

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

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

*Denotes Members present.

Also Present: Councillors Bloch, Reith and Williams

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

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

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living side by side.

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

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

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

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

Cllr Hare entered the meeting at 8:10pm.

RESOLVED

That the applications for Blocks N and C be agreed:

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

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

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

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Location: GLS Supplies Depot, Ferry Lane N17

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

Recommendation: Grant subject to condition(s)

Decision: Grant subject to condition(s)

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

Conditions:

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

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

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

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

Section 106: No.

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

Location: GLS Supplies Depot, Ferry Lane N17

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

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

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

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

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

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

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

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

Cllr Bloch objected to the application on three grounds:

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

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

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

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

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

The Committee viewed the plans.

The Committee requested that the following informatives be included:

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

The Chair moved a motion to grant the application.

RESOLVED

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

INFORMATION RELATING TO APPLICATION REF:
HGY/2008/2339

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FOR PLANNING COMMITTEE DATED 17/03/2009

Location: 1 Connaught Gardens N10

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: unnumbered drawings.

Conditions:

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

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

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

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

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

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

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

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

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

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

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visual amenity of the area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Committee viewed the plans.

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

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

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RESOLVED

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

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

Location: Water Board Cottage, Tile Kiln Lane N6

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

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

Conditions:

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

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

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

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

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

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

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development in the interest of the visual amenity of the area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

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

Conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to H shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

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

Reason: In order to avoid overdevelopment of the site.

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

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

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

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

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

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

INFORMATIVE: The new development will require naming /

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	<p>numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: There are public sewers crossing this site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>REASONS FOR APPROVAL</p> <p>The application has been assessed in the light of current relevant national and local policies and is regarded as complying with these policies. As such, the proposal is considered to be acceptable and planning permission should be granted.</p> <p>Section 106: Yes.</p>	
<p>PC423.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 6 April 2009.</p>	

**Councillor Sheila Peacock
Chair**