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning

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	<p>Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter. Reason: In order to protect the visual amenities of the neighbourhood.</p> <p>INFORMATIVE: Further to Condition 7 above, the Council would wish to receive details of a Management Scheme for the regular maintenance and upkeep of the landscaped area of this development.</p> <p>INFORMATIVE: The Council would encourage the applicants to seek advice from the Crime Prevention Design Advisor, (Tel No: 020 8345 2167), to achieve security standards detailed in the "Secured by Design" scheme.</p> <p>INFORMATIVE: The applicants are advised to contact the Council's Waste Management Team to make appropriate arrangements for the handling of refuse and recycling bins and their collection via the rear access road.</p> <p>REASONS FOR APPROVAL</p> <p>It is considered that the site is well placed for redevelopment in planning terms, being a previously used site with strong public transport links. It is also considered that in view of the sites location, a redevelopment that incorporates students accommodation is wholly appropriate. There is evidence of a demand for this type of accommodation and also evidence regarding affordability. The proposal introduces a carefully conceived and designed scheme that provides a sympathetic development, in keeping with the surrounding area. The position of the proposed buildings on the site means surrounding occupiers will not suffer loss of amenity as a result of additional overlooking or loss of sunlight or daylight. The parking provided is suitable due to its location and cycle racks have also been provided. The scheme will provide adequate bin storage and a recycling area. As such the proposal would be in accordance with Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan and The Councils SPG 1a 'Design Guidance' within the UDP HSG 5 'Hostel Accommodation' and M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG 1a 'Design Guidance' and Housing Supplementary Planning Document - October 2008.</p> <p>Section 106: Yes</p>	
<p>PC354.</p>	<p>ST THOMAS MORE RC SCHOOL, GLENDALE AVENUE, N22</p> <p><i>Prior to the consideration of this Item Councillor Egan declared a prejudicial interest and left the Chamber during its consideration.</i></p> <p>The Committee considered a report in relation to the application above and was provided with an overview of the salient points by the Planning Officer.</p>	

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It was noted that although the site was not within a Conservation Area part of the original building was Listed. The Conservation Team did not object to the design proposed and therefore the application was acceptable in this respect.

In response to concerns regarding the environmental efficiency of the proposal the Committee was advised that due to existing buildings situated on the site and its orientation, there were constraints upon what could be achieved on the site. However, measures had been taken wherever possible to ensure that the building would be as energy efficient as possible given the constraints of the site.

The Committee was advised that Condition three dealt with the materials that were to be used in the scheme and that this captured Members concerns in relation to this issue. In addition to this there was agreement that an Informative should be added requesting that the colours used should be agreed in consultation with the planning officer and the school. A further informative that extra trees were planted in relation to landscaping.

RESOLVED:

That the application be granted subject to conditions and an informative that the colours used in relation to the building be agreed in consultation with the planning officer and the school and that extra trees be planted in relation to landscaping.

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2160
FOR PLANNING COMMITTEE DATED 13/01/2009

Location: St Thomas More RC School, Glendale Avenue N22

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

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

Conditions:

1. The development hereby authorised must be begun not later than

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the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

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

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

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

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

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

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

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

5. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping of the application site with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the completion of the development; such landscaping shall be implemented within 6 months of the completion of the development.

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

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

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

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

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

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

Reason: To prevent adverse light pollution to neighbouring properties.

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

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

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

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

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

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

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

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

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

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

INFORMATIVE: Pursuant to Condition 5 above, (Landscaping), the Council would wish to see the planting of additional trees in the landscape zone between Crofts Lane and the rear access road which will run between the new two storey building and the northern boundary of the site: such trees to be of moderate height with thin stems, such as Silver Birch, Rowan or Norway Maple.

INFORMATIVE: Pursuant to Condition 3 above, (Materials), the Council would wish to see alternative colours employed in the treatment

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	<p>of the two staircase towers, other than the acrylic blue finish shown on the submitted drawings: such colours to be agreed with officers of the Planning Service in conjunction with representatives of the school.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal has been assessed against and found to comply with Policies: G1 'Environment', G2 'Development and Urban Design', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M4 'Pedestrians and Cyclists', M10 'Parking and Development', OS2 'Metropolitan Open Land (MOL)', OS3 'Significant Local Open Land (SLOL)', OS5 'Development Adjacent to Open Spaces', CW1 'New Community / Health Facilities', CSV2 'Listed Buildings', CSV4 'Alterations and Extensions to Listed Buildings' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance and SPG8d 'Biodiversity Landscaping & Trees' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p>Section 106: No.</p>	
<p>PC355.</p>	<p>TOTTENHAM TOWN HALL, TOWN HALL APPROACH ROAD, N15</p> <p>The Committee considered a report in relation to the application above and was provided with an overview of the salient points by the Planning Officer.</p> <p>Prior to the consideration of the application the Planning Officer advised the Committee of a number of amendments to the report:</p> <ol style="list-style-type: none"> 1. Under ownership it should state: Public and not private. 2. Under planning designations it should include: Tottenham High Road Regeneration Corridor. 3. Under details of proposal: <ul style="list-style-type: none"> Paragraph 2: should read 11 x 3 bed and 4 x 4 bed units. Paragraph 3: should read "the central element of three and four storeys being linked to the Town Hall Building". Paragraph 6: should read 25 car parking spaces being provided instead of 26. 4. Under consultation it should state: English Heritage. 5. Under responses: LFCDA had originally expressed concerns, these were discussed and they were now satisfied. 6. Under analysis/assessment of the application: <ul style="list-style-type: none"> Sub paragraph: design and appearance, paragraph 2: 	

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should read three and four storey buildings and not two and four.

Sub paragraph: Traffic and parking provision, paragraph 2: should read 25 car spaces in two locations.

The Committee was reminded that the site was included within a Conservation Area where there was an existing Master Plan and Brief in place. One of the Brief's objectives was to restore and refurbish the Town Hall to preserve the character of the area.

It was noted that the development would include a proportion of properties under the New Build Home Buy –Rent to Home Buy scheme and applicants would be selected under the normal nomination arrangements in place for the North London Sub-Region. The Committee was advised that the aim of the scheme was to ensure that new build homes for sale under shared ownership schemes did not become void due to the current economic environment. This would also encourage developers and Registered Social Landlords (RSL's) to continue to commence developments.

The Committee was advised that housing under this scheme would not be distributed throughout the site.

In response to concerns that the current public transport infrastructure was insufficient to cope with the additional users that the development would create, the Committee was advised that when considering applications the Planning Authority referred to the plans published by Transport for London (TfL), which set out future investment and development. In the case of this development plans issued by TfL indicated that local transport infrastructure would be able to cope with the addition level of use generated by the development.

It was noted that residents using commercial vehicles as part of their employment may incur difficulties finding somewhere to park once the permit scheme proposed was introduced and it was suggested that the Council should develop an approach to address this.

There was agreement that a photographer should be employed to make a record of the site prior to work commencing and that an informative should be attached requesting that larger species of trees be used wherever possible.

RESOLVED:

That the application be granted subject to conditions, informatives, the tabled amendments and a Section 106 Legal Agreement.

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INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2033
FOR PLANNING COMMITTEE DATED 13/01/2009

Location: Tottenham Town Hall, Town Hall Approach Road N15

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

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: J06.357/D(01)01, 02, 03C, 04 -11, 12A,13A, 14, 15A 16B , 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61, 100, 101 & 102.

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 to Blocks B, C and D shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

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

4. Prior to the commencement development of Blocks B, C and D, a scheme for the for the landscaping and treatment of the surroundings of the proposed development, notwithstanding the details of landscaping referred to in the application, to include detailed drawings of:

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

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

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

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

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

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

- 7. Before any works to Blocks B, C and D 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.

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

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

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

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

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

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

Reason: To avoid overdevelopment of the site.

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

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

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

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

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

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purposes.

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

14. That a detailed scheme for the provision of refuse and waste storage within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of occupation of the Town Hall or commencement of development in relation to Blocks B, C and D. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

16. Prior to the commencement of development of Blocks B, C and D fully annotated and dimensioned detail designs, notwithstanding the details shown on the application plans, showing the gate access and railings enclosure to the rear courtyard of the listed building with plan and elevation at a scale of 1: 20 shall be submitted to and approved in writing by the Local Planning Authority.

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

17. Prior to the commencement of development of Blocks B, C and D fully annotated and dimensioned details at a scale of 1: 20 of boundary fencing to the site, including access metal gates to the alleyway behind Block B backing onto the Bernie Grant Centre, notwithstanding the description of the proposed boundaries in the application documentation, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

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

Reason: to ensure the satisfactory appearance of the development.

19. Notwithstanding the details contained in the drawings hereby approved, fully annotated and dimensioned plans, sections and

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	<p>elevations at a scale of 1: 10 showing the proposed external facing materials and typical detail design features of the central range of Clyde Road Depot, including Clock Tower, roof verge, gable and eaves details, typical door, typical window details shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development of Blocks B, C and D.</p> <p>Reason: To ensure the satisfactory development of the retained Ranges buildings.</p> <p>REASONS FOR APPROVAL</p> <p>The scheme proposes i) the refurbishment and reuse of Tottenham Town Hall and ii) the erection of 109 new residential units to the rear of the site, including affordable housing. The scheme includes the retention of part of the Ranges buildings and recording of the Cold War bunker in Clyde Road depot. As such, the scheme achieves the Councils dual objectives of protecting and reusing the listed buildings and contributing to the Councils strategic housing target for the borough. The proposal has been assessed in the light of the appropriate national, strategic and local guidance and is considered to meet the provisions of the relevant policies and guidance. Conditional planning permission is therefore recommended subject to a S106 agreement to secure principally the satisfactory completion of works to the retained Town Hall and its future management, affordable housing provision, education contribution and monitoring charge.</p> <p>Section 106: Yes.</p>	
<p>PC356.</p>	<p>TOTTENHAM TOWN HALL, TOWN HALL APPROACH ROAD, N15 ~ LISTED BUILDING CONSENT</p> <p>The Committee was asked to consider listed building consent for the application outlined in PC335. The Planning Officer provided an overview of the salient points outlined in the report.</p> <p>RESOLVED:</p> <p>That Listed Building Consent be granted subject to conditions, informatives and the tabled amendments.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/2036 FOR PLANNING COMMITTEE DATED 13/01/2009</p> <p>Location: Tottenham Town Hall, Town Hall Approach Road N15</p> <p>Proposal: Listed Building Consent for demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, including existing bunker, (retaining central part of South Ranger Building) and erection of 4 blocks of</p>	

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houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: J06.357/D(01)01, 02, 03C, 04 -11, 12A,13A, 14, 15A 16B , 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61, 100, 101 & 102.

Conditions:

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

Reason: To ensure that premature demolition does not take place.

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

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

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

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

3. The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of any work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 13 JANUARY 2009**

	<p>methods of concealment are proposed. Any works carried out shall be in accordance with such approval Reason: In order to safeguard the special architectural or historic interest of the building.</p> <p>4. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved. Reason: In order to safeguard the special architectural or historic interest of the building.</p> <p>5. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved. Reason: In order to safeguard the special architectural or historic interest of the building.</p> <p>6. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent. Reason: In order to safeguard the special architectural or historic interest of the building.</p> <p>7. The new facing brickwork to the Town Hall shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent. Reason: In order to safeguard the special architectural or historic interest of the building.</p> <p>8. The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent. Reason: In order to safeguard the special architectural or historic interest of the building.</p> <p>9. Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the Council as local planning authority (in consultation with English Heritage) before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved. Reason: In order to safeguard the special architectural or historic interest of the building.</p>	
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**MINUTES OF THE PLANNING COMMITTEE
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10. All redundant plumbing, mechanical and electrical services and installations, including the external dumb waiter on north elevation, and air conditioning units, shall be carefully removed from the listed building. The internal and external fabric, materials and finishes of the building be properly restored with matching materials

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

11a. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work to the Town Hall building is begun. The relevant work shall be carried out in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other:

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

b. A full specification for repairs to the Town Hall shall be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings submitted prior to the commencement of works on site.

c. Fully annotated and dimensioned plans, sections and elevations at a scale of 1: 20 showing all proposed internal alterations to the listed building.

d. Samples of new facing materials to the Town Hall and new buildings are to be made available of site prior to the start of works for approval.

e. Fully annotated and dimensioned plans, sections and elevations of the Town Hall building at a scale of 1: 50 showing the detail design of the new rear gable wall, (including central chimney), gate to rear courtyard, stone capping, all associated lead flashings to the roof, and associated external refuse stores at ground floor level.

f. A salvage strategy for the reuse of historic materials including bricks and the extensive granite setts throughout the site shall be submitted prior to the commencement of works.

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

11b. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work to the Clock House Range building is begun. The relevant work shall be carried out

**MINUTES OF THE PLANNING COMMITTEE
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in accordance with such approved details [specify: detailed drawings at [scale]; samples of materials, schedule of works/specification, method statement, other]:

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

b. A full specification for repairs to the Clock House Range shall be prepared by a suitably qualified professional experienced in the repair and refurbishment of historic buildings submitted prior to the commencement of works on site.

c. Samples of new facing materials to the Clock House Range and new buildings are to be made available of site prior to the start of works for approval.

d. A salvage strategy for the reuse of historic materials including bricks and the extensive granite setts throughout the site shall be submitted prior to the commencement of works.

e. A detailed landscape strategy including a plan at a scale of 1:200 illustrating the existing paved areas where existing granite sets on site are to be retained, and the areas where they will carefully taken up and re-laid as the principal paving material in the public realm courtyards and access roads of the development. Samples of new hard landscaping materials will be made available on site for approval

f. Fully annotated and dimensioned plans, sections and elevations at a scale of 1: 10 showing the proposed external facing materials and typical detail design features of the central range of Clyde Road Depot, including Clock Tower, roof verge, gable and eaves details, typical door, typical window details.

g. A detailed schedule of boundary treatments, showing gates and railings, with detailed drawings as appropriate. Specifically this should include:

" fully annotated and dimensioned details showing the access gate at north corner of front elevation of the Town Hall, illustrating how its detail design relates to the design and alignment of the boundary fencing, and associated landscaping, to the Bernie Grant Centre Square, with plans and elevations at a scale of 1:20.

" fully annotated and dimensioned details at a scale of 1: 20 of boundary fencing to the site, including access metal gates to the alleyway behind Block B backing onto the Bernie Grant Centre.

h. Full details of artificial lighting scheme to the public realm

**MINUTES OF THE PLANNING COMMITTEE
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courtyards, vehicular routes and parking areas, pedestrian routes and designated community amenity open space, and for the Town Hall Building.

i. Fully annotated and dimensioned typical bay elevation and section drawings of Blocks B, C & D at a scale of 1:50, showing details of roof, facing materials, finishes, windows, balcony, doors, walls.

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

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

Reason: To ensure that an appropriate record is made of any fabric of architectural / historic / archaeological significance which may be revealed or affected by the works hereby approved.

12b. A separate report corresponding to Level 3 recording will also be undertaken in respect of the Cold War Bunker. No works of demolition or development to the Clyde Road Depot Site shall take place until a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by local planning authority advised by English Heritage.

Reason: To ensure that an appropriate record is made of any fabric of architectural / historic / archaeological significance which may be revealed or affected by the works hereby approved.

13. No cleaning of masonry of the Town Hall building, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of these details in relation to the Town Hall building. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

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

14. No repointing of brickwork of the Town is authorised by this consent without prior approval of details in relation to the Town Hall building. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

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

**MINUTES OF THE PLANNING COMMITTEE
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15. All new external joinery shall be of painted timber.
Reason: In order to safeguard the special architectural or historic interest of the building.

16. All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black.
Reason: In order to safeguard the special architectural or historic interest of the building.

17. No development to the Town Hall building shall take place until the applicant has secured the implementation of a plan of archaeological work in accordance with a written scheme of investigation in that area which has been submitted to and accepted in writing by the Council as planning authority.
Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16.

18. Notwithstanding the description of the materials in the application, no works on the Town Hall 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.

19. No cleaning of masonry of the Clock House Range building, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details in relation to the Town Hall building. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.
Reason: In order to safeguard the special architectural or historic interest of the building.

20. No repointing of brickwork of the Clock House Range building is authorised by this consent without prior approval of details in relation to the Town Hall building. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.
Reason: In order to safeguard the special architectural or historic interest of the building.

21. No development shall take place until the applicant has secured the implementation of a plan of archaeological work in accordance with a written scheme of investigation in that area which has been submitted to and accepted in writing by the Council as planning authority.

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TUESDAY, 13 JANUARY 2009**

	<p>Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16.</p> <p>INFORMATIVE: Listed Building Consent may be required for cleaning operations to listed buildings.</p> <p>INFORMATIVE: Listed Building Consent may be required for the repointing of brickwork to listed buildings.</p> <p>INFORMATIVE: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.</p> <p>The scheme proposes the refurbishment and reuse of the Town Hall building as well as the residential redevelopment of the rear of the site, retaining part of the former Ranges buildings and the recording of the Cold War bunker. As such, the scheme achieves the Councils objective of retaining and reusing statutorily listed buildings in the borough in line with the advice in PPG15, the London Plan 2008 and policy CSV2 'Listed Buildings' of the Unitary Development Plan 2006.</p> <p>Section 106: No.</p>	
<p>PC357.</p>	<p>TOTTENHAM TOWN HALL, TOWN HALL APPROACH ROAD, N15 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked to consider Conservation Area Consent in relation to the application outlined in PC355 above and was provided with an overview of the salient points by the Planning Officer.</p> <p>RESOLVED:</p> <p>That Conservation Area Consent be granted subject to conditions and the tabled amendments.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2008/2035 FOR PLANNING COMMITTEE DATED 13/01/2009</p> <p>Location: Tottenham Town Hall, Town Hall Approach Road N15</p> <p>Proposal: Conservation Area Consent for demolition of rear parts of the existing Town Hall Building; retention / refurbishment of frontage building with continued A2, B1 and D1 uses, demolition of the existing Clyde Road Depot buildings, including existing bunker, (retaining</p>	

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 13 JANUARY 2009**

	<p>central part of South Range Building) and erection of 4 blocks of houses / flats between 3 and 5 storeys comprising 109 units, associated landscaping, car parking and means of access.</p> <p>Recommendation: Grant Consent subject to conditions</p> <p>Decision: Grant Consent subject to conditions</p> <p>Drawing No's: J06.357/D(01)01, 02, 03C, 04 -11, 12A,13A, 14, 15A 16B , 20 - 26 incl., 30, 31A, 32A, 33A, 34A, 40 - 50 incl., 60, 61, 100, 101 & 102.</p> <p>Conditions:</p> <p>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.</p> <p>2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</p> <p>3. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. Reason: In order to safeguard the special architectural or historic interest of the building.</p> <p>Section 106: No.</p>	
<p>PC358.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC359.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 9 February 2009 at 7:00pm.</p> <p>The meeting concluded at 10:10pm.</p>	

**Councillor Sheila Peacock
Chair**



Haringey Council

Agenda item:

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Planning Committee	On 10th February 2009
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Report Title: Appeal decisions determined during December 2008		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
<p>1. Purpose To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during December 2008.</p>		
<p>2. Summary Reports outcome of 6 appeal decisions determined by the Department for Communities and Local Government during December 2008 of which 1 (17%) was allowed and 5 (83%) were dismissed.</p>		
<p>3. Recommendations That the report be noted.</p>		
<p>Report Authorised by: </p> <p style="margin-left: 20px;"><i>pp</i> Marc Dorfman Assistant Director Planning & Regeneration</p>		
<p>Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114</p>		
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>		

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APPEAL DECISION DECEMBER 2008**PLANNING APPEALS**

Ward:	Alexandra
Reference Number:	HGY/2007/2354
Decision Level:	Committee

Shaftesbury Hall, Herbert Road N11 2QN**Proposal:**

Demolition of existing building and redevelopment with Samaritans Operation Centre on ground floor with Hornsey Housing Trust residential flats on first and second floors

Type of Appeal:

Informal Hearing

Issues:

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

The effect on the living conditions of occupiers of dwellings in Herbert Road in terms of disturbance resulting from vehicle and pedestrian movements

Result:

Appeal **Dismissed** 18 December 2008

Ward:	Crouch End
Reference Number:	HGY/2007/2537
Decision Level:	Delegated

32 Haslemere Road N8 9RB**Proposal:**

Rear extension and internal alterations to the existing flats

Type of Appeal:

Informal Hearing

Issues:

Whether the proposed development would be harmful to the design and character of the host property

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

Result: Appeal **Dismissed** 17 December 2008

Ward:	Fortis Green
Reference Number:	HGY/2008/0019
Decision Level:	Delegated

6 Colney Hatch Lane N10 1DU

Proposal:

Demolition of existing garden wall and creation of vehicle crossover to a classified road

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposed development upon highway

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

Result:

Appeal **Allowed** 10 December 2008

Ward:	Stroud Green
Reference Number:	HGY/2008/0233
Decision Level:	Delegated

51B Ridge Road N8 9LJ

Proposal:

Creation of decking area and fence

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the living conditions of the residents of 51B Ridge Road with respect to outlook and the living conditions of the residents of adjoining properties with respects to loss of light

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

Result:

Appeal **Dismissed** 22 December 2008

ENFORCEMENT APPEAL AUGUST 2008

Ward:	Muswell Hill
Reference Number:	N/A
Decision Level:	Enforcement

North Middlesex Cricket Club, 185A Park Road N8 8JJ**Proposal:**

Change of use from sports club room (Class D2) to restaurant and ancillary bar (Class A3)

Type of Appeal:

Written Representation

Issues:

The effect of the development (i.e. the single storey refrigeration structure and the extraction flue) on the character and appearance and openness of the area, which is designated as Metropolitan Open Lane (MOL)

The effect on the level of amenity local residents might reasonable expect to enjoy

Result:

Appeal **Dismissed** 22 December 2008

Ward:	White Hart Lane
Reference Number:	N/A
Decision Level:	Enforcement

555 White Hart Lane N17 7RN**Proposal:**

Installation of retaining wall and the creation of hard standing area to facilitate use as a car park

Type of Appeal:

Written Representation

Issues:

The effect of the development on living conditions of occupants of adjoining dwellings

Whether the development prejudices the well being of trees subject of a Tree Preservation Order

Result: Appeal **Dismissed** 8 December 2008

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Haringey Council

Agenda item:

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Planning Committee**On 10th February 2009**

Report Title: Decisions made under delegated powers between 22 December 2008 and 11 January 2009

Report of: Niall Bolger Director of Urban Environment

Wards(s) affected: All

Report for: Planning Committee

1. Purpose

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

2. Summary

The applications listed were determined between 22 December 2008 and 11 January 2009.

3. Recommendations

See following reports.

Report Authorised by:

PP
Marc Dorfman

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Senior Administrative Officer

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

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

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 22/12/2008 AND 11/01/2009

BACKGROUND PAPERS

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

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

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

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

WARD: Alexandra

Application No: **HGY/2008/2214** Officer: Robin Campbell
 Decision: GTD Decision Date: 06/01/2009
 Location: 81 Dagmar Road N22 7RT
 Proposal: Erection of single storey rear ground floor extension.

Application No: **HGY/2008/2182** Officer: Ruma Nowaz
 Decision: REF Decision Date: 31/12/2008
 Location: 3 Albert Road N22 7AA
 Proposal: Creation of vehicle crossover.

Application No: **HGY/2008/2167** Officer: Michelle Bradshaw
 Decision: PERM DEV Decision Date: 23/12/2008
 Location: 7 Dagmar Road N22 7RT
 Proposal: Formation of rear dormer and back addition dormer to facilitate a loft conversion.

Application No: **HGY/2008/2154** Officer: Subash Jain
 Decision: GTD Decision Date: 23/12/2008
 Location: 23 Wroxham Gardens N11 2AY
 Proposal: Erection of single storey side and rear extension.

Application No: **HGY/2008/2127** Officer: Ruma Nowaz
 Decision: REF Decision Date: 22/12/2008
 Location: Land Adjacent to 36 Alexandra Park Road N10 2AD
 Proposal: Conservation Area Consent for demolition of derelict garages / forecourt and erection of new two storey three bedroom single dwelling house with full basement level.

WARD: Bounds Green

Application No: **HGY/2008/2042** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 05/01/2009
 Location: 6 Park Grove N11 2QD
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/2130** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 23/12/2008
 Location: Warwick Court, Bounds Green Road N11 2EB
 Proposal: Demolition of existing garages to rear of 10 - 19 Warwick Court and erection of a three storey block comprising 1 x one bed flat and 1 x two bed flat.

WARD: Bruce Grove

Application No: **HGY/2008/2226** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 06/01/2009
 Location: 82 Woodside Gardens N17 6UW
 Proposal: Use of property as two self-contained flats.

Application No: **HGY/2008/1980** Officer: Matthew Gunning
Decision: REF Decision Date: 31/12/2008
Location: 8 Bruce Grove N17 6RA
Proposal: Refurbishment of existing building to retain existing club use on ground / basement levels, and conversion of upper levels into 5 self-contained residential units comprising 1 x three bed flat, 3 x two bed flats and 1 x studio apartment. Demolition of rear addition to listed building and erection of 3 storey apartment block comprising 5 x one bed and 7 x two bed apartments.

Application No: **HGY/2008/2169** Officer: Valerie Okeiyi
Decision: REF Decision Date: 24/12/2008
Location: 96 Chester Road N17 6BZ
Proposal: Erection of two storey side extension.

Application No: **HGY/2008/2142** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 23/12/2008
Location: 44A Napier Road N17 6YE
Proposal: Replacement of existing temporary front door and surrounding panes with new front door, double glazed glass panes above and white finish panel to side.

WARD: **Crouch End**

Application No: **HGY/2008/2264** Officer: Megan Cochrane
Decision: NOT DEV Decision Date: 06/01/2009
Location: 32 Avenue Road N6 5DW
Proposal: Reversion of consented 4 flats to single dwellinghouse.

Application No: **HGY/2008/2155** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 24/12/2008
Location: 59 The Broadway N8 8DT
Proposal: Installation of new shopfront.

Application No: **HGY/2008/2187** Officer: Jeffrey Holt
Decision: GTD Decision Date: 06/01/2009
Location: 82 Priory Gardens N6 5QS
Proposal: Erection of single storey outdoor structure for ancillary residential use.

WARD: **Fortis Green**

Application No: **HGY/2008/0311** Officer: David Paton
Decision: GTD Decision Date: 06/01/2009
Location: Site of Former Garages (R/O Aylmer Court) Sheldon Avenue N6
Proposal: Erection of 6 bedroom single storey dwellinghouse with rooms at basement level.

Application No: **HGY/2008/2132** Officer: Subash Jain
Decision: REF Decision Date: 23/12/2008
Location: 62 Twyford Avenue N2 9NL
Proposal: Fell Oak tree to ground level at rear or property.

Application No:	HGY/2008/2038	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	23/12/2008
Location:	29 Greenham Road N10 1LN		
Proposal:	Retention of rear dormer window with insertion of 1 x velux window to front elevation.		
Application No:	HGY/2008/2129	Officer:	Ruma Nowaz
Decision:	PERM DEV	Decision Date:	23/12/2008
Location:	83 Osier Crescent N10 1QT		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2008/2165	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	23/12/2008
Location:	28 Twyford Avenue N2 9NJ		
Proposal:	Erection of single storey side and rear extension, and conversion of garage into habitable room.		
Application No:	HGY/2008/2192	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	02/01/2009
Location:	4 Cheapside, Fortis Green N2 9HP		
Proposal:	Change of use from A1 (shop) to A3 (cafe / tearoom).		
Application No:	HGY/2008/2172	Officer:	Subash Jain
Decision:	GTD	Decision Date:	31/12/2008
Location:	32 & 34 Aylmer Road N2 0BX		
Proposal:	Creation of common vehicle crossover to nos. 32 and 34 Aylmer Road.		
Application No:	HGY/2008/2149	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	23/12/2008
Location:	9 Southern Road N2 9LH		
Proposal:	Alteration of proposed mono pitch roof over street side extension (approved under planning permission HGY/2008/0064) to gable end with pitched roof.		

WARD: **Harringay**

Application No:	HGY/2008/2252	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	07/01/2009
Location:	595-597 Green Lanes N8 0RE		
Proposal:	Alterations to existing side & front shopfront.		
Application No:	HGY/2008/2163	Officer:	Megan Cochrane
Decision:	GTD	Decision Date:	24/12/2008
Location:	595-597 Green Lanes N8 0RE		
Proposal:	Display of 1 x fascia sign.		

Application No: **HGY/2008/2152** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 24/12/2008
 Location: 107 Frobisher Road N8 0QU
 Proposal: Use of property as two separate, non-self-contained flats.

WARD: Highgate

Application No: **HGY/2008/2224** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 06/01/2009
 Location: 19 Highgate Close N6 4SD
 Proposal: Enlargement to an existing single storey rear extension.

Application No: **HGY/2008/2177** Officer: Matthew Gunning
 Decision: REF Decision Date: 06/01/2009
 Location: 6 Hampstead Lane N6 4SB
 Proposal: Erection of rear roof extension with matching brickwork and clerestory window to front elevation.

Application No: **HGY/2008/2201** Officer: Robin Campbell
 Decision: GTD Decision Date: 05/01/2009
 Location: Flat 1 65 Cromwell Avenue N6 5HS
 Proposal: Erection of single storey rear extension, including basement level extension.

Application No: **HGY/2008/2168** Officer: Subash Jain
 Decision: GTD Decision Date: 31/12/2008
 Location: 100 Talbot Road N6 4RA
 Proposal: Erection of storage out-building (shed).

Application No: **HGY/2008/2150** Officer: Subash Jain
 Decision: GTD Decision Date: 23/12/2008
 Location: 100 Talbot Road N6 4RA
 Proposal: Erection of new rear / side extension and new porch.

Application No: **HGY/2008/2158** Officer: Subash Jain
 Decision: GTD Decision Date: 30/12/2008
 Location: 15 Parkgate Mews, Stanhope Road N6 3NB
 Proposal: Installation of 2 x velux windows to rear roofslope and minor internal alterations.

Application No: **HGY/2008/2166** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 31/12/2008
 Location: 44 Wood Lane N6 5UB
 Proposal: Erection of side / rear lower ground floor extension, replacement of external staircase, insertion of two new skylights to roof & one to front lower ground floor level, and internal alterations / reconfiguration of room layout.

WARD: Hornsey

Application No: **HGY/2008/2140** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 24/12/2008
 Location: 11 Baden Road N8 7RJ
 Proposal: Erection of single storey rear extension.

WARD: Muswell Hill

Application No: **HGY/2008/2204** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 08/01/2009
 Location: 1c Avenue Mews N10 3NP
 Proposal: Erection of rear extension at second floor level.

Application No: **HGY/2008/2254** Officer: Robin Campbell
 Decision: REF Decision Date: 06/01/2009
 Location: 13 Firs Avenue N10 3LY
 Proposal: Erection of rear dormer window and insertion of rooflights to front / rear elevation to facilitate a loft conversion.

Application No: **HGY/2008/2208** Officer: Robin Campbell
 Decision: GTD Decision Date: 05/01/2009
 Location: 35A Wood Vale N10 3DJ
 Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2005/2110.

Application No: **HGY/2008/2180** Officer: Robin Campbell
 Decision: GTD Decision Date: 23/12/2008
 Location: 56 Muswell Hill N10 3ST
 Proposal: Erection of single storey cold room within the courtyard and alteration to club layout.

Application No: **HGY/2008/2190** Officer: Michelle Bradshaw
 Decision: PERM DEV Decision Date: 02/01/2009
 Location: 33 Muswell Hill Place N10 3RP
 Proposal: Alterations to roof from hip to gable, erection of rear dormer with insertion of 1 x velux window to front roofslope.

WARD: Noel Park

Application No: **HGY/2008/2202** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 07/01/2009
 Location: 140 High Road N22 6EH
 Proposal: Change of use of ground, first and second floors from retail (A1) to restaurant (A3).

Application No: **HGY/2008/2227** Officer: Ruma Nowaz
 Decision: REF Decision Date: 06/01/2009
 Location: 89 Farrant Avenue N22 6PD
 Proposal: Replacement of existing double glazed windows, exterior door and glazed panel with new, like for like, with improved insulation and noise reduction.

Application No: **HGY/2008/2135** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 23/12/2008
Location: 20-108 Parkland Road N22 6ST
Proposal: Replacement of existing single glazed aluminium framed windows with double glazed white PVCu windows.

Application No: **HGY/2008/2141** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 23/12/2008
Location: 129 Farrant Avenue N22 6PE
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/1863** Officer: David Paton
Decision: GTD Decision Date: 07/01/2009
Location: 9 The Broadway, High Road N22 6DS
Proposal: Listed Building Consent for repairs and alterations to auditorium, stage and semi-basement areas.

Application No: **HGY/2008/1887** Officer: David Paton
Decision: GTD Decision Date: 07/01/2009
Location: 9 The Broadway, High Road N22 6DS
Proposal: Listed Building Consent for erection of single storey side walkway extension on east side elevation.

Application No: **HGY/2008/1886** Officer: David Paton
Decision: GTD Decision Date: 07/01/2009
Location: 9 The Broadway, High Road N22 6DS
Proposal: Erection of single storey side walkway extension on east side elevation.

Application No: **HGY/2008/1864** Officer: David Paton
Decision: GTD Decision Date: 07/01/2009
Location: 9 The Broadway, High Road N22 6DS
Proposal: Listed Building Consent for alteration to provide church accommodation and stairs in existing side service voids.

WARD: Northumberland Park

Application No: **HGY/2008/2183** Officer: Subash Jain
Decision: GTD Decision Date: 06/01/2009
Location: Northumberland Park Community School, Trulock Road N17 0PG
Proposal: Amendments to approved planning application HGY/2008/0857 to over-roof a section of the existing flat roof with 2 degree single ply membrane pitched roof.

Application No: **HGY/2008/2181** Officer: Tara Jane Fisher
Decision: REF Decision Date: 02/01/2009
Location: 180 Park Lane N17 0JA
Proposal: Conversion of property into 2 x one bed flats.

Application No: **HGY/2008/1857** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 23/12/2008
 Location: Harpers Yard, Ruskin Road N17 8QQ
 Proposal: Approval of details pursuant to Conditions 3 (materials), 5 (soft landscaping), 7 (refuse / storage), 8 (boundary walls) and 14 (vehicle access) attached to planning permission reference HGY/2007/2210.

WARD: **St Anns**

Application No: **HGY/2008/2290** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 06/01/2009
 Location: St Anns Hospital, St Anns Road N15 3TH
 Proposal: Erection of single storey boiler room with single door.

Application No: **HGY/2008/2185** Officer: Megan Cochrane
 Decision: GTD Decision Date: 02/01/2009
 Location: 121A Black Boy Lane N15 3AS
 Proposal: Insertion of window to allow more light into room.

WARD: **Seven Sisters**

Application No: **HGY/2008/2218** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 06/01/2009
 Location: 45 Grovelands Road N15 6BT
 Proposal: Change of use from Laundrette to (A5) Hot Food Takeaway.

Application No: **HGY/2008/2206** Officer: Jeffrey Holt
 Decision: REF Decision Date: 02/01/2009
 Location: 78 Wargrave Avenue N15 6UB
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/2184** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 23/12/2008
 Location: 21-23 Lockmead Road N15 6BX
 Proposal: Erection of two storey rear extension to 21 Lockmead Road and erection of first floor rear extension to 23 Lockmead Road.

Application No: **HGY/2008/2175** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 24/12/2008
 Location: 23 Grovelands Road N15 6BT
 Proposal: Erection of 2 storey side extension and erection of rear dormer window.

Application No: **HGY/2008/2246** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 02/01/2009
 Location: 37 Hermitage Road N4 1LU
 Proposal: Erection of single storey rear extension, conversion of roof hip to gable end, erection of rear dormer window and insertion of 3 velux windows to front elevation to facilitate a loft conversion.

WARD: **Stroud Green**

Application No: **HGY/2008/2139** Officer: Oliver Christian
Decision: REF Decision Date: 24/12/2008
Location: Land Adjacent to 1 Scarborough Road N4 4LX
Proposal: Demolition of existing garages and erection of two storey 4 bedroom house with accommodation at basement, front and rear gardens.

Application No: **HGY/2008/2146** Officer: Oliver Christian
Decision: GTD Decision Date: 24/12/2008
Location: 20 Mount Pleasant Villas N4 4HD
Proposal: Approval Of Details pursuant to Condition 3 (Sample Materials) attached planning permission reference HGY/2007/1430. (Bricks only, other materials remain to be discharged).

WARD: **Tottenham Green**

Application No: **HGY/2008/2200** Officer: Jeffrey Holt
Decision: REF Decision Date: 02/01/2009
Location: Islamic Community Centre, 115 Clyde Road N15 4JZ
Proposal: Amendment to planning permission HGY/2005/0824, granted 02/10/2006, to reduce size of proposed Islamic Community Centre, omit the minaret tower, add a pitched roof and retain ground floor car parking area.

WARD: **Tottenham Hale**

Application No: **HGY/2008/2262** Officer: Oliver Christian
Decision: REF Decision Date: 06/01/2009
Location: 406 High Road N17 9JB
Proposal: Erection of rear extension and conversion of upper floors to form 1 x studio flat and 4 x one bed flats.

Application No: **HGY/2008/1970** Officer: Justin Booij
Decision: GTD Decision Date: 31/12/2008
Location: GLS Depot, Ferry Lane N17
Proposal: Reserved Matters Application in relation to Outline Consent reference no HGY/2006/1177 for Block NW1 of the Hale Village Masterplan, including appearance, landscaping, layout, scale and discharge of Conditions 5, 6, 8, 11, 12, and 42.

Application No: **HGY/2008/1971** Officer: Justin Booij
Decision: GTD Decision Date: 31/12/2008
Location: GLS Depot, Ferry Lane N17 9QQ
Proposal: Reserved Matters Application in relation to Outline Consent reference no HGY/2006/1177 for Block SE of the Hale Village Masterplan, including discharge of Condition 1, 4, 5, 6, 8, 11, 12 and 42.

Application No: **HGY/2008/2174** Officer: Jeffrey Holt
Decision: GTD Decision Date: 02/01/2009
Location: Unit R1, Grove Business Centre, 560-568 High Road N17 9TA
Proposal: Change of use of property from A2 to A3 (restaurant / cafe).

WARD: **West Green**

Application No: **HGY/2008/2212** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 06/01/2009
Location: 22 Downhills Way N17 6BA
Proposal: Erection of single storey rear extension, erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

WARD: **White Hart Lane**

Application No: **HGY/2008/2193** Officer: Subash Jain
Decision: REF Decision Date: 07/01/2009
Location: 291 The Roundway N17 7AJ
Proposal: Erection of single storey rear extension at ground floor level and first floor side extension with alterations.

Application No: **HGY/2008/2138** Officer: Subash Jain
Decision: REF Decision Date: 23/12/2008
Location: 318 White Hart Lane N17 8LA
Proposal: Conversion of property into 2 self contained flats.

Application No: **HGY/2008/2161** Officer: Michelle Bradshaw
Decision: REF Decision Date: 23/12/2008
Location: 128 Great Cambridge Road N17 8LT
Proposal: Creation of vehicle crossover.

Application No: **HGY/2008/2153** Officer: Matthew Gunning
Decision: REF Decision Date: 23/12/2008
Location: 133 Devonshire Hill Lane N17 7NL
Proposal: Enlargement of approved extension to existing dwellinghouse and conversion into single dwellinghouse (AMENDMENT TO HGY/2006/1583).

Application No: **HGY/2008/2191** Officer: Subash Jain
Decision: GTD Decision Date: 07/01/2009
Location: 1-56 The Weymarks, Weir Hall Road N17 8LE
Proposal: Replacement of existing timber doors with golden oak security doors.

Application No: **HGY/2008/2189** Officer: Subash Jain
Decision: GTD Decision Date: 07/01/2009
Location: 57-112 The Weymarks, Weir Hall Road N17 8LE
Proposal: Replacement of existing timber doors with golden oak security doors.

Application No: **HGY/2008/2251** Officer: Ruma Nowaz
Decision: GTD Decision Date: 06/01/2009
Location: 132 Tower Gardens Road N17 7QB
Proposal: Replacement of single glazed softwood sash / casement windows with double glazed softwood sash / casement windows.

Application No: **HGY/2008/2186** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 02/01/2009
Location: 28 Great Cambridge Road N17 7BU
Proposal: Display of externally illuminated fascia sign.

Application No: **HGY/2008/2188** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 02/01/2009
Location: 28 Great Cambridge Road N17 7BU
Proposal: Approval Of Details pursuant to Condition 4 (detailed elevation) attached to planning permission reference HGY/2008/1769.

WARD: **Woodside**

Application No: **HGY/2008/2173** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 23/12/2008
Location: 33 Kings Road N22 5SN
Proposal: Erection of single storey rear extension.

Application No: **HGY/2008/2131** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 23/12/2008
Location: Flat 1-15, Albert Vittoria House, Pellatt Grove N22 5PG
Proposal: Replacement of existing single glazed white metal framed windows with double glazed white PVC windows.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2008/2346** Officer: Matthew Gunning
Decision: RNO Decision Date: 05/01/2009
Location: Station House, Crouch Hill N4 4AU
Proposal: Observation to London Borough of Islington for demolition of existing ticket hall and adjacent house and erection of new 2/3 storey development including 1 x A1 commercial unit, on ground floor and 8 x self contained units on ground floor, lower ground, first and second floors.

Application No: **HGY/2008/2343** Officer: Matthew Gunning
Decision: RNO Decision Date: 05/01/2009
Location: Station House, Crouch Hill N4 4AU
Proposal: Observation to London Borough of Islington for Conservation Area Consent in connection with demolition of existing ticket hall and adjacent house and erection of new 2/3 storey development including 1 x A1 commercial unit, on ground floor and 8 x self contained units on ground floor, lower ground, first and second floors.

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Haringey Council

Agenda item:

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Planning Committee	On 10th February 2009
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Report Title: Development Control and Planning Enforcement work report		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose To advise the Committee of performance statistics on Development Control and Planning Enforcement.		
2. Summary Summarises decisions taken within set time targets by Development Control and Planning Enforcement Work since the 13 th January 2009 Committee meeting.		
3. Recommendations That the report be noted.		
Report Authorised by: <div style="text-align: center;"> Marc Dorfman Assistant Director Planning & Regeneration </div>		
Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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Planning Committee 10 February 2009

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

December 2008 Performance

In December 2008 there were 143 planning applications determined, with performance in each category as follows -

50% of major applications were determined within 13 weeks (1 out of 2)

65% of minor applications were determined within 8 weeks (24 out of 37 cases)

87% of other applications were determined within 8 weeks (90 out of 104 cases)

For an explanation of the categories see Appendix I

Year Performance – 2008/09

In 2008/09 up to the end of December there were 1478 planning applications determined, with performance in each category as follows -

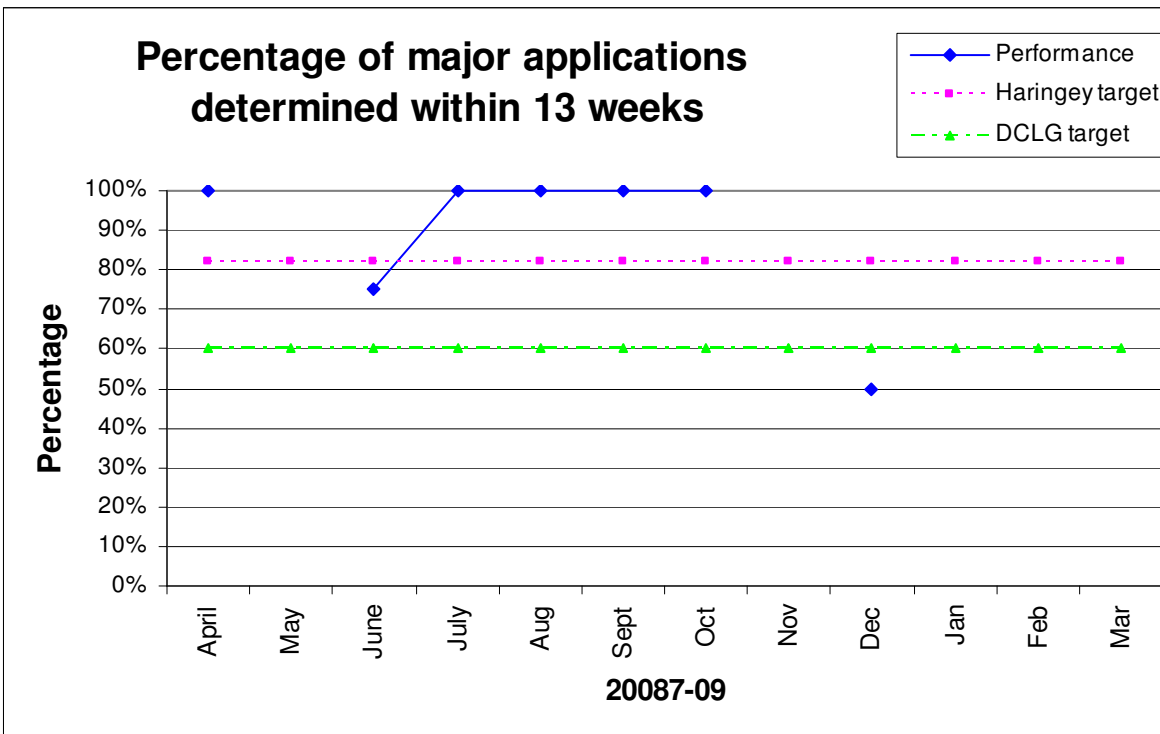
89% of major applications were determined within 13 weeks (17 out of 19 cases)

79% of minor applications were determined within 8 weeks (306 out of 387 cases)

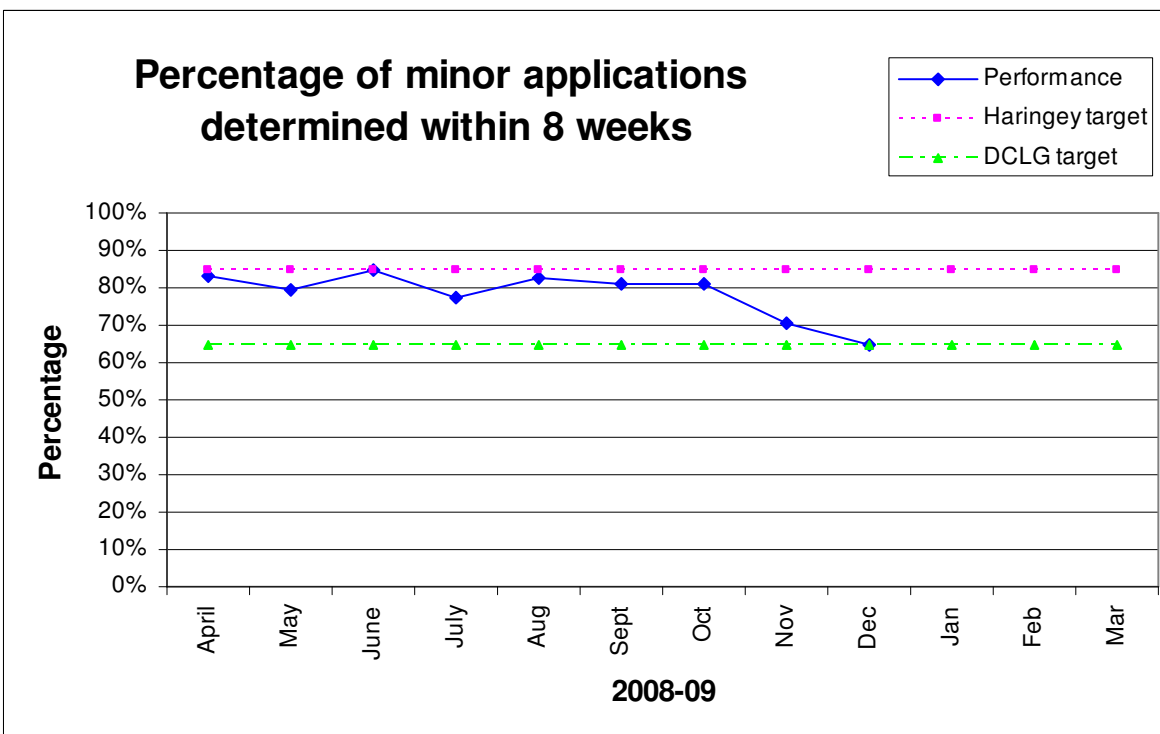
91% of other applications were determined within 8 weeks (971 out of 1072 cases)

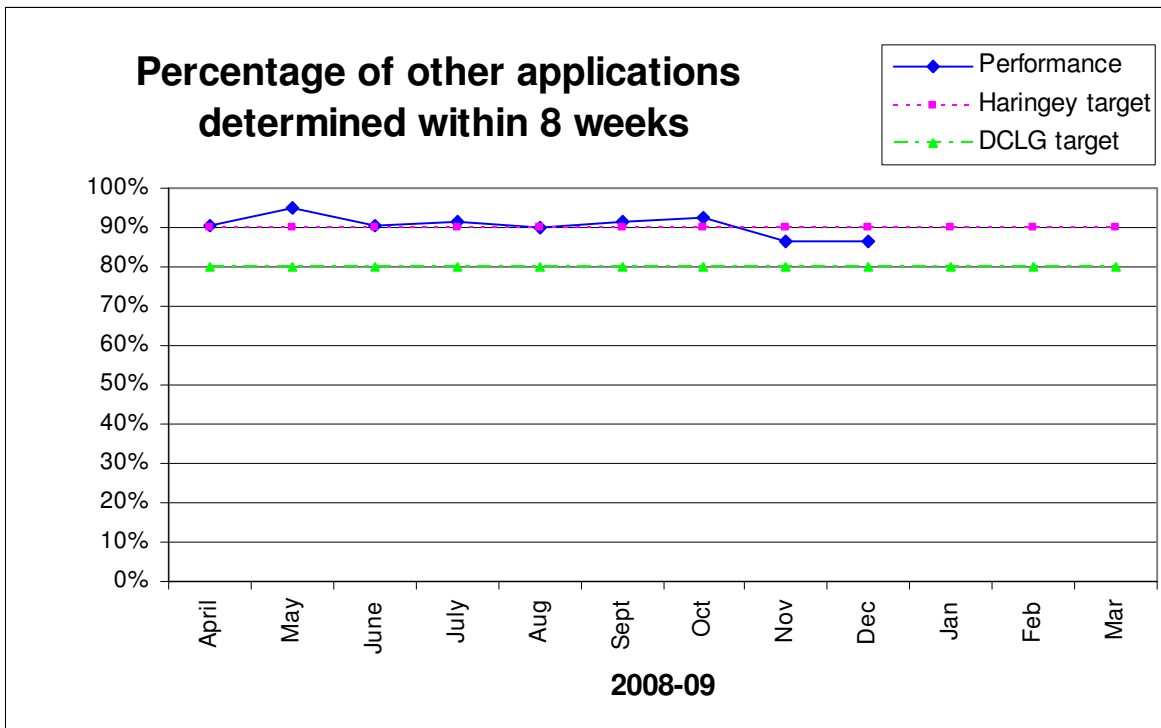
The monthly performance for each of the categories is shown in the following graphs:

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

December 2008 Performance

In December 2008, excluding Certificate of Lawfulness applications, there were 122 applications determined of which:

67% were granted (82 out of 122)

33% were refused (40 out of 122)

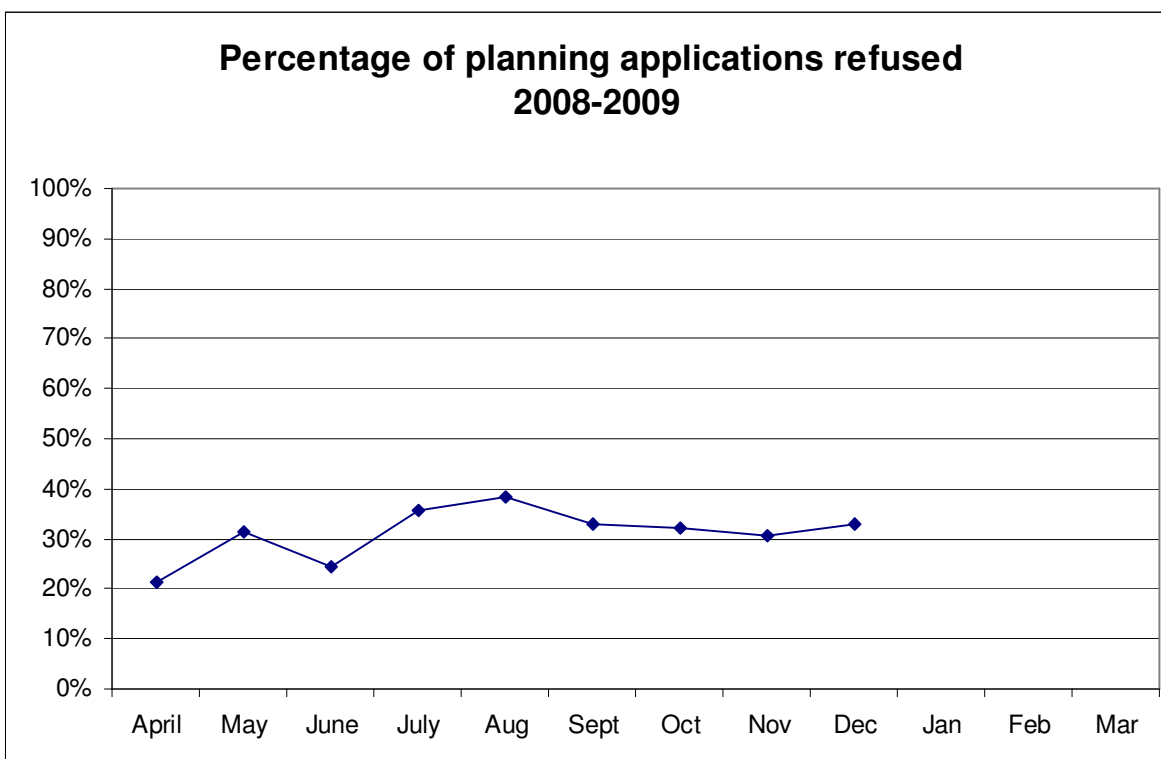
Year Performance – 2008/09

In 2008/09 up to the end of December, excluding Certificate of Lawfulness applications, there were 1212 applications determined of which:

69% were granted (837 out of 1212)

31% were refused (375 out of 1212)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

December 2008 Performance

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

25% of appeals allowed on refusals (1 out of 4 cases)

75% of appeals dismissed on refusals (3 out of 4 cases)

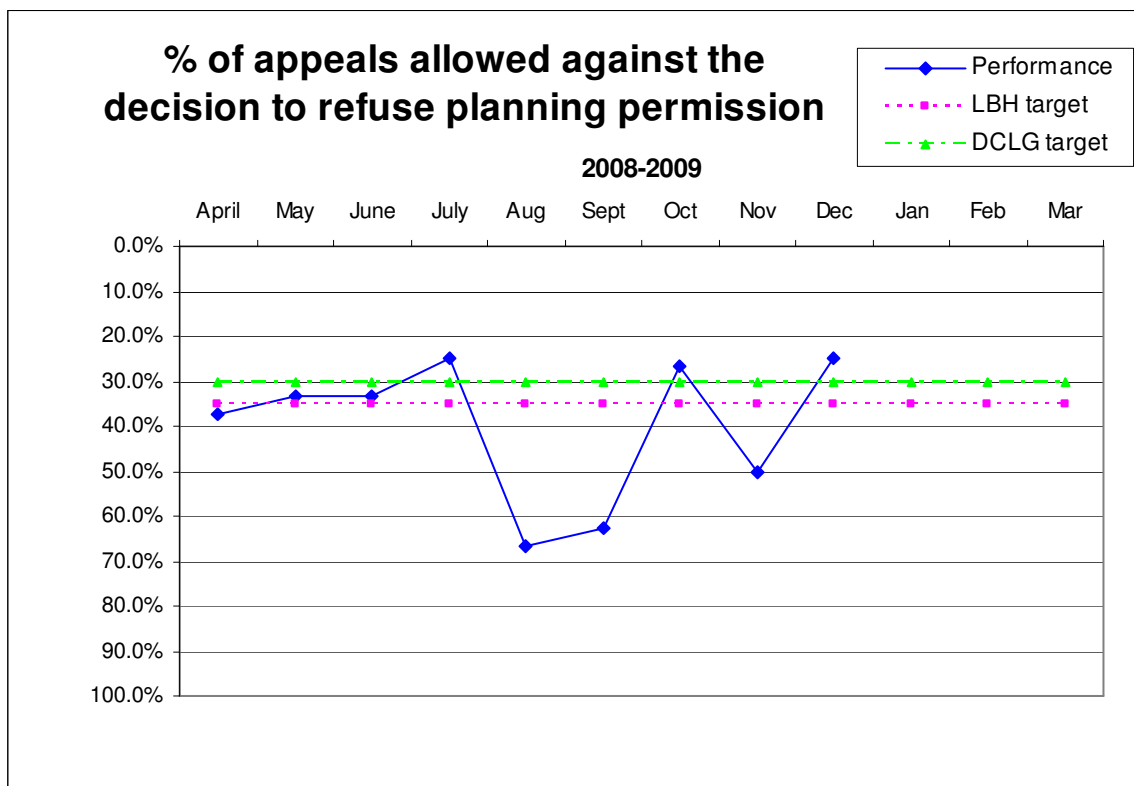
Year Performance – 2008/09

In 2008/09 up to the end of December there were 68 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

39.71% of appeals allowed on refusals (27 out of 68 cases)

60.29% of appeals dismissed on refusals (41 out of 68 cases)

The monthly performance is shown in the following graph:



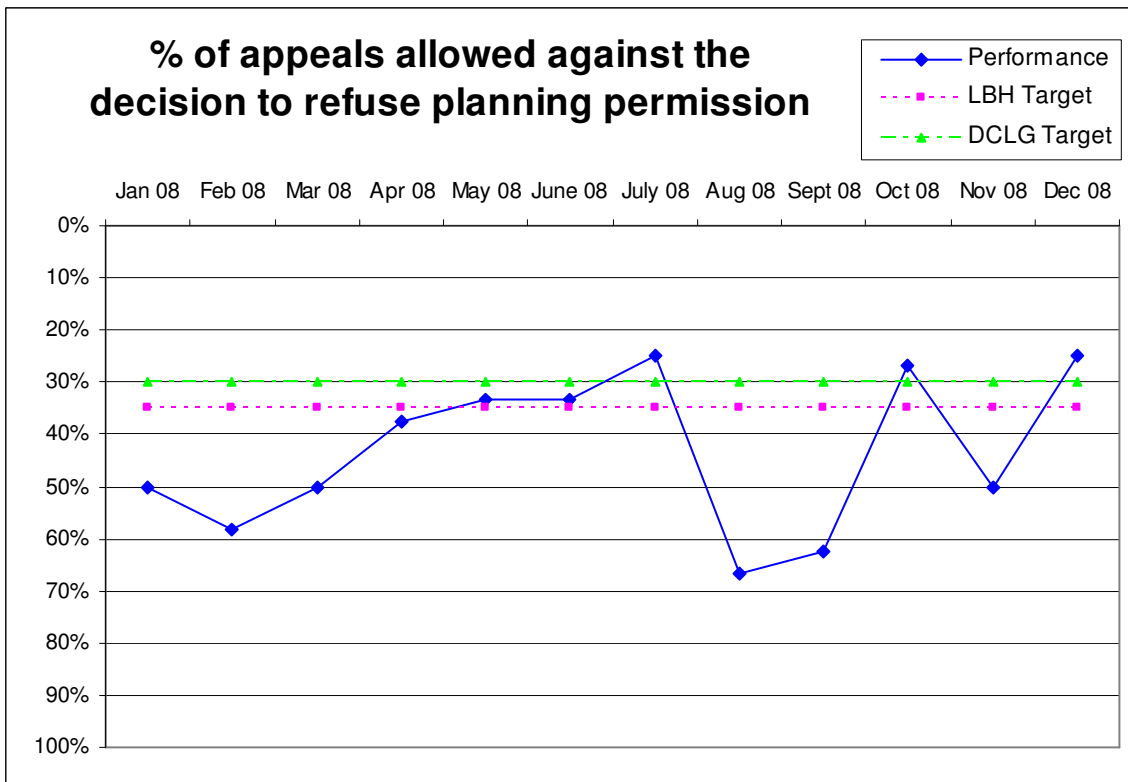
Last 12 months performance – January 2008 to December 2008

In the 12 month period January 2008 to December 2008 there were 94 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

43.6% of appeals allowed on refusals (41 out of 94 cases)

56.4% of appeals dismissed on refusals (53 out of 94 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)

COMPLIANCES	None	
ENFORCEMENT NOTICES WITHDRAWN	None	

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TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999**SUMMARY**

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

REPORT

The tree is located at: 18 Cranley Gardens N10

Species: T1: Oak

Location: Rear garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The tree is of amenity value, being clearly visible from a public space.
2. The tree appears healthy for its age and species. It has a predicted life expectancy in excess of 40 years.
3. The tree is suitable to its location.
4. The tree is a native species, contributing significantly to local bio-diversity.

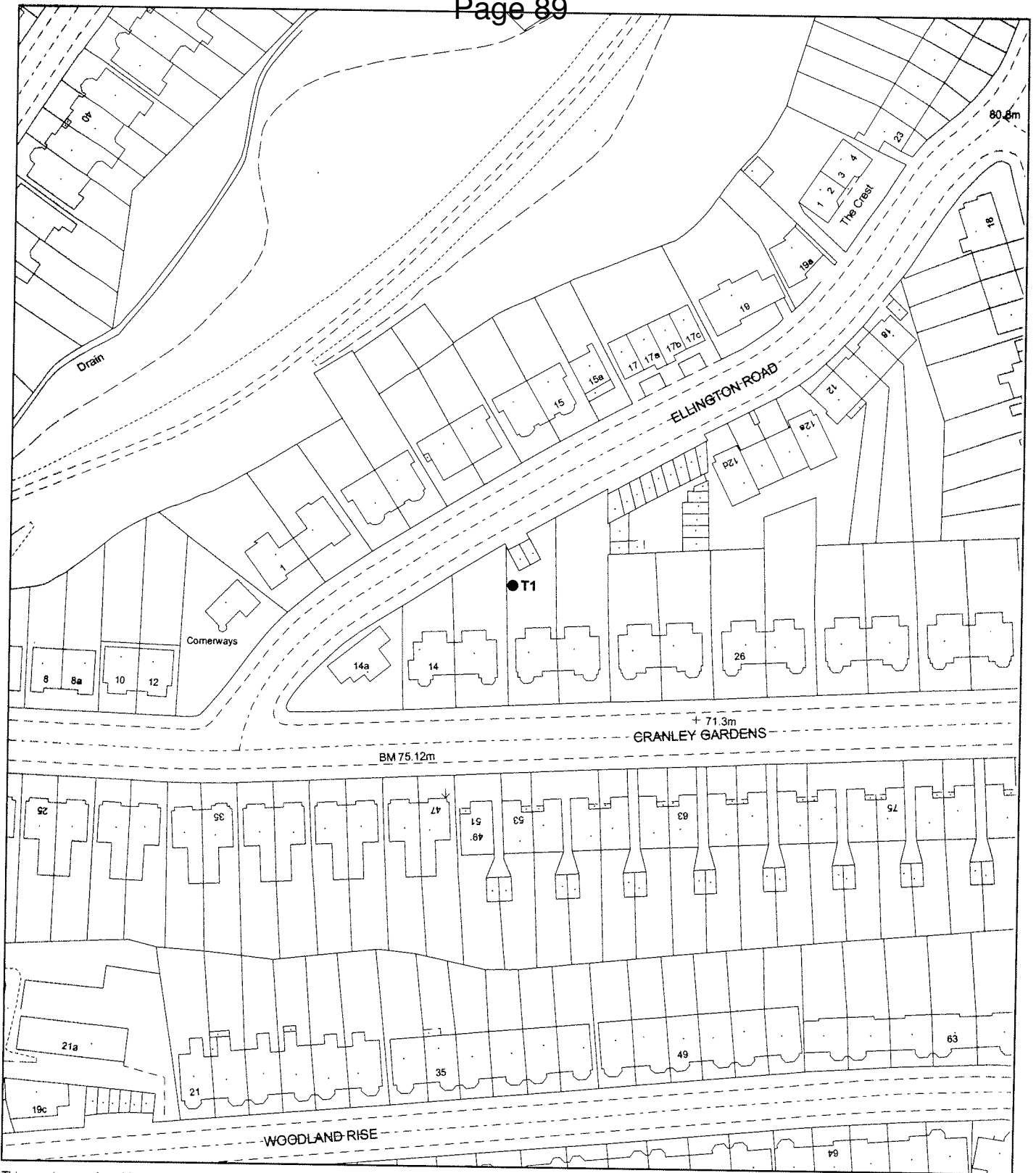
Two letters of support and no objections were received in regard to the TPO.

RECOMMENDATION

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

Paul Tomkins
Head Of Development Control North

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Site plan
Rear garden 18 Cranley Gardens N10
T1: Oak

Directorate of
Urban
Environment

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

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Haringey Council

Agenda item:

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Planning Committee	On 10th February 2009
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Report Title: Planning applications reports for determination	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose Planning applications submitted to the above Committee for determination by Members.</p>	
<p>2. Summary All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.</p>	
<p>3. Recommendations See following reports.</p>	
<p>Report Authorised by: </p> <p>Marc Dorfman Assistant Director Planning & Regeneration</p>	
<p>Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114</p>	
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Control Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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Planning Committee 10 February 2008

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2008/2203**Ward:** Bounds Green**Date received:** 07/11/2008**Last amended date:** N / A

Drawing number of plans: 1158.PSC.001 rev B, 002 rev B, 003 rev B, 004 rev A, 005 rev A; B501 rev 3, B502 rev 3, B600 rev 3, B601 rev 3, B602 rev 3, B603 rev 3; P001, P002, P003, P013 rev 4, P014 rev 4, P050, P051, P052 & P100.

Address: Pupil Support Centre, Commerce Road, N22

Proposal: Extension, alterations and refurbishment to existing school building.

Existing Use: School

Proposed Use: School

Applicant: Mr Peter Smedmor, Haringey Council

Ownership: Public

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Robin Campbell

RECOMMENDATION

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

The Young People's Centre (YPC) (previously called the Pupil Support Centre) is located to the south of Commerce Road, and effectively splits Finsbury Road, which runs to the north and to the south of the site, linking with Trinity Road. The site is 'L' shaped in nature and is 0.5 ha in size. It contains the YPC building itself, which is a single-storey building, dating from the 1970's. In addition to this, the site contains a Multi Use Games Area and four temporary prefabricated units, which are currently in use by the school. Parts of the site, particularly on the west side, are unused and are generally unmaintained. The predominant use surrounding the site is residential in nature, however, there is also open space to the west and south, and also church buildings to the south west and south east of the site.

PLANNING HISTORY

HGY/1990/0685 - Erection of prefabricated classroom – Nightingale School Finsbury Road London - Granted, 19/07/90.

HGY/1992/0851 - Erection of a prefabricated classroom unit with disabled access facility - Former Nightingale School Finsbury Road London – Granted, 04/08/92.

HGY/1992/1029 - Use of the site for residential purposes (Outline) - Former Nightingale School Finsbury Road London – Granted, 24/11/92.

HGY/1999/1039 - Erection of a temporary portable building for educational use - Nightingale School Finsbury Road London – Granted, 30/11/99.

HGY/2002/1026 - The erection of 3 temporary classroom buildings - Former Nightingale School Finsbury Road London – Granted, 03/09/02.

DETAILS OF PROPOSAL

The proposal consists of two primary components; being an extension to the west wing and an extension to the east wing. The details of each are summarised below:

West Wing

Two storey extension which shall accommodate 8 x General Teaching Rooms (approx 55sqm each), 2 x staff rooms and 1 lift access.

East Wing

Single storey extension which shall accommodate a Games Hall / Physical Education facility (129 sqm), changing facilities, storage and plant room.

CONSULTATION

12/12/2008

Neighbour Notification

35 – 49 (odd) Commerce Road, N22
75 – 83 (odd) Commerce Road, N22
51 – 73 (odd) Commerce Road, N22
22 – 70 (even) Partridge Way, N22
Flat 1 – 33 (c) Rosecroft, Finsbury Road, N22
1, 2 Finsbury Road, N22
St. Barnabas Greek Orthodox Church, Finsbury Road, N22
22 – 26 (even) Trinity Road, N22
St Mary's Greek Cathedral, Trinity Road, N22
10 – 42 (even) Finsbury Road, N22
25A, 23 & 25 Trinity Road, N22
1 – 85 (c) John Keats House, Commerce Road, N22
29 A&B Finsbury Road, N22

45A, B, C & D Finsbury Road, N22
49A, 51A Finsbury Road, N22

Internal / External Consultation

LBH Transportation Group
LBH Cleansing
LBH EH Noise and Pollution
LBH Arboriculturalist
LBH Parks
LBH Policy
LBH Nature Conservation
LBH Design / Conservation Team

Ward Councillors
Bowes Park Community Association
English Nature
Arriva Buses
Metropolitan Police

RESPONSES

Neighbour Notification

None

LBH Design / Conservation Group

The Pupil Support Centre borders two conservation areas, Wood Green Conservation Area to the south-west and Bowes Park to the north-west. The site occupies a small L-shaped level site to the west of the High Road in Wood Green. The main frontage is on Commerce Road and there is a secondary entrance to the rear of the site on Finsbury Road. Most of the surrounding development is residential, terraced housing and multi-storey blocks, there are two churches nearby, St Barnabas bounds the site to the south-west on Finsbury Road and the Greek Orthodox cathedral is located to the south-east on Trinity Road.

The existing building is a single-storey structure c. 1970 with a complex plan incorporating an 'octagon within a hexagon' circulation feature. The plan lacks coherence overall, but is tied together by the octagon, which provides the building with a focal point. Whilst typical of its time, the building is of little architectural merit. There are four modular units in the grounds and a play court. These are poor quality units, which contribute to the disjointed appearance of the site.

Two extensions are proposed to house the new teaching facilities. A two-storey triangular extension to the west of the octagon containing 8 classrooms and ancillary accommodation arranged around a small courtyard, and to the east a single-storey hall with clerestory window to north elevation orientated towards the games court. The space within the existing building and the extensions is

conceived as one; with the octagonal circulation feature providing access to both extensions.

The proposed contemporary design is suitable for the use it contains and is appropriate for the site, respecting the scale of the existing building. The composition is of single-pitched roofs, rectangular planes, clerestory windows and projecting sunshading to the south elevation of the two-storey extension. The extensions reflect a domestic scale in keeping with the existing building and those of the neighbouring structures.

The two-storey triangular extension relates well to the site, it is appropriate in terms of height, bulk and massing, and does not over-dominate the existing building or neighbouring structures. Its bulk is reduced by the single-pitched roof, which slopes down on the façade facing St Barnabas Church, reducing the scale of this elevation, which lessens its impact on the church. Furthermore, this extension is set back at an angle from St Barnabas Church and will not adversely affect its setting.

The proposed façades reflect a good composition of solid to void ratio, which relates well to the existing building. There are interesting contrasts in terms of the proposed and existing plans, roof forms and materials, which work well together creating interesting visual relationships and textural contrasts between materials within the overall scheme. In addition to render and glass considerable use is made of brick. This relates it in colour as well as material to the neighbouring buildings.

There are changes in height between the proposed extensions and existing buildings, however these are handled carefully and creatively resulting in an interesting, varied roofline with single-pitched roofs to the extensions 'book-ending' the existing building to east and west.

The proposed design will improve both the appearance of the dilapidated existing building, and the site overall. The design is carefully considered, respects the form of the existing building, and responds well to the limitations and context of the site.

The Haringey approach to securing good design is based on Government Guidance as set out in Planning Policy Guidance note PPS 1 and the principles of good design as set out in the Cabe publication By Design Urban design in the planning system: towards better practice.

'Planning authorities should have regard to good practice set out in By Design – Urban design in the planning system: towards better practice'. (ODPM, CABE 2000) (Para 37)

LBH Nature Conservation

No objection. Comments that it would appear there is going to be some loss of trees and a hedge so there will be some loss of biodiversity value on site. Unfortunately there does not seem to be any mitigation for this. Considers there is

greater room for biodiversity enhancement in this scheme through the construction of green roofs.

LBH Arboricultural Officer

The following comments and observations relate to the proposed re-development of the Pupil Support Centre, Commerce Road, N22. No Tree Survey, Arboricultural Implication Assessment or Tree Protection Plan was produced, to support this planning application.

Tree cover

There are numerous trees on the site which are predominantly located around the boundary. The trees are mixed species consisting mainly of Silver birch and Norway maple. There are also two significant Horse chestnuts adjacent to the eastern boundary. All the trees appear healthy for their age and species. They are of significant amenity value being clearly visible to local residents and helping to screen the site.

Proposed Site layout

The proposed site layout would appear to have little impact on the boundary trees apart from two small Cherry trees of low quality and value, which will have to be removed.

Tree protection measures

The lack of an Arboricultural Implication Assessment and Tree Protection Plan means I cannot comment on tree protection measures. As the vast majority of trees around the boundary site are of significant amenity value, it is of the utmost importance that an Arboricultural Implication Assessment and Tree Protection Plan are produced as soon as is possible. The documents must be prepared by an experienced and qualified Arboriculturalist as required in accordance with BS 5837: 2005 Trees in relation to construction. An Arboricultural method statement must also be produced. It must include details of all construction works that may impact on the trees. It must also identify the location of site buildings, storage areas, and areas where building materials will be mixed. The Tree Protection Plan must include a specification for protective fencing and ground protection where necessary

Planning conditions to ensure tree protection.

Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the existing trees and that appropriate enforcement action can be taken, if necessary. The following are minimum requirements:

An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees.

Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete.

Conclusions

In my opinion, the proposed new development could be constructed without any detrimental effects on the existing trees within the site. However, this is on the condition that they are robustly protected by adherence to the method statement produced by an Arboriculturist and approved by the Council.

Metropolitan Police

We have already been consulted on this project by the Project Manager and the Architect and we have no objection to the proposals.

We ask that this consultation continues throughout the life of the scheme to ensure that the principles of designing out crime are incorporated. The key challenges for this site will be controlling access to the site and door and window standards. We can be contacted on 020 8345 2167 and will give our time and advice freely.

Natural England

We do not have detailed comments to make with regards this application other than we would recommend that should the Council be minded to grant permission for this application, measures to enhance the biodiversity of the site are secured from the applicant. This is in accordance with Paragraph 14 of PPS9. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

LBH Transportation Group

The site is located in an area with medium public transport accessibility level, located with the Wood Green outer Control Parking Zone. In addition the site is within walking distance of High Road Wood Green which provides some 59 buses per hour (two ways) for journeys to: Wood Green, Tottenham High, Muswell Hill, Edmonton, and Enfield.

Our interrogation with TRAVL database suggests that based on comparable sites (Wimbledon House School SW19 3EY, Aylward School, N18 1NB and Coleridge Primary School, N8 8 AT), this proposed development, with an increase in of some 1051 sqm GFA; would generate a combined traffic inflow and outflow of some 39 vehicles during the critical morning peak hour. However taken into consideration that the school has an active travel plan which indicates that over 90 % of students travelling to this school by sustainable transport during the morning peak, the above trip rate predicted by travel is slightly higher than that that would be generated by the proposed extension.

The applicant has proposed providing 15 off street car parking spaces, however there is concern, that the applicant has not provide cycle parking. We would therefore ask that the applicant provides 15 (fifteen) cycle parking racks, which shall be enclosed within a secure lockable shelter.

The applicant has proposed improving the safety of pedestrians accessing the site, by providing a pedestrian only access on Commerce Road, vehicular access through Finsbury Road. Hence it is deemed that this would reduce pedestrian/vehicular conflict.

Refuse will be collected via Finsbury Road vehicular access which is within 25m of the carriageway.

Consequently, the transportation and highways authority would not object to this application subject to the following conditions.

- 1) The applicant submits a revised travel plan for the proposed development to the School Travel Plan Team.
Reason: To promote sustainable travel to and from the site;*
- 2) The applicant provides 15 secure sheltered cycle parking stand.
Reason: To promote cycling as part of the School Travel Plan.*

RELEVANT PLANNING POLICY

National Planning Policy

PPS 1: Sustainable Development & Climate Change / PPG 4: Industrial and Commercial
PPS 9: Biodiversity and Geological Conservation / PPS 10: Waste Management
PPG 13: Transport / PPG 15: Historic Environment / PPG 17: Sports and Recreation
PPS 22: Renewable Energy / PPS 23: Pollution Control / PPG 24: Planning and Noise
PPS 25: Development and Flood Risk

The London Plan - 2004

Policies 2A.1 / 2A.3 / 2A.7 / 3C.1 / 3C.2 / 3B.5 / 4B.3 / 4B.6 / 4A.6 / 4A.7 / 4A.8 / 4A.9 / 4A.10 / 4A.11 / 4A.12 / 4A.13 / 4A.14 / 4A.15 / 4B.4 / 4B.5 / 4B.7 / 5E.1 / 5E.3

Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy G2: Development and Urban Design
Policy G4 Employment
Policy UD2 Sustainable Design and Construction
Policy UD3 General Principles
Policy UD4 Quality Design
Policy UD7 Waste Storage
Policy ENV1 Flood Protection: Protection of Floodplain, Urban Washlands
Policy ENV2 Surface Water Runoff
Policy ENV3 Water Conservation
Policy ENV6 Noise Pollution
Policy ENV7 Air, Water and Light Pollution
Policy ENV9 Mitigating Climate Change: Energy Efficiency
Policy ENV10 Mitigating Climate Change: Renewable Energy
Policy ENV11 Contaminated Land
Policy ENV13 Sustainable Waste Management
Policy M2 Public Transport Network
Policy M3 New Development Location and Accessibility
Policy M4 Pedestrian and Cyclists
Policy M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
Policy M10 Parking for Development
Policy OS15 Open space deficiency and development

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements / SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight / SPG4 Access for All – Mobility Standards / SPG5 Safety by Design / SPG7a Vehicle and Pedestrian Movement / SPG7b Travel Plan / SPG7c Transport Assessment / SPG8b Materials / SPG8c

Environmental Performance / SPG8e Light Pollution / SPG8f Land Contamination / SPG8i Air Quality / SPG9 Sustainability Statement Guidance / SPG10e Improvements to public transport infrastructure and services

Other

CABE Design and Access Statements.

The Mayor's Energy Strategy (February 2004)

ANALYSIS/ASSESSMENT OF THE APPLICATION

1.0 CONTEXT

1.1 Need for School Extension / Upgrading Works

The development proposal is for the extension, alteration and refurbishment at the Young People's Centre (YPC) (previously called the Pupil Support Centre). This is part of Haringey's Building Schools for the Future programme. The Design & Access Statement submitted by the applicant identifies the need for the proposed works at the Centre. The YPC caters for pupils between the age groups of 11 - 16, with behavioural, emotional and social difficulties. There is currently 100 pupils enrolled with the school, however, at present many of these pupils attend other centres. At present, there are 15 full-time staff, 20 part-time staff and 4 freelance consultants working within the school. The proposed development shall provide 80 pupil places. It is understood that at present, the staff numbers are being revised. The planning application form indicates there shall be 10 additional part-time staff position created, as a result of the proposal. The current accommodation and facilities are inadequate and remodelling of the YPC is required to meet the specialised requirements of the children who attend the school. Based on this, the proposed extension and refurbishment are considered necessary.

The applicant has provided the following statement with respect to the function of the YPC within the local community and identifies the importance of this facility:

"The YPC is Haringey's provision for permanently excluded young people from Haringey's mainstream schools and Haringey residents who attend out of borough schools. The YPC forms a partnership with the local secondary schools to intervene in order to prevent permanent exclusion. The centre also provides short term placement for new arrivals without a school place and for students with special educational needs who are in need of support to manage their behaviour."

1.2 The Site

Existing site.

The existing buildings on the site consist of the YPC building itself and four prefabricated temporary single storey class room units (numbered A – D). The site area is 5088 sqm, of which 1270 sqm is covered by the existing buildings, referred to above. Two of these units are located on the west side of the site, one on the south side and one east side. The main pupil entrance to the YPC is from Commerce Road, on the north boundary. The existing car parking and waste storage area are located in the south section of the site, accessed from Finsbury Road. The majority of the west section of the site is currently unused, and is in fact over grown and un-maintained. The site has a scattering of existing trees, predominantly along the north and east boundaries, with conifer and beech hedges lining the north boundary.

1.3 Policy Basis / Principle of Development

Haringey UDP (2006)

The site has no specific policy designations within Haringey UDP (2006). There are several policies, which although do not specifically cover the site, are of relevance due to their proximity to the site. These are listed below:

- Trinity Gardens / Bowes Park Conservation Areas (CSV1, CSV5);
- Significant Local Open Land (OS3);
- Ecological Corridor (OS6);
- Conservation Area (CSV1) (east section of the site adjoining Wood Green Common);
- Blue Ribbon Network (Strategic policy – runs to the west of the site);

Core Policy CW1 of Haringey UDP (2006) identifies the position in relation to the development of new community / health facilities within the Borough. There is an existing education facility within the site, therefore, it is considered that the principle of continued education use is acceptable. The analysis of Core Policy CW1 is dealt with in section 3.1 below.

2.0 MAIN ISSUES

2.1 Scale, Design & Layout

Policy

Policy G2 and G10 of the UDP (2006) identify the need to protect and enhance Haringey's built environment. Policy UD4 'Quality Design' identifies the Council's expectations for high design quality and identifies that '*spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval.*

Height / Scale / Massing

The site area is 0.5 ha (5088 sqm), of which 1270 sqm is covered by existing buildings (the main building and the temporary class room units). The following are the key aspects of the building:

- Two storey west wing extension and single storey east wing (Total Net GIA 1051 sqm);
- Increase of parking spaces from 5 to 15;
- Creation of a new student plaza at the entrance from Finsbury Road;
- Creation of 'graffiti wall', horticultural area and outdoor performance area;
- Creation of new entrance courtyard;
- Creation of outdoor art and sculpture garden and staff quiet area;
- Insert details of hard and soft landscaping;
- Insert details of Renewable energy proposals.

The highest part of the proposed extension is measured at 9.25m, which is the 2 storey west wing section. The highest part of the east wing (Games Hall) extension is 6.75m. The west wing is setback 5.2m from Commerce Road and is approx 14.2m from the pedestrian walkway / open space to the west of the site. A minimum of 9.8m distance is to be retained between the south elevation of the west wing extension and the boundary with St Barnabas Church (to the south).

The east wing extension is proposed to be setback 4.6m from the west boundary of the site.

As detailed above, the existing properties on site consist of the YPC building (with the central octagonal section standing at a maximum of 7.2m) and the single storey temporary prefabricated buildings, which are proposed to be demolished as part of the new development. The surrounding properties in the immediate vicinity are predominantly 2/3 storey residential properties.

Taken in the context of the immediate setting, the proposed building is considered consistent with the scale of its neighbouring and surrounding properties.

It is considered that the scale and massing of the proposed extension is acceptable, in the way it addresses Commerce Road, and in the way which it does not dominate the open space walkway to the west of the site. It is considered of an appropriate and comparable scale to the surrounding properties. It is considered the proposed setback on the west extension on its north, south and west sides it appropriate in design terms.

Within the Design and Access Statement, the applicant identifies that the proposal results in an increase in site coverage by 21%. This is not of concern in planning terms, as this is an urban environment, and it is evident the site is underutilised, with several areas overgrown, therefore, it is considered appropriate to increase the site coverage and overall density of building within this site. In terms of the ratio of external open space / outdoor recreation areas versus built coverage and car parking area, the outdoor area accounts for approximately 60% of the site area.

Proposed Materials

Walls: Brick and render;
Roof: Metal composite panels;
Windows: Aluminium frame;
Doors: Metal and glass;
Boundaries: 1.8m high steel mesh fence;
Vehicle areas: Asphalt

The use of brick and render is considered appropriate as this shall relate to the existing building materials of brick and render. Due to the importance of materials with respect to this proposal, it is recommended that a condition be attached to require material specification to be agreed in writing by the Local Planning Authority (LPA) prior to commencement of development

Although the site is not within a Conservation Area, there are two Conservation Areas in close proximity to the site. As such, it is necessary to consider the impact on the proposed development on these areas. This has been considered in conjunction with the feedback from LBH Design / Conservation Team. Due to the modest scale and massing of the proposal, as well as the siting and use of materials, it is not considered there shall be a detrimental impact on the nearby Conservation Areas. In actual fact, it is considered the proposal shall enhance the environment of the site and shall contribute positively to the built environment of its immediate surrounds.

Taking into account the comments received from LBH Design / Conservation Team, it is considered that the proposed extension is well designed and that the scale, layout and siting are acceptable.

2.2 Impact on Residential Amenity

One of the key aspects of Policy UD3 of Haringey UDP (2006) relates to the requirement that development proposals demonstrate that there is '*no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise, pollution (including from the contamination of groundwater/water courses or from construction noise) and of fume and smell nuisance*'.

In terms of detrimental impact from loss of privacy due to overlooking, the area of primary concern would have related to the east wing extension, due to its proximity to the east boundary. However, by nature of the proposed use (Games Hall) and the design (i.e. no windows on the east elevation), no overlooking is anticipated from this aspect of the proposed development. It is considered that no unreasonable overlooking shall result from the west wing extension, due to its modest height (2 storeys) and the fact that it shall not directly overlook garden ground of neighbouring properties. It is considered appropriate setbacks have been designed into the west wing extension to avoid any issues of loss of privacy.

In terms of loss of sunlight / daylight. Due to the relatively low height of the proposed extensions and the fact that they are not directly adjacent to any neighbouring garden ground, no issues of loss of sunlight / daylight are anticipated. In terms of outlook, it is considered the scale, massing and fenestration shall result in some visual interest for those viewing the site. Those residing to the east of the site, shall be impacted by the development of the Games Hall, as it is...m from the east boundary and at present there is no structure in this part of the site. It is not considered however, that the overall size and scale of the east extension shall result in an unreasonable detrimental impact on the outlook of these properties and it is recommended that the applicant submit details of additional planting on the east boundary to mitigate any impact, for example, a Green Wall could be considered.

Noise issues are considered in section 2.9 below.

2.3 Visual Amenity Grounds / Views Lines

The impact of the proposed development on views across and to the site have been considered. There are no protected strategic views which affect the site. Taking into account the existing building, the current condition of the site, as well as the relatively limited views to and across the site, it is not considered that there shall be a detrimental impact on surrounding visual amenity. On the contrary, it is considered that, on the whole, there shall be a positive visual impact as a result of the proposed development.

2.4 Ecological Impact / Loss of Trees

The site is not within the Ecological Corridor and is not considered to a site of significant ecological value, for example, in terms of wildlife habitat / protected species. This has been confirmed by LBH Nature Conservation Officer who has been consulted as part of the assessment.

The proposal shall result in the loss of 2 small Cherry trees, which are not considered of significant value by LBH Arboricultural Officer. There is limited replacement / additional planting proposed as part of the development. Some additional tree planting (5 trees) is proposed in the south west corner of the site, adjacent to the proposed horticultural area, however, additional information should be provided in relation to this.

An objective of strategic policy G7 of Haringey UDP (2006), identifies that flora and fauna, nature conservation value and environmental value should be protected and encouraged through development proposals. In the interests of promoting biodiversity and achieving ecological enhancements through the development process, it is considered that a condition be attached to the planning permission requiring details of a landscaping scheme, details of additional planting and ecological enhancement measures be submitted to and approved by the LPA prior to commencement of development. The following enhancement measures could be considered:

- Planting semi-mature replacement trees;
- Installing bird and bat roosting boxes;
- Green roof on the north and south wings of the development.

In addition, it is recommended that a condition be attached requiring an Arboricultural Implication Assessment, Tree Protection Plan and an Arboricultural Method Statement to be submitted to the LPA, to ensure appropriate measures are put in place for the protection of the existing trees on the site.

Due to the nature of the site, no Habitat Survey has been undertaken. The potential for bat roosts within the site has also been considered, however, there is very little potential for this. As such, it is not considered necessary to require a bat survey to be undertaken prior to commencement of development.

2.5 Open Space

As identified above, the majority of the west section of the site is unused at present and has a generally derelict / un-maintained appearance. The proposed development will result in this area being properly utilised and brought into use for the pupils, offering a range of outdoor activity areas.

The proportion of the site proposed to be utilised for outdoor open space / recreation use is approx 60% of the site area, therefore, although the overall site coverage is increasing as a result of the proposed development, a significant proportion of the site is to be retained for outdoor use for the pupils.

2.6 Transportation

No Transport Statement has been submitted with the planning application. The Key objectives of PPG13 relate to promoting sustainable transport; promoting accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and also to reduce the need to travel, especially by car. London Plan policies 3C.1 / 3C.2 / 3C.3 / 3C.17 / 3C.23 are of relevance in terms of tackling congestion, parking and sustainable transport issues.

Policies M2, M3, M4, M5, M10 and Supplementary Planning Guidance 7b and 7c of Haringey UDP (2006) are also of relevance.

Parking

The proposed development includes the provision of an enlarged car parking area and service entrance from a separate gate on Finsbury Road. There are currently 5 parking spaces on site, with a total of 15 spaces proposed as part of the development. This shall represent an additional 10 parking spaces as part of the proposed development. Appropriate provision of disabled person parking spaces shall be required. The on-site parking shall be available to staff members and visitors only.

LBH Transportation Group have identified that this level of parking provision is considered acceptable, to accommodate the additional off-street parking requirement which the proposed extension shall result in.

Based on the information provided and the consultation responses received, the level of proposed parking provision is considered to be acceptable and to meet the requirements of Policy M10 of Haringey UDP (2006).

Public Transport

LBH Transportation Group have identified that the site is 'located in an area with medium public transport accessibility level, located with the Wood Green outer Control Parking Zone. In addition the site is within walking distance of High Road Wood Green which provides some 59 buses per hour (two ways) for journeys to: Wood Green, Tottenham High, Muswell Hill, Edmonton, and Enfield'.

Based on the above, it is considered that the site is well situated in relation to public transport provision, in order to serve the proposed development.

Travel Plan

It is understood that the existing Centre has an active Travel Plan in place. As identified by LBH Transportation, this Travel Plan shall be required to be revised, to take into account the proposed development. It is recommended that this be required by condition.

Cycle Parking

The applicant has not proposed any cycle parking provision. This is contrary to Council policy. As identified by LBH Transportation, in order to meet the Haringey's cycle parking standards, 15 (fifteen) cycle parking racks shall be required as part of the proposed development. These shall require to be enclosed within a secure lockable shelter.

In order to ensure the cycle parking provision is on place when the development is first occupied, it is recommended that a planning condition be attached to this effect.

Pedestrian Movement

The applicant has proposed improving the safety of pedestrians accessing the site, by providing a pedestrian only access on Commerce Road, vehicular access through Finsbury Road. It is considered this would reduce pedestrian/ vehicular conflict.

2.7 Access Statement

An access statement has been included within the Design and Access Statement. It identifies that the accommodation shall provide easy access for wheelchair users, with a lift proposed in the west elevation, which shall allow wheelchair access to the proposed upper level. Also to be incorporated within the reorganised learning areas is improved signage and colour co-ordination of specific areas for visually impaired students. Improved soundproofing and acoustics shall be undertaken to support students with hearing impairment.

It is considered that the following primary access features should be incorporated within the proposed development:

- Automatic opening doors at main access / circulation points;
- All external doors to have level thresholds.

Compliance with Approved Documents K and M of the current Building Regulations shall be required, in relation to meeting the appropriate access standards.

2.8 Blue Ribbon Network

There is a Blue Ribbon Network designation to the west of the development site. Policy 4C.3 of the London Plan relates to Blue Ribbon Network's and seeks to protect and enhance the biodiversity of these designated Network's through various policy guidelines. Policy 4C.11 seeks to increase access along Blue Ribbon Networks and states that borough's should 'protect and improve existing access points to, alongside and over the Blue Ribbon Network'. This relates to creating new walking and cycling routes alongside the Blue Ribbon Network as well as new access points.

Taking into account the proposed development, it is not considered there shall be any detrimental impact on the Blue Ribbon Network designation.

2.9 Environmental Health

PPG 24 'Noise' identifies that schools should generally be regarded as noise-sensitive development, and should generally be separated from major sources of noise (such as road, rail and air transport and certain types of industrial development). Based on this, the proposed noise attenuation measures are of primary importance. London plan policies 4A.14 and 4B.6 are of relevance.

Policy ENV6 'Noise Pollution', states that the 'Council will ensure that new noise sensitive development is located away from existing, or planned sources of noise pollution. Policy ENV7 seeks to control potential pollution resulting from development.

It is not considered there are any sources of noise, in close proximity to the site, which would have a detrimental impact on the operation of the proposed development as an educational facility.

Noise from operation of School / Use of Outdoor Areas

The applicant has identified that the proposed development shall include an 'Outdoor Performance Space and Stage', to be located in the north west corner of the site, and also an 'Outdoor Teaching Area' to the south of the west wing extension. There is the potential for noise from the use of these areas to have a detrimental impact on adjoining properties. However, taking into account the fact that there are existing outdoor pupil areas, which appear to operate effectively, and without problem at present it is not considered the proposed out door areas would result in an unreasonable detrimental impact to residential amenity.

The use of the outdoor areas is considered reasonable during school hours. In order to ensure the residential amenity of neighbouring properties is respected, it is recommended that a condition be imposed on the hours of use of this area and on the use of amplified sound equipment in this part of the site.

Noise / Disruption from Construction

Information from the applicant has indicated that the construction period for the proposed development would be approximately 9 – 12 months in duration. The construction period shall result in a certain amount of disturbance, in terms of construction noise and vehicle movements, which may impact on neighbouring properties. As such, it is considered that a Construction Management Plan shall be required to be produced by the applicant prior to commencement of development and that conditions on hours of construction shall be applied, in order to reduce the impact of the construction period.

3.0 Sustainability / Renewable Energy

Policy ENV10 (Mitigating Climate Change: Renewable Energy) identifies that the Council will require all major development schemes to provide an energy assessment with their planning application, showing an on-site provision of 10%, where feasible, of their projected energy requirement from renewable resources.

Policy 4A.2 (Mitigating climate change) of the London Plan identifies the long-term target of the Mayor in terms of reducing carbon dioxide emissions. Policy 4A.7 (Renewable Energy) identifies the requirement that developments should achieve a 'reduction in carbon dioxide emissions of 20% from on site renewable energy generation'.

The applicant has submitted a 'Renewables Report' identifying that the new build of extension shall meet Haringey UDP (2006) Policy ENV10. The Renewables Report identifies that solar panels shall be proposed which shall provide 6% of the carbon emissions reduction. The report identifies that the remaining 4% of carbon emission reduction would be addressed through other low and zero carbon technologies (LZCT), specifically 25 sqm of photovoltaic panels.

It is considered that more detail in relation to location and design of any proposed renewable energy systems is required through a revised Renewables Report, to ensure they fit with the local context of this development. It is recommended that

a condition be attached to this effect. It is considered that the achievement of 10% of the predicated energy requirement to be achieved through on-site renewables shall be acceptable.

3.1 Community Facility

Benefits which the development may bring to the community at large, is a material planning consideration, particularly taking into account the identified need and demand for the facility.

Policy G9 (Community Well Being) of the UDP states that development should meet the borough's needs for enhanced community facilities from population and household growth.

Policy CW1 (New Community/Health Facilities), within the UDP (2006) details the criteria against which proposals for the development of new community/health facilities will be assessed against. These are referred to below, with associated commentary.

Criteria a) the facility is appropriate to its location having regard to its size, purpose, use characteristics, and its relationship with adjoining and nearby development.

It is considered the proposed development is in an appropriate location as it is associated with an existing educational facility, which is well established in this location. In addition, the proposed development is of an acceptable size and scale, taking into account the surround built form and residential use. Based on the above, this requirement is considered to be satisfied.

Criteria b) the facility will meet a local need.

The applicant has identified that the existing YPC caters for pupils between the age groups of 11 - 16, with behavioural, emotional and social difficulties. It is understood that the existing facilities require to be improved to meet the specialised requirements of the children who attend the school. Information supplied by the applicant has confirmed that additional pupil places are required at the YPC, demonstrating local need and hence the requirement of the extension and refurbishment. As such, this requirement is considered to be satisfied.

Criteria c) the building is designed so that it can be used for more than one community purpose, where possible.

No specific information relating to additional community use of the facility (as opposed to its primary function) has been submitted with the planning application. It is considered that there is the potential for additional community uses to be accommodated with the proposed development (existing YPC), for example, Community use of the MUGA's / Games Hall, community use of the teaching rooms for after hours academic purposes.

The Renewables Report submitted with the application indicates that the Sports Hall / MUGA shall be used by members of the community during evenings and weekends, and also during the summer holidays. The applicant has confirmed that the design of the Games Hall would allow for independent use of it. It is considered that more detail is required, therefore, it is recommended that a condition be attached to the planning permission requiring a Community Use Plan to be submitted to the Local Planning Authority prior to occupation of the proposed development.

Criteria d) the facility is located where it can be easily reached by walking or public transport.

LBH Transportation Group have identified that the site is located within a 'medium' PTAL (Public Transport Accessibility Level) and that there is a significant number of bus routes within close proximity to the site, as well as Wood Green Underground station. As such, it is considered this requirement is satisfied.

3.2 Waste Storage / Collection

Policy UD7 (Waste Storage) of the UDP (2006) requires that the Council's waste management standards are adhered to.

The proposed development indicates the waste / recycling storage area on the south side of the main building, in a similar position as the present storage area. It would be accessed via the Finsbury Road, on the south side of the site. As this is an existing school site, with existing waste management procedures, it is not considered that confirmation of waste collection procedures shall be required. Despite this, it is recommended that a condition be attached requiring the submission of waste storage details to ensure appropriate capacity shall be provided to accommodate the proposed development.

It is proposed that waste will be collected via Finsbury Road vehicular access which is within 25m of the carriageway.

3.3 Contaminated Land

PPS23 'Pollution Control', identifies that the LPA should satisfy itself that the potential for contamination and any risks arising are properly assessed and that the development incorporates any necessary mitigation measures.

London Plan Policy 4A.33 'Bringing contaminated land into beneficial use', states that the Mayor 'will work with strategic partners to enhance remediation of contaminated sites and bring the land into beneficial use'.

Policy ENV11 of the UDP (Contaminated Land) identifies that 'development proposals on potentially contaminated land will be required to:

- a) follow a risk management based protocol to ensure contamination is properly addressed; and
- b) carry out investigations to remove or mitigate any risks to local receptors.

The LBH Scientific Officer has been consulted regarding this application. No Site Investigation or remediation details have been submitted with the planning application. As such, it is recommended that a condition be attached to the planning permission requiring a Site Investigation Report, Risk Assessment and Remediation Method Statement (if required) to be submitted to the LPA for approval, prior to commencement of development.

However, as the site has been in educational use for many years, there is no reason to anticipate any ground contamination problems.

SUMMARY AND CONCLUSION

The development proposal is for the extension, alteration and refurbishment at the Young People's Centre (YPC) (previously called the Pupil Support Centre). The YPC is Haringey's provision for permanently excluded young people from Haringey's mainstream schools and Haringey residents who attend out of borough schools. The current accommodation and facilities are inadequate and remodelling of the YPC is required to meet the specialised requirements of the children who attend the school. Based on this, the proposed extension and refurbishment are considered necessary and the principle of the proposed development is considered acceptable.

The proposed development is considered to be of an appropriate scale and massing, taking into account the existing YPC building and taking into account the surrounding built environment. It is not considered the two storey west section or the single storey east section shall be overly dominant within the site or shall have a detrimental impact on the residential amenity of adjoining. Additional screening should be considered on the east boundary of the site. No detrimental impact is anticipated on the character and setting of the two Conservation Area's in close proximity to the site. It is considered that the proposal development shall have a positive impact on the built environment of the existing site and its immediate surrounds.

It is considered that there is significant potential for the proposed development to offer benefits to the wider community, for example, through use of its facilities out of school hours. A condition is recommended requiring a Community Use Plan to be submitted to the LPA.

In terms of sustainable development and renewable energy, it is considered that compliance with policy ENV10 of Haringey UDP (2006) is acceptable. Additional information in relation to this is recommended to be required through a condition.

The applicant has provided limited information in relation to proposed landscaping, tree protection and ecological enhancement measures to be achieved through the proposed development. It is considered that this should be addressed through condition.

Overall, it is acknowledged that the existing facility requires to be investment in terms of extension and refurbishment, in order for it to appropriately meet its

specific educational requirements. Based on the points above, this planning application is considered consistent with policies UD3, UD4, UD7, ENV6, ENV7, ENV10, ENV11, M10 and CW1 of Haringey UDP (2006).

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/2203

Applicant's drawing No.(s) 1158.PSC.001 rev B, 002 rev B, 003 rev B, 004 rev A, 005 rev A; B501 rev 3, B502 rev 3, B600 rev 3, B601 rev 3, B602 rev 3, B603 rev 3; P001, P002, P003, P013 rev 4, P014 rev 4, P050, P051, P052 & P100.

Subject to the following condition(s)

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

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

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

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

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

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

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

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

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

5. 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. An Arboricultural Implication Assessment, Tree Protection Plan and an Arboricultural Method Statement shall be prepared in accordance with BS5837:2005. This shall be submitted to and agreed in writing by the LPA, prior to commencement of development.

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

7. Robust protective fencing / ground protection shall be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete.

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

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

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

9. The construction works of the development hereby granted shall not be carried out before 0730 or after 1830 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

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

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

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

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. A revised and updated School Travel Plan shall be submitted to the LPA within three months of the occupation of the development hereby permitted, and approved in writing by the Local Planning Authority.

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

13. A total of 15 cycle spaces shall be implemented prior to occupation of the development hereby permitted.

Reason: To ensure appropriate cycle parking provision is available for the operation of the school, in the interests of sustainable transport objectives.

14. Prior to occupation of the development hereby permitted, a Community Use Plan shall be prepared and submitted to the Local Planning Authority, detailing the management strategy for the community uses of the development.

Reason: To ensure an appropriate strategy is in place for the operation of the community function of the school development, in the interests of the local residents.

15. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 10% reduction in carbon dioxide emissions from on-site renewable energy generation, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance

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

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

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

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

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

Reason: To maximise the ecological and biodiversity opportunities onsite.

REASONS FOR APPROVAL

By virtue of proposed nature, scale and location of the proposed development, the principle of proposed educational facility is considered acceptable, taking into account the existing educational facility and the need for the extension and refurbishment. As such, the proposed development is considered to be consistent with Policy CW1 'New Community / Health Facilities' of the Haringey UDP (2006).

By virtue of the proposed siting, design, scale and materials of the proposed development, it is considered to have fit appropriately within the site and its surrounds. It is considered the proposal shall have a beneficial impact on character and setting of the site itself and the surrounding built environment. No detrimental impact is anticipated on the character and setting of the two Conservation Areas in close proximity to the site. As such, the proposed development is considered acceptable in relation to Policy UD4 'Quality Design' of the Haringey Unitary Development Plan.

By virtue of the proposed siting, scale, setbacks and soft landscaping, it is considered the proposed development shall not have an unreasonable detrimental impact on the residential amenity of neighbouring properties, in terms of loss of privacy from overlooking, loss of sunlight / daylight or impact on outlook / increased enclosure. As such, the proposed development is considered acceptable in relation to Policy UD3 'General Principles' of the Haringey UDP (2006).

By virtue of the proposed parking, access arrangements as well as the recommended conditions, it is considered the proposed development is consistent with Policy M10 'Parking for Development' of the Haringey UDP (2006).

By virtue of the proposed waste management details and commitment to achieving 10% of the projected energy requirement from on-site renewable resources, the proposed development is considered consistent with Policies ENV10 'Mitigating Climate Change: Renewable Energy' and UD7 'Waste Storage' of the Haringey UDP (2006).

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Site plan

Pupil Support Centre, Commerce Road, N22

Directorate of Urban Environment

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

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Planning Committee 10 February 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2008/2105

Ward: Harringay

Date received: 27/10/2008

Last amended date: 10/01/2009

Drawing number of plans: 4806/01/A, 4806/02/B & 4806/03/A.

Address: 60 Wightman Road N4

Proposal: Erection of rear extension to existing Shelton Hotel to create 3 levels of hotel accommodation, comprising 11 new hotel rooms with 5 extra car parking spaces.

Existing Use: Hotel

Proposed Use: Hotel

Applicant: Mr M Raja Shelton Hotel

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road
Restricted Conversion Area

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is 60 Wightman Road, N4 part of the 'Ladder Area' within the Harringay ward.

The property is a 3-storey brick building located on the corner of Burgoyne Road and Wightman Road opposite Railway Approach.

The ground floor is used as restaurant and the upper floors are part of the London Shelton hotel. Wightman Road is a Classified Road.

The locality is not a designated conservation area.

PLANNING HISTORY

HGY/1990/0213 REF 24-02-90 62 Wightman Road London
Retention of unauthorised 48 sheet advertisement hoarding on flank wall.

2002 – Planning permission refused for part use of the building as offices.

HGY2000/0778 GTD 28-11-00 Rear of 60-62 Wightman Road London
Change of use and alterations of existing disused urinals to hotel store.

HGY2008/0154 REF – 60 Wightman Road
Erection of rear extension to existing Shelton Hotel to create 4 levels of hotel accommodation, comprising 18 new hotel rooms with basement car parking.

DETAILS OF PROPOSAL

The current proposal seeks the erection of rear extension to existing Shelton Hotel to create 3 levels of hotel accommodation, comprising 11 new hotel rooms with 5 extra car parking spaces.

The current proposal is a reduction in the level of development following an earlier refusal that proposed to extend the hotel by creating four levels of accommodation comprising 11 additional hotel rooms and basement car parking.

CONSULTATION

Owner/Occupier: 54 – 58 (e), 3 – 7 (o) Wightman Road, N4
Owner/Occupier: 1, 1a Burgoyne Road, N4
Owner/Occupier: 5 – 15 (c) Dixon Court, Burgoyne Road, N4
Owner/Occupier: 1 – 18 (c) Mermaid Court, Wightman Road, N4
Harringay Ladder Group
Transportation Group
Ward Councillors

RESPONSES

14 letters and emails from local residents objecting to the proposal: Summarised as follows: – The proposal is out of keeping with the local residential - It would overshadow nearby buildings, increase car traffic, it is out of keeping with the surrounding buildings, and would make exiting onto Wightman Road more difficult. The whole area is very densely populated, and it is believed the council was against increasing the number of properties with multiple occupants. It will have a negative effect on our use of local amenities by creating increased traffic, additional noise with late night/early morning arrivals and departures and the potential for an increase in local disturbances depending on the hotel's clientele.

The planning application only allows for 5 extra parking spaces, which leaves other vehicles needing to find parking space on our already packed streets. We are already subject to the 24-hour culture of Green Lanes, which leads to noise, disturbance and traffic at all hours. To increase the size of this hotel at the other end of the street would mean more through traffic, both vehicular and pedestrian, and noise for residents of Burgoyne and Umfreville Road. I do not consider this size or kind of development appropriate for a largely residential area.

Ladder Community Safety Partnership objects that the Shelton Hotel on Wightman Road is seeking to expand by building an extension with 11 rooms and raise objections to this application as follows: The proposal is out of keeping with the surrounding residential usages – The Hotel is already a very large and dominant structure proposal is too large for such a small site – increase in the number of rooms will double the capacity – the proposal creates adverse impact on residential amenity in terms of privacy, overlooking, height and noise pollution – concerns that it will not compliment the local character of the area contrary to policies UD3 and UD4.

There are also concerns that the proposal is contrary to policy CLT4 in that it should not have an adverse impact on the environment by reason of noise disturbance, traffic generation, exacerbation of parking problems, or detract from the character of the area.

Transportation Group: No comments or objections received.

Objection from local Ward Councillor K Alexander – comments as follows -As local councillor for Haringay Ward and taking into account the opinions of local residents I would like to make the following objections in relation to this proposed development.

This is the second time an application has been submitted for this property this year. Application HGY/2008/0154 was refused on the following grounds:-

1. The proposed extension would be out of character with its surroundings, by reason of its size and scale and would be out of keeping with the design and character of the existing building, and would have adverse effect on the appearance of the existing property and the visual amenity of the area as a whole contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development Plan.
2. The proposed extension would result in overdevelopment and over intensive use of the site by reason of its height, bulk, loss of privacy and overlooking and amount of accommodation proposed and would increase congestion, vehicle manoeuvring and pressure for car parking in an already congested area contrary to Policies UD3 'General Principles' and UD4 'Quality Design' of the Haringey Unitary Development.

In addition, as with the previous application I do not think this complies with Policies UD3 'General Principles', UD4 'Quality Design', SPG3a 'Dwelling mix, floor space minima, conversions, extensions & lifetime homes' and SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight' of the Council's Unitary Development Plan.

Again, as highlighted in your officer's summary and recommendations of the previous application "the proposal results in incongruent architectural features out of keeping with the character, style, period and detailing of the original building and surrounding area".

Even though this second application is for fewer rooms I believe that the previous reasons for refusal apply.

Letter from local MP – would like the application to be given due consideration and be informed of the outcome.

RELEVANT PLANNING POLICY

UD3 "General Principles"

UD4 "Quality Design"

CLT4 "Hotels, Boarding Houses and Guest Houses"

SPG 3b Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in this case are as follows:

- 1) Design and Layout
- 2) Use
- 3) Effect on the amenities of adjoining residents
- 4) Car parking and congestion
- 5) Sustainability
- 6) Waste management

Design and layout

Policy UD3 state that alterations and extensions should normally be in keeping with the plan, height, form, richness and architectural characteristics, style, period and detailing of the original building. Due regard should be given to established building lines, scale, setbacks, profile and silhouette. Policy UD3 also states that the council will normally refuse permission for proposal that do not contribute to the visual, architectural or historic quality of local townscape.

Although the building and extensions is located on a prominent position at the junction of Burgoyne Road and Wightman Road, the proposed extensions are not considered to be excessive or to result in overdevelopment of the site.

The increase in height to the side elevation of the main building is considered appropriate in terms of its bulk and scale and does not detract from the character and appearance of the original building, as such is considered to be in keeping with the character, style, period and detailing of the original building and surrounding area, therefore not contrary to the aims of policy UD4.

The side extensions on the Burgoyne Road frontage steps down reducing the impact on the streetscape and on the adjoining property: It is considered acceptable in that it does not result in new adverse overlooking issues of the rear garden of No.1 Burgoyne Road even though there are windows closer to the boundary as part of the proposed extension: The windows will mostly look out onto the flank wall.

The internal layout of the rooms and facilities are considered to be appropriate for a hotel and as such there are no planning objections.

Use

The existing use is as a hotel – the hotel caters primarily for short stay visitors, the current proposal continues that use whilst upgrading the facilities.

The hotel is close to good levels of public transport and as such the increase in potential occupation by the additional rooms is not considered to cause harm and is in line with Council policy CLT4.

Effect on amenity of adjoining residents.

Adjoining, neighbouring occupiers and Ladder safety Partnership: Objected on the grounds of adverse impact, overdevelopment, inappropriate development, loss of privacy and loss of light and daylight.

It is considered that the proposed design and alterations would not result in adverse amenity impact on adjoining properties and the local area in general, according with the aims of policies UD3, UD4.

Car parking and congestion

Transportation group to comment.

Sustainability

A sustainability checklist has been submitted which refers to a number of sustainability measures:

The proposal will provide solar panelling on the proposed new roof;

As stated above waste storage and recycling is to be provided that is easily accessible within the basement area;

Bicycle storage that is secure is provided within the basement area.

Waste management

The design for refuse and recycling storage and collection is based on using the existing storage facility as existing – collection will be as existing.

SUMMARY AND CONCLUSION

The proposed extensions would be appropriate for the existing building and would not adversely affect the amenities of the adjoining residential premises and the immediate locality of Wightman Road and Burgoyne Road, nor cause loss of amenity, light and outlook. The proposal therefore complies with Policies UD3 'General Principles', UD4 'Quality Design' and SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight' of the Haringey Unitary Development Plan.

The proposed design and detailing is in keeping with the character, style, period and detailing of the original building and surrounding area. On this basis, it is recommended that planning permission be granted.

RECOMMENDATION

GRANT PERMISSION

Registered No: HGY/2008/2105

Applicant's drawing No's: 4806/01/A, 4806/02/B & 4806/03/A.
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 in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls 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.

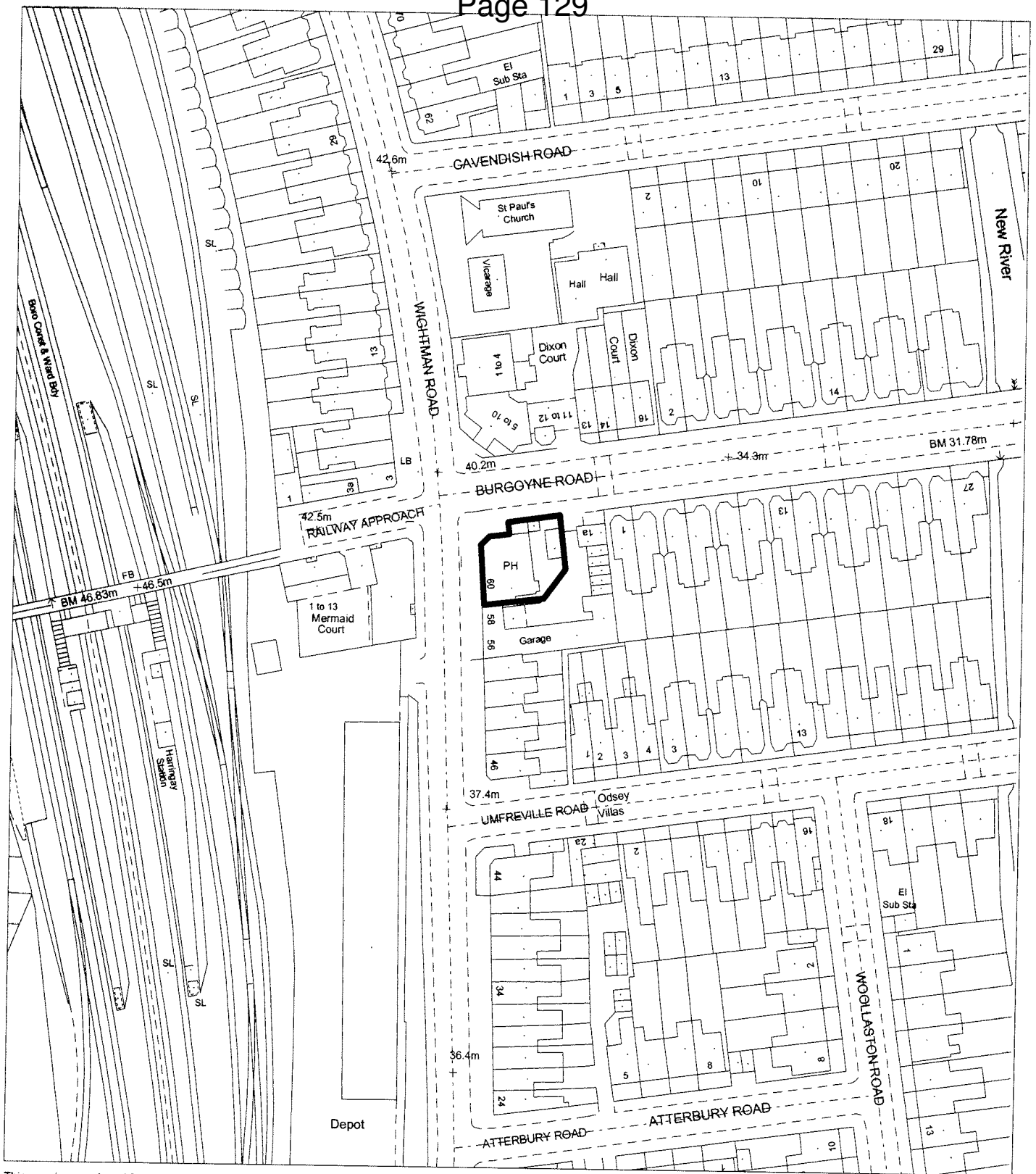
5. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to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

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

REASONS FOR APPROVAL

The proposed extensions would be appropriate for the existing building and would not adversely affect the amenities of the adjoining residential premises and the immediate locality of Wightman Road and Burgoyne Road, nor cause loss of amenity, light and outlook. The proposal therefore complies with Policies UD3 'General Principles', UD4 'Quality Design', SPG3a 'Dwelling Mix, Floorspace Minima, Conversions, Extensions & Lifetime Homes' and SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight' of the Haringey Unitary Development Plan.

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Site plan
60 Wightman Road N4

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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