



Haringey Council

NOTICE OF MEETING

Planning Committee

MONDAY, 13TH JULY, 2009 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

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

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If you have any queries regarding this, please contact the Principal Support Officer (Committee Clerk) at the meeting.

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 16 below.

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. MINUTES (PAGES 1 - 12)

To confirm and sign the Minutes of the Planning Committee held on 8th June 2009.

6. APPEAL DECISIONS (PAGES 13 - 20)

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

7. DELEGATED DECISIONS (PAGES 21 - 44)

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 between 18 May 2009 and 21 June 2009.

8. PERFORMANCE STATISTICS (PAGES 45 - 58)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 8th June 2009 Committee meeting.

9. TREE PRESERVATION ORDERS (PAGES 59 - 64)

To confirm the following Tree Preservation Orders:

1. Rear garden, 42A Weston Park, N8

10. PLANNING APPLICATIONS (PAGES 65 - 66)

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. HIGHGATE PRIVATE HOSPITAL, 17-19 VIEW ROAD, N6 (PAGES 67 - 80)

Demolition of existing single storey rear building, erection of a new 2 storey rear wing to provide new operating theatre suite; erection of a two storey extension to existing rear wing to provide 14 additional single patient rooms and storage space;. New plantroom space and some refurbishments to the existing building. Creation of a waste store to the front of the building.

RECOMMENDATION: Grant permission subject to conditions.

12. 19 CLARENDON ROAD, N8 (PAGES 81 - 90)

Erection of part single / part two storey / part three storey, rear, side and front extensions and use of whole building as a cultural/community centre (renewal of unexpired and unimplemented planning permission HGY/2004/0597).

RECOMMENDATION: Grant permission subject to conditions.

13. FORTISMERE SCHOOL NORTH WING, CREIGHTON AVENUE, N10 (PAGES 91 - 106)

Demolition of existing music teaching rooms and two temporary buildings and erection of new music teaching faculty.

RECOMMENDATION: Grant permission subject to conditions.

14. FYFE HOUSE, CHADWELL LANE, N8 (PAGES 107 - 120)

Change of use to the first floor void and ground floor of Block F from doctor's surgery, crèche and A3 use to 8 residential units comprising 2 x one bed, 4 x two bed and 2 x three bed with associated private amenity space.

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

15. 333 HIGH ROAD, N22 (PAGES 121 - 138)

Change of use from B8 (Storage/Distribution) to D1 (a place of worship, a youth forum, a training facility, a crèche/ nursery and an older peoples meeting point).

RECOMMENDATION: Grant permission subject to conditions.

16. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

17. DATE OF NEXT MEETING

Tuesday, 15 September 2009, 7pm.

Yuniea Semambo
Head of Local Democracy & Member
Services, 5th Floor
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01 July 2009

MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009

Councillors: Peacock (Chair), Beacham, Demirci, Dodds (Deputy Chair), Hare, Mallett, Reid, Santry and Wilson

Also Present: Councillor Oakes

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC01.	<p>APOLOGIES</p> <p>There were no apologies for absence.</p>	
PC02.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC03.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC04.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC05.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the Planning Committee meeting held on 11 May 2009 be agreed and signed.</p>	
PC06.	<p>APPEALS</p> <p>The Committee was asked to note that this items was deferred at the last meeting and therefore, the report detailed the outcome of appeal decisions determined by the Department for Communities and Local Government during March and April 2009.</p> <p>The Committee noted the outcome of 10 appeals determined during March of which 4 were allowed and 6 dismissed. Of these 2 were enforcement appeals, both were dismissed. In April the report outlined the decision of 23 Appeals determined of which 5 was allowed and 18 were dismissed. The Committee was particularly asked to note the outcome of the appeal for The Freemasons, Lordship Lane N22, which was lost for the demolition of the existing building.</p> <p>Members enquired whether the appeals lost were on the basis of all aspects of planning and in response were informed that they were lost on most. The officer advised that the decision notices were available to be viewed.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

	<p>RESOLVED</p> <p>That the report be noted.</p>	
PC07.	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note that this items was deferred at the last meeting and therefore, asked to note the decisions set out in Ward order, made under delegated powers by the Heads of Development (North and South) and the Chair of the Planning Committee between 16 March and 19 April 2009 and between 20 April and 17 May 2009.</p> <p>RESOLVED</p> <p>That that report be noted.</p>	
PC08.	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note that this items was deferred from the last meeting. The Committee was asked to note the performance statistics on Development Control and Planning Enforcement since the 6 April 2009 Committee meeting.</p> <p>The Officer advised the Committee that in March 2009, the figures were good in relation to major and minor applications. In relation to other applications the authority were 1% out of Haringey's target. In April 2009 there were no major applications determined. Minor applications were determined within set time and performance targets. In terms of the yearly performance for last year 32.2% of applications were allowed marginally above both targets.</p> <p>The Committee enquired whether it was possible to receive the performance statistics in accordance with post codes/Wards in order to compare where appeals were being upheld or dismissed. In response the Officer stated that analysis could be provided on the types of cases and brought back to the next meeting of the Committee. Members further requested statistics be provided in a rolling 12 month period for all applications. Officers agreed to report back to the next meeting.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC09.	TREE PRESERVATION ORDERS	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

	<p>The Committee was advised that the Weeping Willow was in the rear garden of the Former Public House, adjacent to the river Lea. This tree preservation was confirming an order already in place. The site was to be re-developed and it had been agreed with the developer to carry out crown works to preserve the tree.</p> <p>RESOLVED</p> <p>That that following Tree Preservation Order be confirmed against the tree located at; Rear Garden, Former Public House, Reedham Close, N17.</p>	
<p>PC10.</p>	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Officer presented the report to advise the Committee on planning enforcement work over the last quarter and service issues. The report acknowledged that planning enforcement was a key service for the delivery of the Council's Unitary Development Plan and had an important role for the Greenest Borough Strategy.</p> <p>The Committee was asked to note the excellent progress made in reducing the number of open cases, older cases reflected the more complex cases that required further formal action. A small number of cases had been prosecuted but not resulted in compliance. In terms of recruitment there was an expectation that the last post would be filled by the end of June 2009.</p> <p>Planning Enforcement had continued to make improvements to the standard of service provided. The current caseload was 425, including 54 cases remaining open for 2009/10. Enforcement activity was considered to have a high level of notice action and prosecution. Appeals were also significant and largely related to a programme of work to address conservation breaches in Myddleton Road.</p> <p>In relation to service update the Committee were advised that in 2008/09 the service had received 1052 complaints a 50% increase on 2006/07 and the highest levels since records began in 2001.</p> <p>The Committee acknowledge the work accomplished to date however, felt there was still work to be done particularly in Highgate Ward. Members were requested to engage with the service in order to make Highgate a priority in terms of dealing with complaints. In response to a question raised the Committee was advised that to administer a caution against a perpetrator, the service had to commence legal proceedings. One of the main objectives of the Planning Enforcement Service was to achieve</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

	<p>compliance. The Committee requested that in future complaints should be referred to as 'service requests' because complaints could be interpreted as complaints against the service the officers acknowledged the comment.</p> <p>RESOLVED</p> <p>That the Committee noted the continued success of the service in delivering strong enforcement activity; reduced open caseloads, successful recruitment and service improvement.</p>	
<p>PC11.</p>	<p>BOUNDS GREEN INDUSTRIAL ESTATE, THE RINGWAY, N11</p> <p>The Committee was advised that Bounds Green Industrial Estate was located immediately to the South of the North Circular Road, to the east of Bounds Green Road and to the west of the East Coast Mail Line. The site was approximately 2.8 hectares in size and was occupied by a mix of small industrial workshop units, predominantly two storeys in height. The application site was defined as employment area.</p> <p>It was proposed that the highest point of the Safestore building would 16.1 metres in height however, the predominant height would be 14.35 metres. The applicant had proposed to introduce buff facing brickwork piers to the north and east corners of the building and silver cladding panels to soften the appearance of the Safestore unit. The building would be screened to the west by trees to the west of the railway line. The proposal would involve the demolition of existing single storey buildings, the replacement units would improve the appearance of the estate.</p> <p>Units A7 would be located to western end of the existing block A, adjacent to the proposed Safestore unit. Unit D3 was proposed to be developed behind the existing block D and in front of the Safestore building and this building would be faced in steel cladding panels. Unit A8, would have a separate access off the Ringway, with 8 parking spaces, including 2 disabled. Following discussion with the applicant Unit D9 had been deleted from the scheme. The trees proposed for removal were not subject to a Tree Preservation Order and not considered to be of significant amenity value.</p> <p>The proposed scheme was considered acceptable, Units B1 and B2 would have very limited visibility from the public realm. The level of proposed parking was also considered acceptable and a total of 6 recycle/waste storage areas were to be provided throughout the industrial estate. The proposal would help to enhance the existing industrial estate in both physical and operational terms, without having a detrimental impact on the character and setting of the area or on the residential amenity of</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

neighbouring properties.

Members queried the financial contribution requested by Transportation and that this amount had been reduced by the planning officer. The Committee was advised that the reduced amount was to improve the walking conditions, walkways, and footways. The Committee further queried the amount of parking spaces provided for the Safestore unit and in response were informed that calculations had been produced on the existing site, the forecast traffic was 15 vehicle movement in and out of the site and it was felt that the parking spaces proposed would be sufficient. The figures provided were in line with those predicted by the applicant's consultants. The car club spaces proposed were appropriate as they formed a key element of the travel plan.

A local resident from Lawson Court addressed the Committee to object to the application because it was felt that the proposal had been handled in a highly unethical manner and due to the impact it would impose on the immediate residential community. In response to questions raised by Members of the Committee the objector stated that the site required redevelopment however, it was further reiterated that this should have been done in consultation with the community.

A representative of the Bounds Green Residents Association advised the Committee that the scheme was unsafe, lacked consultation and the design and impact would be detrimental on the surrounding community. Residents had received inadequate notice of the meeting and the Council was requested to postpone the decision in order for the statutory 21 days consultation notice. The proposed scheme posed a matter of sustainability which was not provided:

- Units A7, 8 and 9, was considered to be unfair overdevelopment.
- Units B6 and 7, should be redesigned.
- Units B3, should be reduced in size.
- The Safestore should be reduced in size, bulk and height.

In response to queries raised the objected the Committee was informed that consultation correspondence had been sent to over 170 residents and the local residents association and evidence was available to demonstrate this. In addition it was pointed out that the plans were sent to the local residents group.

It was confirmation that Unit A9 had been removed from the scheme. The lighting of neighbour units would be obliterated by the flanking wall in the units and the bin store/waste recycling was inadequate.

Cllr Oakes addressed the Committee and welcomed the

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

application as it would increase employment on the site. However, he felt that some aspects could be improved and not everyone had been sufficiently consulted:

1. There was a petition opposing the scheme.
2. The Committee was asked to postpone the decision.
3. The 250 parking spaces were fully used and the proposed 105 proposed would be insufficient.
4. There would be increased traffic on the site.
5. The visual impact on the new blocks of flats had not been considered.
6. The site required permeable surfaces.

The applicant addressed the Committee and stated that the site was in need of redevelopment. The proposal would provide a range of commercial units and would improve the attractiveness of the estate. The application has been subject to further negotiations with planners and it had been agreed to landscape some of the site which would improve the wide life corridor along the western part of the site. The proposal would include that the Safestore would have its own parking area adjacent to its location. It was further proposed to incorporate a one way traffic system on the site. The site had been subjected to an objection from the Environmental Agency however, the applicants had endeavoured to mitigate their issues.

In response to questions from the Committee the applicant reiterated that the Safestore would have its own dedicated parking spaces which was considered to be adequate for both employees and clients. The applicants had undertaken detailed discussions around the nature of the scheme, the quality of the materials to be used and landscape to be provided. The Committee was reminded that the site was 93% covered in concrete, access to the site was conditioned however, provision had been made to landscape as much as possible.

The Committee viewed the plans.

The Committee requested that the following conditions be included:

1. That the landscaping included species of trees to provide more greenery to the site.
2. That permeable tarmac be provided.
3. That the applicant actively works with the job centre to employ local people (change informative number 4 be conditioned)
4. That the contact details of a dedicated contact managing the construction site be provided to local residents.
5. That access to Cline Road be conditioned.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

The Chair moved a motion to grant the application.

RESOLVED

That the application be granted subject to conditions, the additional conditions 1-5 listed above and a Section 106 Legal Agreement.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0598
FOR PLANNING COMMITTEE DATED 08/06/2009

Location: Bounds Green Industrial Estate, The Ringway N11

Proposal: Erection of 1,672 sqm of Use Class B8 storage for Safestore; erection of 6 Use Class B2 units (total 3,334 sqm) and 1 Use Class B1 unit (325 sqm); with associated parking (112 spaces for whole estate including 7 for disabled persons) and landscaping.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 4057-01 rev C, 02 rev A, 03 rev A, 04 rev A; 4057-sk01 rev L, 06 rev E, 07 rev I, 08 rev I, 09 rev A, 10 rev A, 11 rev A, 12 rev A, 13 rev A, 15, 16, 17 rev A, 18 rev A, 19 rev A; TS06-147G\1, 2, 3;

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 detailed landscape plan and planting scheme for Bounds Green

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

Industrial Estate shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The planting scheme shall be fully implemented by the end of the first planting season, after completion of the development.

Reason: In order to ensure appropriate landscaping is undertaken in the interest of biodiversity and visual amenity.

5. Notwithstanding condition 4 a detailed landscape plan and planting scheme shall be submitted to and agreed by the Local Planning Authority for the area of land within the development site labelled 'Nature Conservation Area' on dwg. 4057-SK01 Rev L to encourage ecological enhancement and habitat creation of this part of the site.

Reason: to enhance the site's nature conservation interest.

6. A Landscape Management Plan for Bounds Green Industrial Estate and the area labelled 'Nature Conservation Area' on dwg. 4057-SK01 Rev L, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. This shall include details of the maintenance regime for the landscaping scheme and the area labelled as 'Nature Conservation Area' on dwg. 4057-SK01 Rev L.

Reason: To ensure the satisfactory implementation and management of the landscaping and planting scheme.

7. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include the restriction of surface water run-off to 5l/s/l as detailed in the FRA (Opus Joynes Pike, May 2009).

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these.

8. 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.

9. Prior to the commencement of work a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of construction logistics as well as delivery service.

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.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

10. 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.

11. There shall be no external storage of materials, or construction or placing of racks and bins or other storage containers outside the buildings on site without the prior written approval of the Local Planning Authority.

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

12. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 20% 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.

13. A Parking Management Plan for the operation of Bounds Green Industrial Estate shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.

Reason: to minimise the traffic impact of this development on the Industrial Estate itself and on adjoining roads.

14. A site layout plan indicating a total of 24 disabled and 88 standard car parking spaces, as well as 44 cycle parking spaces in secure shelters, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development.

Reason: to ensure appropriate car and cycle parking facilities are provided within the development;

15. A Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the development.

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.

16. Unit A8 hereby permitted, as indicated on dwg. 4057/SK01 Rev L, shall be restricted to use classes B1 'Business' and B8 'Storage or Distribution' only as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended, or any Order revoking or re-enacting that Order).

Reason: In the interests of neighbouring residential amenity.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

17. The development hereby permitted shall be undertaken in line with the recommendations contained within the Land Contamination Assessment Report (13 Feb 2009), prepared by OPUS Joynes Pike Ltd.
Reason: In order for the Local Planning Authority to ensure the site is contamination free.

18. Prior to the completion of the development hereby permitted a Training and Employment Strategy must be prepared and submitted to Council to demonstrate how barriers to employment can be removed, to enable local people benefit from opportunities likely to be generated at the construction and operational phases of this development.
Reason: To ensure that local community training and employment benefits are given due consideration as part of this development.

INFORMATIVE: Details of boundary fencing, Armco barriers, method statements, external lighting and landscaping adjacent to the railway shall be submitted to and approved by LBH (in conjunction with Network Rail's Territory Outside Parties Engineer), prior to commencement of development.

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

INFORMATIVE: This permission shall not be construed as giving permission for any signage, including any of the signage indicated on submitted drawings. All advertising signage for the development shall be the subject of to obtaining consent under the Town & Country Planning (Control of Advertisements) Regulations 1992.

INFORMATIVE: With regard to condition 4 above, the landscaping scheme will be required to incorporate tree planting of native species in appropriate locations on site.

INFORMATIVE: With regards to Condition 13 above, the applicant is advised that access to and from Bounds Green Industrial Estate will be required to be restricted to the Ring Way.

INFORMATIVE: The additional hardsurfacing to the site shall be of a porous paving system.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 8 JUNE 2009**

	<p>REASONS FOR APPROVAL</p> <p>The proposed development is considered consistent with Policies EMP3 'Defined Employment Area - Employment Locations' and OS6 'Ecologically Valuable Sites and Their Corridors' of Haringey Unitary Development Plan (2006), as it is considered the objectives of both policies are fulfilled. It is considered the proposed development shall help to enhance the existing industrial estate in both physical and operational terms, without having a detrimental impact on the character and setting of the area or on the residential amenity of neighbouring properties. As such, the proposal is considered consistent with Policies UD3 'General Principles' and UD4 'Quality Design' of Haringey UDP (2006). It is considered there shall not be a detrimental impact on the public and private transport networks and that parking management within the site shall be improved overall. As such the proposed development is considered consistent with Policies M2 'Public Transport Network', M3 'New Development Location and Accessibility' and M10 'Parking for Development' of Haringey UDP (2006).</p> <p>Section 106: Yes</p>	
<p>PC12.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC13.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 13 July 2009</p> <p>The meeting concluded at 9:55pm</p>	

COUNCILLOR SHEILA PEACOCK
Chair

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Haringey Council

Agenda item:

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

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APPEAL DECISIONS MAY 2009

PLANNING APPEALS

Ward:	Crouch End
Reference Number:	HGY/2008/1255
Decision Level:	Delegated

6 Russell Road N8 8HN

Proposal:

Formation of a light duty vehicle footway crossing

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the safe and free flow of traffic

The effect on the Crouch End Conservation Area and in particular, whether it would preserve or enhance its character or appearance

Result:

Appeal **Dismissed** 14 May 2009

Ward:	Crouch End
Reference Number:	HGY/2008/1809
Decision Level:	Delegated

13 Weston Park N8 9SY

Proposal:

Demolition of an existing conservatory and the erection of a single storey rear extension

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the living conditions of neighbouring occupiers with particular regard to their outlook and daylight

The effect on the Crouch End Conservation Area and in particular, whether it would preserve or enhance its character or appearance

Result:

Appeal **Allowed** 11 May 2009

Ward:	Highgate
Reference Number:	HGY/2008/1209
Decision Level:	Delegated

3 Wembury Mews N6 5XJ

Proposal:

Change of use to live/work unit

Type of Appeal:

Written Representation

Issue:

Whether the upper floor of the premises would provide an acceptable standard of living accommodation

Result:

Appeal **Allowed** 22 May 2009

Ward:	Muswell Hill
Reference Number:	HGY/2008/1397
Decision Level:	Delegated

39 & 39A Muswell Hill Road N10 3JB

Proposal:

Change of use to A3 (restaurant/café) use, merge two existing units to create single A3 unit, with new shop front

Type of Appeal:

Informal Hearing

Issue:

The impact on the living conditions of neighbouring residents with regard to odours and noise and disturbance

Result:

Appeal **Dismissed** 13 May 2009

Ward:	Northumberland Park
Reference Number:	HGY/2008/1546
Decision Level:	Delegated

29 Northumberland Park N17 0TB**Proposal:**

Conversion of the existing house to form three self contained flats, together with side and rear extensions

Type of Appeal:

Written Representation

Issue:

The effect on the provision of residential accommodation suitable for families

Whether there would be an over-development of the site

Result:

Appeal **Allowed** 27 May 2009

Ward:	St Ann's
Reference Number:	HGY/2008/1967
Decision Level:	Delegated

3A Olive Grove, (formally known as Station Works) Abbotsford Avenue N15 3BJ**Proposal:**

Erection of a new three bedroom house

Type of Appeal:

Written Representation

Issue:

The impact on residential amenity, parking demand and increased intensity of use

Result:

Appeal **Allowed** 27 May 2009

Ward:	Seven Sisters
Reference Number:	HGY/2008/0400
Decision Level:	Delegated

47 Beechfield Road N4 1PD

Proposal:

Demolition of an existing single storey rear extension and rebuilding it larger to form a dayroom

Type of Appeal:

Written Representation

Issue:

The effect of the proposed extension on the character and appearance of the immediate area

The effect of the proposed extension of the living conditions of the occupiers of neighbouring properties, with particular reference to overlooking, outlook and natural light

Result:

Appeal **Dismissed** 7 May 2009

Ward:	Seven Sisters
Reference Number:	HGY/2007/1996
Decision Level:	Delegated

3 Craven Park Road N15 6AA

Proposal:

Alteration and extension to existing building including additional floor to form a part 2/3 storey building comprising five flats with three parking spaces

Type of Appeal:

Informal Hearing

Issue:

Whether the proposal would have an adverse impact on the character and appearance of the area

Whether the proposal would have an adverse impact on the living conditions of local residents

Result: Appeal **Allowed** 12 May 2009

ENFORCEMENT APPEAL MARCH 2009

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

98 Hewitt Road N8 0BN**Proposal:**

Conversion of the property from a single dwelling to five self contained flats

Type of Appeal:

Written Representation

Issue:

The effect of the unauthorised development on the supply of family housing

The effect on residential amenity

Result:

Appeal **Dismissed** 8 May 2009

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

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

Erection for front and rear dormers

Type of Appeal:

Public Inquiry

Issue:

Whether or not the extension had been in existence for more than four years prior to the date of the serving of the Enforcement Notice

Result:

Appeal **Dismissed** 6 March 2009

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Haringey Council

Agenda item:

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Planning Committee	On 13th July 2009
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Report Title: Decisions made under delegated powers between 18 May 2009 and 21 June 2009		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose To inform the Committee of decisions made under delegated powers by the Heads of Development Management (North & South) and the Chair of the above Committee.		
2. Summary The applications listed were determined between 18 May 2009 and 21 June 2009.		
3. Recommendations See following reports.		
Report Authorised by: <div style="display: flex; align-items: center; margin-top: 5px;"> PP <div> <p>Marc Dorfman Assistant Director Planning & Regeneration</p> </div> </div>		
Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 18/05/2009 AND 21/06/2009

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/2009/0524** Officer: Ruma Nowaz
Decision: REF Decision Date: 18/05/2009
Location: Land Adjacent to 36 Alexandra Park Road N10 2AD
Proposal: Demolition of derelict garages / forecourt and erection of single storey dwellinghouse.

Application No: **HGY/2009/0527** Officer: Ruma Nowaz
Decision: REF Decision Date: 18/05/2009
Location: Land Adjacent to 36 Alexandra Park Road N10 2AD
Proposal: Conservation Area Consent for demolition of derelict garages / forecourt and erection of single storey dwellinghouse.

Application No: **HGY/2009/0566** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 26/05/2009
Location: 1 Albert Road N22 7AA
Proposal: Creation of vehicle crossover to Crescent Road, N22.

Application No: **HGY/2009/0597** Officer: Michelle Bradshaw
Decision: REF Decision Date: 28/05/2009
Location: 39 Alexandra Park Road N10 2DD
Proposal: Creation of vehicular crossover on a classified road.

Application No: **HGY/2009/0613** Officer: Valerie Okeiyi
Decision: REF Decision Date: 02/06/2009
Location: 4 Goodwyns Vale N10 2HA
Proposal: Alterations to raise the pitched roof of the back addition, erection of a dormer window extension and insertion of 3 x rooflights to front elevation.

Application No: **HGY/2009/0615** Officer: Robin Campbell
Decision: GTD Decision Date: 02/06/2009
Location: 39 Grasmere Road N10 2DH
Proposal: Erection of 2 x rear dormer windows and insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2009/0618** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 29/05/2009
Location: 133 Victoria Road N22 7XH
Proposal: Demolition of existing side extension, erection of single storey side extension and the conversion of garage into habitable space.

Application No: **HGY/2009/0636** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 08/06/2009
Location: 33 Grasmere Road N10 2DH
Proposal: Erection of two rear dormer windows and insertion of two rooflights to front roofslope.

Application No:	HGY/2009/0646	Officer:	Valerie Okeiyi	Decision Date:	09/06/2009
Decision:	REF				
Location:	54 Muswell Road N10 2BE				
Proposal:	Erection of ground floor rear extension and 3 x rear dormer windows.				
Application No:	HGY/2009/0654	Officer:	Tara Jane Fisher	Decision Date:	10/06/2009
Decision:	REF				
Location:	6 Bidwell Gardens N11 2AX				
Proposal:	Demolition of existing garage and erection of new two bedroom dwellinghouse at ground and lower ground floor levels with associated car parking.				
Application No:	HGY/2009/0685	Officer:	Jill Warren	Decision Date:	11/06/2009
Decision:	GTD				
Location:	41 The Avenue N10 2QE				
Proposal:	Erection of 2 rear dormers with infill mansard section, and installation of 3 velux windows to front roofslope and 1 velux to rear roofslope.				
Application No:	HGY/2009/0692	Officer:	Jill Warren	Decision Date:	16/06/2009
Decision:	GTD				
Location:	171 Alexandra Park Road N22 7UL				
Proposal:	Erection of single storey rear conservatory extension.				
Application No:	HGY/2009/0696	Officer:	Valerie Okeiyi	Decision Date:	16/06/2009
Decision:	GTD				
Location:	39A Thirlmere Road N10 2DL				
Proposal:	Erection of rear dormer window and alteration of roof from hip to gable end, with insertion of 3 x velux windows to front roofslope.				
Application No:	HGY/2009/0699	Officer:	Valerie Okeiyi	Decision Date:	17/06/2009
Decision:	REF				
Location:	58A Rosebery Road N10 2LJ				
Proposal:	Erection of front and rear dormer windows.				

WARD: Bounds Green

Application No:	HGY/2009/0055	Officer:	Valerie Okeiyi	Decision Date:	17/06/2009
Decision:	GTD				
Location:	Bus Shelter O/S Bounds Green Court, Bounds Green Road N11 2EX				
Proposal:	Display of 2 x internally illuminated advertisement panels.				
Application No:	HGY/2009/0606	Officer:	Michelle Bradshaw	Decision Date:	02/06/2009
Decision:	REF				
Location:	Land rear of Corbett Grove N22 8DQ				
Proposal:	Erection of 9 x two / three storey dwellinghouses comprising 6 x 3 bedroom and 3 x 4 bedroom, with associated car parking (6 spaces) and landscaping.				

Application No: **HGY/2009/0624** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 02/06/2009
 Location: 79 Myddleton Road N22 8NE
 Proposal: Conversion of upper floors into 2 x 1 bed self contained flats.

Application No: **HGY/2009/0704** Officer: Jill Warren
 Decision: REF Decision Date: 17/06/2009
 Location: O/s 44 Bounds Green Road N11 2EU
 Proposal: Display of 2-sided internally illuminated advertisement panel.

Application No: **HGY/2009/0709** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 18/06/2009
 Location: 15 Imperial Road N22 8DE
 Proposal: Use of property as 2 x self-contained flats (Certificate of Lawfulness for an existing use).

WARD: **Bruce Grove**

Application No: **HGY/2009/0550** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/05/2009
 Location: 31 Higham Road N17 6NF
 Proposal: Approval Of Details pursuant to Condition 3 (details of garage) attached to planning permission reference HGY/2006/0365.

Application No: **HGY/2009/0576** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 26/05/2009
 Location: 6 Loxwood Road N17 6TT
 Proposal: Erection of rear dormer window and insertion of 3 x velux windows to front roofslope.

Application No: **HGY/2009/0635** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 09/06/2009
 Location: 68 Bruce Grove N17 6UZ
 Proposal: Demolition of existing rear extension and erection of single storey rear extension and first floor infill extension to create 1 x one bed residential unit (revised scheme).

Application No: **HGY/2009/0671** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/06/2009
 Location: 49 Arnold Road N15 4JF
 Proposal: Erection of rear dormer window and insertion of velux windows to front and rear roofslopes.

Application No: **HGY/2009/0687** Officer: Ruma Nowaz
 Decision: PERM REQ Decision Date: 16/06/2009
 Location: Outside 457-459 High Road N17 6QB
 Proposal: Part 24 Determination for resiting of 1x telephone kiosk in conjunction with local diversionary works.

Application No: **HGY/2009/0701** Officer: Justin Booij
 Decision: GTD Decision Date: 11/06/2009
 Location: 8 Clonmell Road N17 6JX
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0718** Officer: Jill Warren
 Decision: GTD Decision Date: 10/06/2009
 Location: 6 Gaven House, Broadwater Road N17 6JB
 Proposal: Retention of existing PVCU windows.

Application No: **HGY/2009/0720** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 17/06/2009
 Location: 52 Downhills Avenue N17 6LG
 Proposal: Erection of single storey rear extension.

WARD: Crouch End

Application No: **HGY/2009/0041** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 27/05/2009
 Location: St Aloysius College Sports Field, Hurst Avenue N6 5TX
 Proposal: Approval Of Details pursuant to Condition 4 (Landscaping) attached to planning permission reference HGY/2008/1439.

Application No: **HGY/2009/0054** Officer: Oliver Christian
 Decision: GTD Decision Date: 03/06/2009
 Location: 33-35 Crouch End Hill N8 8DH
 Proposal: Erection of ground and first floor infill front extension and first floor rear extension for restaurant and retail use.

Application No: **HGY/2009/0538** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 19/05/2009
 Location: 19 Northern Heights Crescent Road N8 8AS
 Proposal: Replacement of existing iron Crittel framed (white) windows with UPVC double glazed white windows.

Application No: **HGY/2009/0551** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 21/05/2009
 Location: 48 Wolseley Road N8 8RP
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0573** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 22/05/2009
 Location: 30 Crouch Hall Road N8 8HJ
 Proposal: Demolition of existing front bays and construction of new front bays.

Application No:	HGY/2009/0582	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	26/05/2009
Location:	Alyn Court, Crescent Road N8 8AN		
Proposal:	Erection of two rear lower ground floor extensions incorporating redundant store rooms to create 2 x one bedroom self-contained flats.		
Application No:	HGY/2009/0583	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	26/05/2009
Location:	Alyn Court, Crescent Road N8 8AN		
Proposal:	Creation of additional floor to provide 2 x 2 bedroom self contained flats.		
Application No:	HGY/2009/0623	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	08/06/2009
Location:	42 Priory Gardens N6 5QS		
Proposal:	Installation of 9 photovoltaic modules to south aspect of roof.		
Application No:	HGY/2009/0625	Officer:	Justin Booij
Decision:	GTD	Decision Date:	01/06/2009
Location:	Avenue Hall, 2 Avenue Road N6 5DN		
Proposal:	Erection of fence on boundary of Avenue Hall / Coolhurst Rd and installation of gate to rear of property.		
Application No:	HGY/2009/0655	Officer:	Justin Booij
Decision:	REF	Decision Date:	05/06/2009
Location:	21 Dickenson Road N8 9ER		
Proposal:	Erection of single storey ground floor rear extension with patio.		
Application No:	HGY/2009/0656	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/06/2009
Location:	26 Cecile Park N8 9AS		
Proposal:	Erection of single storey ground floor rear extension		
Application No:	HGY/2009/0663	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	10/06/2009
Location:	56 Priory Gardens N6 5QS		
Proposal:	Installation of solar thermal equipment to front slope of main roof.		
Application No:	HGY/2009/0697	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	21/05/2009
Location:	6 Landrock Road N8 9HP		
Proposal:	Approval Of Details pursuant to Condition 2 (screens) attached to planning permission reference HGY/2008/0559.		
Application No:	HGY/2009/0702	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	05/06/2009
Location:	147 Ferme Park Road N8 9BP		
Proposal:	Conversion of existing residential care home (C2) to dwellinghouse (C3).		

Application No: **HGY/2009/0708** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 18/06/2009
 Location: 96 Priory Gardens N6 5QT
 Proposal: Installation of air conditioning unit.

WARD: Fortis Green

Application No: **HGY/2009/0528** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 18/05/2009
 Location: 60 Twyford Avenue N2 9NL
 Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2009/0540** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 19/05/2009
 Location: 1 Woodberry Crescent N10 1PJ
 Proposal: Erection of 2 x rear dormer windows to facilitate a loft conversion. (Amended description).

Application No: **HGY/2009/0546** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 21/05/2009
 Location: 24 Southern Road N2 9LG
 Proposal: Demolition of existing timber and glass conservatory and erection of a single storey rear extension.

Application No: **HGY/2009/0568** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 26/05/2009
 Location: Priory Grange, Fortis Green N2 9ET
 Proposal: Tree works to include crown thinning by 25%, deadwood, lifting to 4m and reduction to clear street lamp by 1.5m of 1 x Horse Chestnut tree at front of property.

Application No: **HGY/2009/0590** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/05/2009
 Location: 317 Osier Crescent N10 1RD
 Proposal: Erection of single storey rear conservatory.

Application No: **HGY/2009/0592** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 29/05/2009
 Location: 39 Fordington Road N6 4TD
 Proposal: Amended planning application for previous application reference HGY/2009/0240 for creation of front lightwell and extension to patio area.

Application No: **HGY/2009/0599** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 01/06/2009
 Location: 21 Beech Drive N2 9NX
 Proposal: Tree works to include thinning by 10% of 1 x Oak tree at rear of property.

Application No: **HGY/2009/0603** Officer: Valerie Okeiyi
Decision: REF Decision Date: 29/05/2009
Location: 24 Fordington Road N6 4TJ
Proposal: Amendments to approved planning application reference HGY/2007/1761 to increase the dimensions of the approved extension such that the front of the extension is in line with the front of the house and the side of the extension in line with the side of the garage.

Application No: **HGY/2009/0650** Officer: Justin Booij
Decision: GTD Decision Date: 01/06/2009
Location: 44 Beech Drive N2 9NY
Proposal: Erection of double-leaf automatic vehicle gates to existing driveway entrances onto Beech Drive and Creighton Avenue, N2.

Application No: **HGY/2009/0657** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 09/06/2009
Location: 8 Barrenger Road N10 1JA
Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0675** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 02/06/2009
Location: 40 Midhurst Avenue N10 3EN
Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0678** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 02/06/2009
Location: 32 Western Road N2 9HX
Proposal: Ground floor rear extension and conversion of garage into habitable space.

Application No: **HGY/2009/0680** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 10/06/2009
Location: 32 Western Road N2 9HX
Proposal: Erection of rear and side dormer windows and insertion of rooflights to front and rear roofslopes.

Application No: **HGY/2009/0688** Officer: Michelle Bradshaw
Decision: REF Decision Date: 10/06/2009
Location: 15 Kings Avenue N10 1PA
Proposal: Replacement of existing windows with double-glazed white UPVC windows (retrospective).

Application No: **HGY/2009/0711** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 17/06/2009
Location: MHMLTC Club House, Meadow Drive N10 1PL
Proposal: Provision of storage extension to the clubhouse.

Application No:	HGY/2008/1568	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	27/05/2009
Location:	93 Burgoyne Road N4 1AB		
Proposal:	Use of property as five self contained units.		
Application No:	HGY/2009/0493	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/06/2009
Location:	36 Raleigh Road N8 0HY		
Proposal:	Retention of window at rear first floor level.		
Application No:	HGY/2009/0552	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	19/05/2009
Location:	3 Wightman Road N4 1RQ		
Proposal:	Conversion of existing upper parts into 2 x self-contained flats, erection of first floor rear / side loft extension and alteration at first floor rear / side to provide access for Flat B.		
Application No:	HGY/2009/0571	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/05/2009
Location:	54 Wightman Road N4 1RU		
Proposal:	Erection of two storey rear extension (front lightwells previously proposed omitted).		
Application No:	HGY/2009/0584	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	27/05/2009
Location:	515 Green Lanes N4 1AN		
Proposal:	Conversion of existing property into 2 x three bed self-contained residential units.		
Application No:	HGY/2009/0605	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	27/05/2009
Location:	371 Green Lanes N4 1DY		
Proposal:	Use of property as 4 self-contained flats.		
Application No:	HGY/2009/0609	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	02/06/2009
Location:	78 Hewitt Road N8 0BL		
Proposal:	Erection of rear dormer window and dormer window extension on original first floor back addition.		
Application No:	HGY/2009/0668	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	10/06/2009
Location:	590 Green Lanes N8 0RA		
Proposal:	Enlargement of loading bay doors, addition of ramp and demolition of outer boundary wall with new gate arrangement.		
Application No:	HGY/2009/0724	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/06/2009
Location:	87 Hampden Road N8 0HU		
Proposal:	Certificate of Lawfulness for use of property as 3 self-contained flats.		

WARD: **Highgate**

Application No:	HGY/2009/0539	Officer:	Ruma Nowaz	Decision Date:	19/05/2009
Decision:	REF				
Location:	Land Adjacent 2 Church Road N6 4QT				
Proposal:	Extension of lower ground floor including alterations to external elevation.				
Application No:	HGY/2009/0556	Officer:	Valerie Okeiyi	Decision Date:	27/05/2009
Decision:	GTD				
Location:	Builders Centre, 460 Archway Road N6 4JD				
Proposal:	Display of 3 x non-illuminated fascia signs.				
Application No:	HGY/2009/0564	Officer:	Robin Campbell	Decision Date:	19/05/2009
Decision:	GTD				
Location:	3 North Road N6 4BD				
Proposal:	Alterations to third floor level to convert bedroom into two new bedrooms and associated alterations, including 3 x new conservation rooflights to the front elevation. Alterations to the lower ground floors including demolition of existing extension and erection of new single storey rear extension and new access to the garden at lower ground floor level.				
Application No:	HGY/2009/0572	Officer:	Matthew Gunning	Decision Date:	10/06/2009
Decision:	GTD				
Location:	2-4 Broadlands Road N6 4AN				
Proposal:	Approval Of Details pursuant to Conditions 3 (external materials), 8 (site meeting), 13 (obscured glazing), 14 (balcony obscured glass privacy screens), 17 (demolition method statement), 18 (construction method statement), 21 (photographic record), 22 (architectural salvage log), 23 (Section 278 agreement), 24 (grey water recycling proposals) and 25 (biodiversity report) attached to planning permission reference HGY/2008/1065.				
Application No:	HGY/2009/0600	Officer:	Tara Jane Fisher	Decision Date:	19/05/2009
Decision:	GTD				
Location:	214 Archway Road N6 5AX				
Proposal:	Conversion of existing first / second floor maisonette into two self contained flats and insertion of 2 x rooflights to front roofslope.				
Application No:	HGY/2009/0610	Officer:	Jill Warren	Decision Date:	29/05/2009
Decision:	GTD				
Location:	3 Southwood Avenue N6 5SA				
Proposal:	Erection of rear ground floor shower room extension.				
Application No:	HGY/2009/0626	Officer:	Matthew Gunning	Decision Date:	02/06/2009
Decision:	GTD				
Location:	6 Hampstead Lane N6 4SB				
Proposal:	Erection of mansard roof extension with two dormer windows to rear.				
Application No:	HGY/2009/0632	Officer:	Robin Campbell	Decision Date:	08/06/2009
Decision:	REF				
Location:	3 Bloomfield Road N6 4ET				
Proposal:	Erection of climbing frame and zip wire in rear garden (revised scheme).				

Application No: **HGY/2009/0638** Officer: Jill Warren
 Decision: REF Decision Date: 09/06/2009
 Location: 55 North Road N6 4BE
 Proposal: Extension of basement to rear and erection of rear ground floor conservatory.

Application No: **HGY/2009/0640** Officer: Stuart Cooke
 Decision: RNO Decision Date: 09/06/2009
 Location: Land at Kenwood House, Hampstead Lane NW3 7JR
 Proposal: Change of use of part of the grounds for weekend open air concerts, including erection of a stage compound and sound towers, toilets and ancillary infrastructure on the Pasture Ground, for a temporary period of 9 weeks on 8 Saturdays between 27th June and 22nd August 2009 (the last date to have a firework display) and for a 5 year period (Observations to L.B. Camden).

Application No: **HGY/2009/0665** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 09/06/2009
 Location: 6 Willowdene, View Road N6 4DE
 Proposal: Tree works to include reduction to previous reduction points of 1 x Sycamore tree at front of property.

Application No: **HGY/2009/0669** Officer: Robin Campbell
 Decision: REF Decision Date: 10/06/2009
 Location: 11 Stormont Road N6 4NS
 Proposal: Installation of new sliding metal front gates and railings with new gate to side alley.

Application No: **HGY/2009/0758** Officer: Jill Warren
 Decision: GTD Decision Date: 02/06/2009
 Location: Esterel, Compton Avenue N6 4LH
 Proposal: Tree works to include crown reduction by 30% of 1 x Oak tree.

WARD: Hornsey

Application No: **HGY/2009/0338** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 19/05/2009
 Location: Hornsey School For Girls, Inderwick Road N8 9JF
 Proposal: Approval Of Details pursuant to Condition 7 (green roof) and Condition 8 (sample materials) attached to planning permission reference HGY/2008/1343.

Application No: **HGY/2009/0548** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 19/05/2009
 Location: 24 High Street N8 7PB
 Proposal: Installation of a cash point machine into existing post office shop-front.

Application No: **HGY/2009/0555** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 19/05/2009
 Location: 131 Inderwick Road N8 9JR
 Proposal: Erection of rear dormer window.

Application No:	HGY/2009/0579	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	26/05/2009
Location:	236A Ferme Park Road N8 9BN		
Proposal:	Formation of side / rear dormer window, formation of dormer to back addition, roof and installation of one velux rooflight to facilitate a loft conversion.		
Application No:	HGY/2009/0581	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	21/05/2009
Location:	Road Side Garden / Junction of High Street N8 7NX		
Proposal:	Retention of 2 x non illuminated free-standing signs.		
Application No:	HGY/2009/0621	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	05/06/2009
Location:	18 Harold Road N8 7DE		
Proposal:	Erection of single storey rear kitchen extension and single storey rear conservatory.		
Application No:	HGY/2009/0647	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	09/06/2009
Location:	133 Rathcoole Gardens N8 9PH		
Proposal:	Erection of single storey side/rear extension.		

WARD: Muswell Hill

Application No:	HGY/2009/0530	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	19/05/2009
Location:	82 Fortis Green Road N10 3HN		
Proposal:	Use of property as (A3) restaurant.		
Application No:	HGY/2009/0547	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	19/05/2009
Location:	27 Barrington Road N8 8QT		
Proposal:	Erection of timber garden building.		
Application No:	HGY/2009/0596	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/05/2009
Location:	93 Muswell Hill Road N10 3HT		
Proposal:	Rendering of side elevation.		
Application No:	HGY/2009/0601	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/05/2009
Location:	54 Muswell Hill Road N10 3JR		
Proposal:	Formation of vehicle crossover.		

Application No: **HGY/2009/0619** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 02/06/2009
Location: 5 Grosvenor Gardens N10 3TB
Proposal: Demolition of front wall and part excavation of front garden to form new driveway and front access.

Application No: **HGY/2009/0642** Officer: Robin Campbell
Decision: GTD Decision Date: 19/05/2009
Location: 185 Cranley Gardens N10 3AG
Proposal: Conversion of external playroom into residential annexe for disabled person.

Application No: **HGY/2009/0649** Officer: Jill Warren
Decision: GTD Decision Date: 09/06/2009
Location: 8 Woodland Rise N10 3UG
Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2009/0652** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 09/06/2009
Location: 99 Wood Vale N10 3DL
Proposal: Erection of rear single storey extension and modifications to the roof.

Application No: **HGY/2009/0705** Officer: Ruma Nowaz
Decision: GTD Decision Date: 16/06/2009
Location: Crouch End Playing Fields, Park Road N8 8JP
Proposal: Tree works to include pollarding back to main trunk and removal of suckering growth to 1x Polar tree.

WARD: Noel Park

Application No: **HGY/2009/0541** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 19/05/2009
Location: 14 Turnpike Lane N8 0PT
Proposal: Creation of rear disabled ramp-access into building.

Application No: **HGY/2009/0563** Officer: Ruma Nowaz
Decision: REF Decision Date: 26/05/2009
Location: 256 Gladstone Avenue N22 6LE
Proposal: Replacement of existing wooden sash windows to UPVC double glazed white windows.

Application No: **HGY/2009/0622** Officer: Ruma Nowaz
Decision: GTD Decision Date: 08/06/2009
Location: 78 Hornsey Park Road N8 0JY
Proposal: Erection of rear ground floor extension.

Application No: **HGY/2009/0672** Officer: Robin Campbell
 Decision: GTD Decision Date: 10/06/2009
 Location: 1-3 High Road N22 6BH
 Proposal: Insertion of two additional windows to rear elevation at third floor level (amendment to approved scheme HGY/2006/1309).

WARD: Northumberland Park

Application No: **HGY/2009/0519** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 18/05/2009
 Location: 10A & B Willoughby Park Road N17 0RA
 Proposal: Replacement of existing single glazed timber casement windows with double glazed timber casement windows.

Application No: **HGY/2009/0558** Officer: Ruma Nowaz
 Decision: REF Decision Date: 21/05/2009
 Location: 7 Orchard Place N17 8BH
 Proposal: Retention of the existing first floor and rear roof extension.

Application No: **HGY/2009/0580** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 26/05/2009
 Location: 753 High Road N17 8AH
 Proposal: Change of use of baker's shop (A1) to takeaway (A5).

Application No: **HGY/2009/0586** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 27/05/2009
 Location: 2 Coniston Road N17 0EX
 Proposal: Erection of two storey side extension, single storey rear extension, erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2009/0593** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 28/05/2009
 Location: Flat A, 129 Northumberland Park N17 0TL
 Proposal: Replacement of existing windows with PVCU double glazed white windows.

Application No: **HGY/2009/0594** Officer: Ruma Nowaz
 Decision: REF Decision Date: 28/05/2009
 Location: Flat A & Flat B, 49 Northumberland Park N17 0TB
 Proposal: Replacement of existing windows with PVCU double glazed white windows.

Application No: **HGY/2009/0662** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 02/06/2009
 Location: 1-6 Romney Close N17 0NT
 Proposal: Replacement of existing metal frame casement windows with white PVCu double glazed windows.

Application No: **HGY/2009/0666** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 02/06/2009
 Location: 2-32 (evens) Whitehall Street N17 8BP
 Proposal: Replacement of existing windows with PVCU white double-glazed windows.

Application No: **HGY/2009/0674** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 02/06/2009
 Location: Tottenham Community Centre, 703 High Road N17 8AD
 Proposal: Continued use of car park for car boot sales on Thursday from 0700 to 1400 hours.

Application No: **HGY/2009/0713** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 17/06/2009
 Location: 62 Willoughby Lane N17 0SS
 Proposal: Erection of detached double garage.

WARD: St Anns

Application No: **HGY/2009/0094** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 19/06/2009
 Location: 48 Grand Parade N4 1AG
 Proposal: Variation of Condition 6 (operating hours) attached appeal reference APP/Y5420/A/08/2068891 to change opening hours to 24 hours Monday to Saturday and 8am to 11pm on Sundays.

Application No: **HGY/2009/0561** Officer: Jeffrey Holt
 Decision: REF Decision Date: 19/05/2009
 Location: 307 West Green Road N15 3PA
 Proposal: Conversion of existing 2 storey four bed flat into 2 x one bed self-contained flats.

Application No: **HGY/2009/0612** Officer: Oliver Christian
 Decision: REF Decision Date: 02/06/2009
 Location: 2 Black Boy Lane N15 3AR
 Proposal: Demolition of existing building and erection of two storey building with a mansard roof to create 4 x 1 bedroom and 1 x 3 bedroom flats.

Application No: **HGY/2009/0637** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 05/06/2009
 Location: 434 St Anns Road N15 3JH
 Proposal: Change of use from A1 (travel agent) to A3 (coffee shop) and installation of extractor flue system to rear.

Application No: **HGY/2009/0643** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 05/06/2009
 Location: 339 West Green Road N15 3PB
 Proposal: Change of use of existing 1st and 2nd floor flat to D1 use in conjunction with the existing use on the ground floor, and installation of fire escape staircase at rear.

WARD: Seven Sisters

Application No:	HGY/2008/0343	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	09/06/2009
Location:	381-481 Seven Sisters Road N15		
Proposal:	Approval of details pursuant to condition 19 (noise) attached to planning reference HGY/2007/1093.		
Application No:	HGY/2009/0536	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/05/2009
Location:	91 Wargrave Avenue N15 6TU		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/0544	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/05/2009
Location:	287 Hermitage Road N4 1NT		
Proposal:	Retrospective planning application for conversion of the shop into studio flat.		
Application No:	HGY/2009/0587	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	21/05/2009
Location:	23 Grovelands Road N15 6BT		
Proposal:	Erection of single storey side extension.		
Application No:	HGY/2009/0591	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	21/05/2009
Location:	56 High Road N15 6JU		
Proposal:	Display of 1 x illuminated hoarding sign.		
Application No:	HGY/2009/0679	Officer:	Justin Booij
Decision:	REF	Decision Date:	11/06/2009
Location:	1B Vale Road N4 1QA		
Proposal:	Extension of roof and insertion of velux window to create habitable space at first floor level.		
Application No:	HGY/2009/0693	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	05/06/2009
Location:	115 Wargrave Avenue N15 6TX		
Proposal:	Erection of single storey rear extension with succah roof, and erection of front and rear dormer windows.		
Application No:	HGY/2009/0714	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	11/06/2009
Location:	77 Craven Park Road N15 6AH		
Proposal:	Erection of 2 x rear dormers window and insertion of 2 x velux window to front elevation		
Application No:	HGY/2009/0721	Officer:	Justin Booij
Decision:	GTD	Decision Date:	11/06/2009
Location:	74 Wellington Avenue N15 6BB		
Proposal:	Erection of front and rear dormer windows and insertion of 3 x velux windows to front elevation.		

WARD: Stroud Green

Application No: **HGY/2009/0562** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 26/05/2009
 Location: 19 Oakfield Road N4 4NH
 Proposal: Conversion of two studio flats into one self contained one bedroom flat on the first floor of a three storey house.

Application No: **HGY/2009/0585** Officer: Jeffrey Holt
 Decision: REF Decision Date: 21/05/2009
 Location: 2 Cornwall Road N4 4PH
 Proposal: Erection of rear dormer extension and insertion of velux rooflight to side / front elevations.

Application No: **HGY/2009/0617** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 02/06/2009
 Location: 67 Victoria Road N4 3SN
 Proposal: Conversion of property into 2 x 2 bed flats and 1 x 1 bed flat, and erection of side / rear extensions.

Application No: **HGY/2009/0620** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 03/06/2009
 Location: 176 Weston Park N8 9PN
 Proposal: Erection of single storey rear extension and erection of rear dormer window and roof extension on original back addition with insertion of 2 x velux windows to front elevation to create 2 new bedrooms.

Application No: **HGY/2009/0639** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 09/06/2009
 Location: 87 Lancaster Road N4 4PL
 Proposal: Certificate of lawfulness for erection of single storey side extension.

Application No: **HGY/2009/0683** Officer: Jeffrey Holt
 Decision: REF Decision Date: 01/06/2009
 Location: Flat A 73 Woodstock Road N4 3EU
 Proposal: Replacement of existing windows with PVCu double glazed windows, and front / rear entrance doors with PVCu external doors. Conversion of two rear windows into doors.

Application No: **HGY/2009/0689** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 16/06/2009
 Location: 174 Ferme Park Road N8 9SE
 Proposal: Conversion of existing dwelling into 3 x two bed self-contained flats entailing three storey rear stairwell extension, rear dormer window, extension of front bay gable into loft and reinstatement of existing garage to form two parking space.

WARD: Tottenham Green

Application No: **HGY/2009/0421** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 27/05/2009
 Location: 193-197 Broad Lane N15 4QS
 Proposal: Change of use from car dealership showroom to vehicle hire with canopy wash bay and perimeter fence.

Application No:	HGY/2009/0575	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	19/05/2009
Location:	151 West Green Road N15 5EA		
Proposal:	Use of counter in an existing takeaway (A5) as restaurant (A3).		
Application No:	HGY/2009/0627	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	09/06/2009
Location:	38-40 Summerhill Road N15 4HF		
Proposal:	Display of 920mm x 2400mm non-illuminated sign on wall to front of premises.		
Application No:	HGY/2009/0653	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	01/06/2009
Location:	216 West Green Road N15 5AN		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	HGY/2009/0658	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	01/06/2009
Location:	193- 197 Broad Lane N15 4QS		
Proposal:	Display of 3 x internally illuminated fascia signs and 1 x internally illuminated monument type sign.		
Application No:	HGY/2009/0670	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	10/06/2009
Location:	207 Philip Lane N15 4HL		
Proposal:	Demolition of existing single storey structure to rear of 207 Philip Lane and erection of single storey one bedroom maisonette.		

WARD: Tottenham Hale

Application No:	HGY/2009/0395	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	27/05/2009
Location:	The Narrow Boat PH & 146-152, Reedham Close N17 9PU		
Proposal:	Approval Of Details pursuant to Conditions 3 (materials), 12 (site investigation), 14 (method statement for vehicle routing) and 15 (dust nuisance) attached to planning permission reference HGY/2007/2414.		
Application No:	HGY/2009/0483	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/05/2009
Location:	484-486 High Road N17 9JF		
Proposal:	Erection of a single storey rear extension. (Amended description).		
Application No:	HGY/2009/0543	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/05/2009
Location:	Bruce Grove Post Office, 530-532 High Road N17 9SX		
Proposal:	Installation of a cash point machine.		

Application No:	HGY/2009/0559	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	19/05/2009
Location:	2-12 Shelbourne Road N17 9YH		
Proposal:	Replacement of existing timber casement windows to white PVCU double glazed casement windows / door.		
Application No:	HGY/2009/0602	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	09/06/2009
Location:	The Narrow Boat, Reedham Close N17 9PU		
Proposal:	Amendment to approved planning application reference HGY/2007/2414 for removal of rear section of retail unit (ground floor), internal alterations including provision of a single staircase/lift, amendments to flat layouts, shop layout and amendments to window quantities/positions		
Application No:	HGY/2009/0616	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/05/2009
Location:	7-37 Scotland Green N17 9TX		
Proposal:	Replacement of existing metal frame windows with white PVCu double-glazed windows.		
Application No:	HGY/2009/0667	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	05/06/2009
Location:	14-24 St Marys Close N17 9UD		
Proposal:	Replacement of existing windows with PVCU white double-glazed windows.		
Application No:	HGY/2009/0673	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	10/06/2009
Location:	71 Lansdowne Road N17 0NN		
Proposal:	Creation of vehicle crossover.		
Application No:	HGY/2009/0736	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	08/06/2009
Location:	The Narrow Boat, Reedham Close N17 9PU		
Proposal:	Tree works to include crown reduction by 40 - 50% of 1 x Willow Tree.		

WARD: West Green

Application No:	HGY/2009/0535	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	18/05/2009
Location:	230 Sirdar Road N22 6QX		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/0588	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	26/05/2009
Location:	170 Higham Road N17 6NT		
Proposal:	Erection of single storey rear extension and alterations to roofslope from hipped roof to gable end.		

Application No: **HGY/2009/0641** Officer: Robin Campbell
 Decision: GTD Decision Date: 09/06/2009
 Location: Park View Academy Langham Road N15 3RB
 Proposal: Erection of 6 x temporary units comprising 4 x classroom / store blocks and 2 x changing room facility blocks (retrospective).

Application No: **HGY/2009/0691** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 09/06/2009
 Location: Park View Academy, Langham Road N15 3RB
 Proposal: Approval Of Details pursuant to Condition 10 (construction method statement) attached to planning permission reference HGY/2008/1377.

Application No: **HGY/2009/0694** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 09/06/2009
 Location: Park View Academy, Langham Road N15 3RB
 Proposal: Approval Of Detail pursuant to Condition 13 (Demolition Method Statement and Risk Assessment) attached to planning permission reference HGY/2008/1377.

WARD: **White Hart Lane**

Application No: **HGY/2009/0614** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 01/06/2009
 Location: Lordship Lane Clinic Building, Waltheof Gardens N17 7DN
 Proposal: Change of use from (D1) Institutional Day Care, Community Use to (B1) Office.

Application No: **HGY/2009/0644** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 09/06/2009
 Location: 318 White Hart Lane N17 8LA
 Proposal: Certificate of Lawfulness for use of property as two self contained flats

Application No: **HGY/2009/0684** Officer: Robin Campbell
 Decision: GTD Decision Date: 09/06/2009
 Location: 11 Mayfair Gardens N17 7LP
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0716** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 16/06/2009
 Location: 14 Weir Hall Road N17 8LB
 Proposal: Erection of two storey side extension.

WARD: **Woodside**

Application No: **HGY/2009/0574** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 28/05/2009
 Location: 4 Park View Gardens N22 5SH
 Proposal: Conversion of property into 2 x one bed flats and 1 x studio flat.

Application No: **HGY/2009/0628** Officer: Jill Warren
Decision: REF Decision Date: 02/06/2009
Location: Flat A, 7 Glendale Avenue N22 5AH
Proposal: Amendment to approved application HGY/2008/1520 to alter positioning of external staircase to rear.

Application No: **HGY/2009/0651** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 09/06/2009
Location: 36 Leith Road N22 5QA
Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2009/0676** Officer: Tara Jane Fisher
Decision: REF Decision Date: 10/06/2009
Location: 59 Bounds Green Road N22 8HB
Proposal: Removal of 2 velux windows and erection of 2 x rear dormer windows with balustrade.

Application No: **HGY/2009/0700** Officer: Ruma Nowaz
Decision: PERM REQ Decision Date: 16/06/2009
Location: 17 Leith Road N22 5QA
Proposal: Erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2009/0681** Officer: Stuart Cooke
Decision: RNO Decision Date: 21/05/2009
Location: The Coach House, Hampstead Lane N6 4RU
Proposal: Observation to London Borough of Camden for additions and alterations including single storey extension and creation of new openings in relation to use of Coach House as a single dwelling and associated works as an amendment to part of planning permission 2003/2670/P dated 05/10/2005 for the part conversion and part redevelopment of site for 27 residential units including alterations, extensions and conversion of Athlone House to 1 x 7 bed house, the Coach House to 2 x 2 bed units, The Gate House to 1 x 1 bed house and Caen Cottage to 1 x 3 bed house. Demolition of all remaining post war buildings and erection of three new blocks to provide 22 flats with underground parking (9 x 2 bed, 10 x 3 bed and 3 x 4 bed).

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Haringey Council

Agenda item:

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

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Planning Committee 13 July 2009

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

**NATIONAL INDICATOR NI 157 -
DETERMINING PLANNING APPLICATIONS**

May 2009 Performance

In May 2009 there were 126 planning applications determined, with performance in each category as follows -

There were no major applications determined in May 2009

79% of minor applications were determined within 8 weeks (23 out of 29 cases)

88% of other applications were determined within 8 weeks (85 out of 97 cases)

For an explanation of the categories see Appendix I

Year Performance – 2009/10

In the financial year 2009/10 there were 260 planning applications determined, with performance in each category as follows -

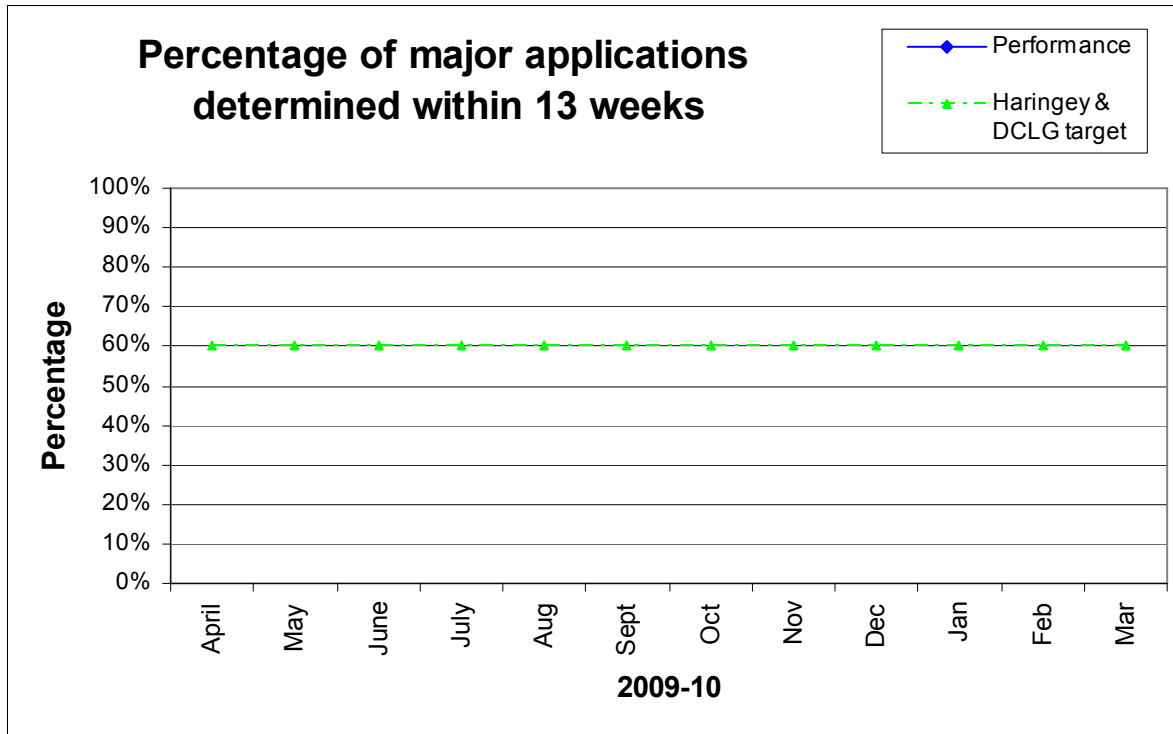
There were no major applications determined so far in 2009/10

80% of minor applications were determined within 8 weeks (44 out of 55 cases)

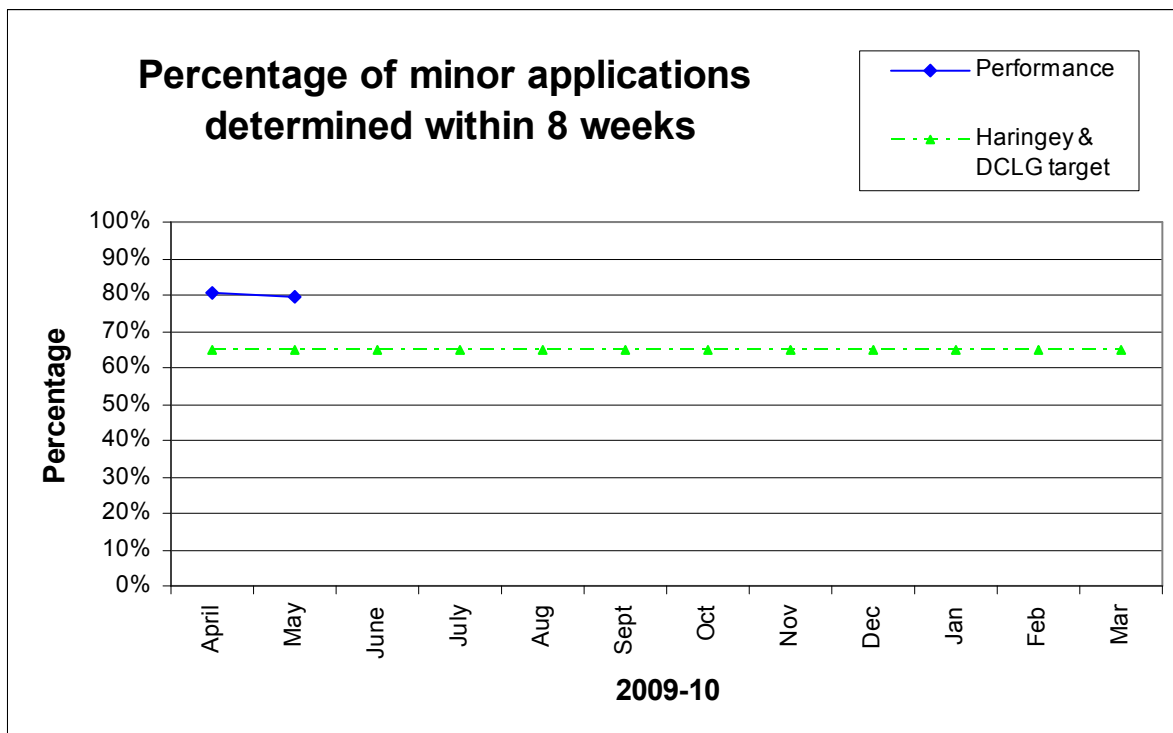
91% of other applications were determined within 8 weeks (187 out of 205 cases)

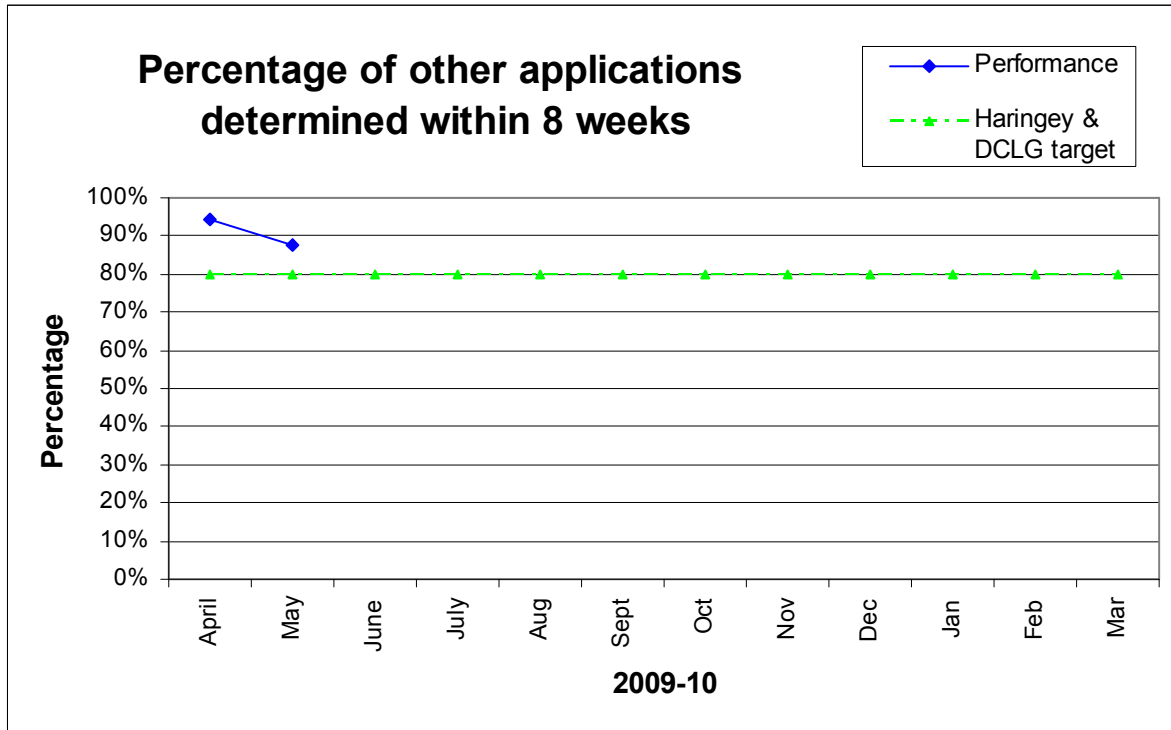
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2009/10



Minor Applications 2009/10



Other applications 2009/10**Last 12 months performance – June 2008 to May 2009**

In the 12 month period June 2008 to May 2009 there were 1781 planning applications determined, with performance in each category as follows -

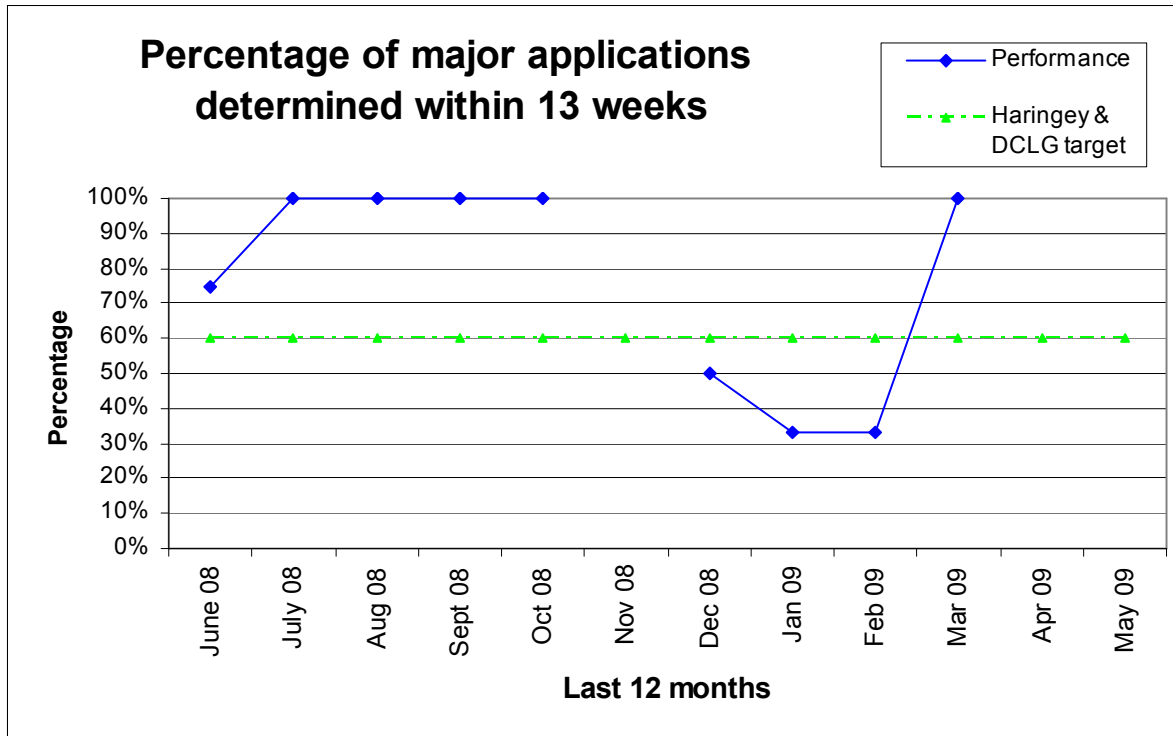
75% of major applications were determined within 13 weeks (18 out of 24)

80% of minor applications were determined within 8 weeks (371 out of 462 cases)

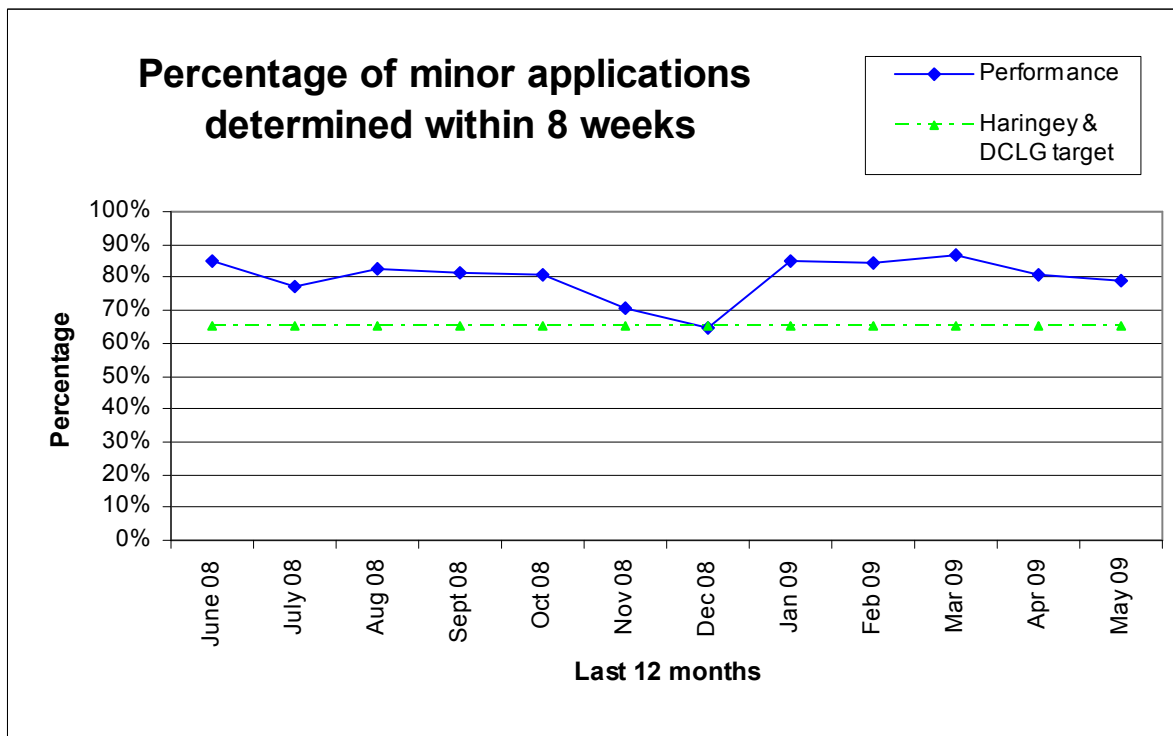
89% of other applications were determined within 8 weeks (1153 out of 1295 cases)

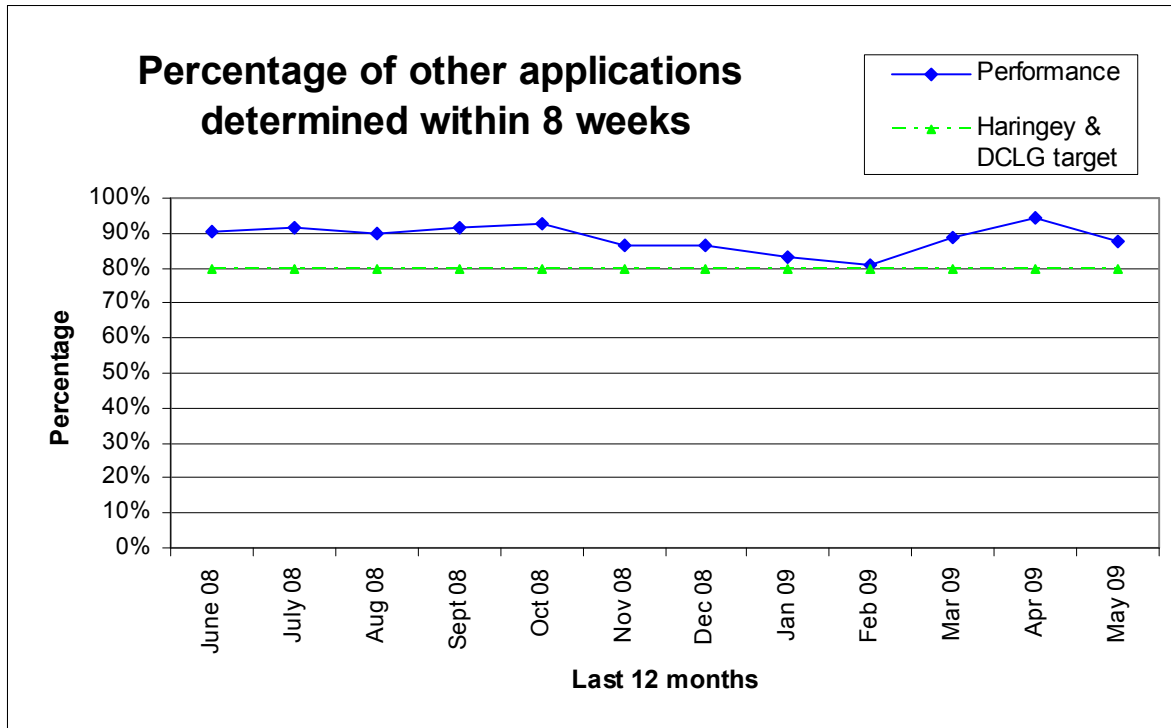
The 12 month performance for each category is shown in the following graphs:

Major applications – last 12 months



Minor applications – last 12 months



Other applications – last 12 months**Background/Targets**

NI 157 (formerly BV 109) is one of the Department for Communities and Local Government (DCLG) National Indicators for 2009/10.

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 targets for 2009/10 in relation to NI 157. These are set out in Planning & Regeneration (P&R) Business Plan 2009-12 and are to determine:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% 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

May 2009 Performance

In May 2009, excluding Certificate of Lawfulness applications, there were 110 applications determined of which:

62% were granted (68 out of 110)

38% were refused (42 out of 110)

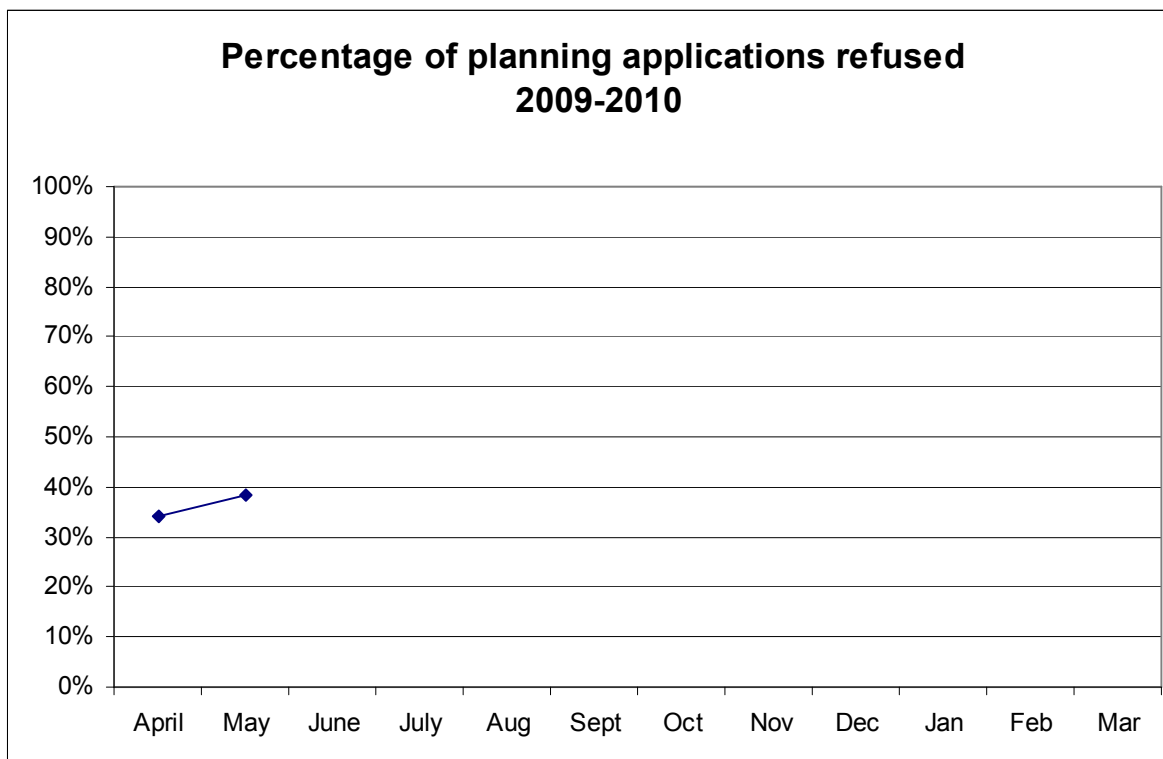
Year Performance – 2009/10

In the financial year 2009/10, excluding Certificate of Lawfulness applications, there were 216 applications determined of which:

64% were granted (138 out of 216)

36% were refused (78 out of 216)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

May 2009 Performance

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

62.5% of appeals allowed on refusals (5 out of 8 cases)

37.5% of appeals dismissed on refusals (3 out of 8 cases)

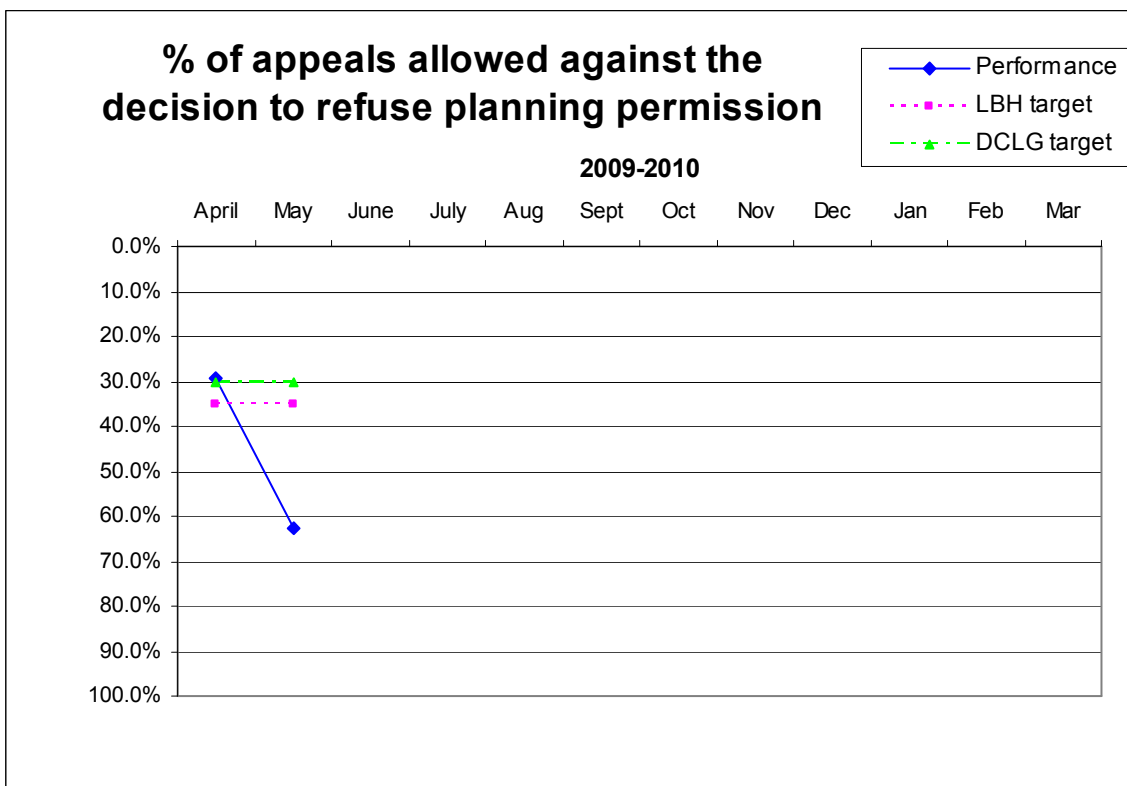
Year Performance – 2009/10

In the financial year 2009/10 there were 25 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

40.0% of appeals allowed on refusals (10 out of 25 cases)

60.0% of appeals dismissed on refusals (15 out of 25 cases)

The monthly performance is shown in the following graph:



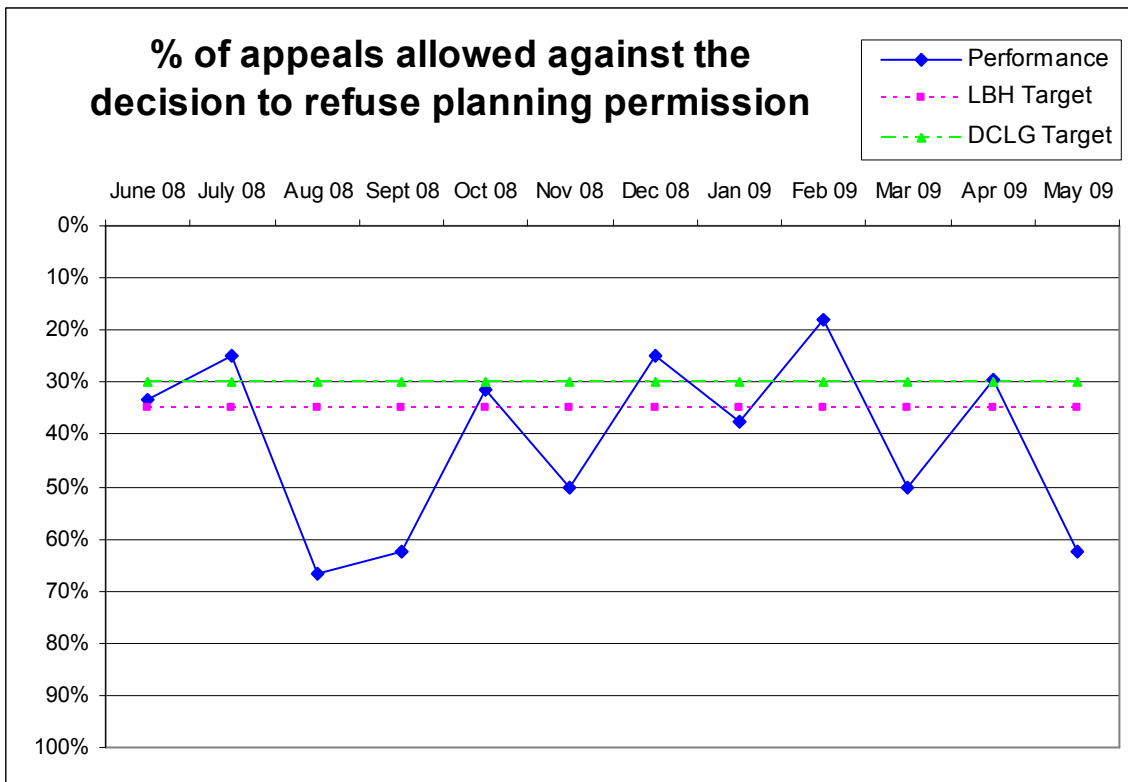
Last 12 months performance – June 2008 to May 2009

In the 12 month period June 2008 to May 2009 there were 129 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

37.2% of appeals allowed on refusals (48 out of 129 cases)

62.8% of appeals dismissed on refusals (81 out of 129 cases)

The monthly performance for this period is shown in the following graph:



Background/Targets

This is not included in DCLG's National Indicators for 2009/10. 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 2009/10 in relation to this local indicator. This is set out in P&R Business Plan 2009-12.

The target set by Haringey for 2009/10 is 35%

(^ The lower the percentage of appeals allowed the better the performance)

PLANNING COMMITTEE STATS FOR JULY COMMITTEE MEEETING

ENFORCEMENT INSTRUCTIONS COMPLETED

All Notices were served in May 09

S.330 – REQUESTS FOR INFORMATION SERVED

10 Woodstock Road N4 - Unauthorised Conversion To Flats. 07/05/09
46 Alexandra Road N8 (land at rear) - Roof Reconstructed Over Unauthorised Buildings And
New Unauthorised Building Works Commenced. 08/05/09

ENFORCEMENT NOTICES SERVED

36 Downshill Park Road N17 – departure from approved plan. 05/05/09
10 Woodstock Road N4 - Unauthorised Conversion To Flats. 05/05/09
36 Muswell Road N10 - Unauthorised Conversion To Four Flats. 06/05/09
18 Duckett Road N4 - Unauthorised Conversion To Four/Five Flats. 06/05/09
320a Dukes Mews N10 - Unauthorised Change Of Use to Mini Cab Office After Permission
Refused. 06/05/09
84 Alexandra Road N8 – planning application refused. 12/05/09
77 West Green road N15 – breach in planning permission. 13/05/09
77 Westbury Avenue N22 - Decking Outside Property & Canopy Erected On The Decking.
20/05/09
70 Grand Parade N4 - Unauthorised Change Of Use To Sui Generis. 20/05/09
98 Hewitt Avenue N22 - Unauthorised Conversion To Two Flats. 20/05/09
Unit 2, Dudrich House, Princes Lane N10 - Breach Of Condition 3 Of Granted PP Ref.
HGY/2008/0060. 20/05/09
41 Umfreville Road N14 - Unauthorised First Floor Extension At Rear. 27/05/09
41 Alexandra Road N8 - Unauthorised Conversion To Three Flats. 27/05/09

BREACH OF CONDITION NOTICE SERVED

48 Grand Parade N4 – operating outside conditions granted by appeal. 20/05/09

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

102 Warham Road N4 – Unauthorised change of use to HMO. 08/05/09

PROSECUTIONS SENT TO LEGAL

501 High Road Bruce Grove N17
185 Lordship Lane N17

APPEALS/ATTENDANCE

89 Wargrave Avenue N15 – various – 12/05/09

SUCSESFUL PROSECUTIONS

90 Trinity Road N22

CAUTIONS

679 High Road N17 - Unauthorised Change Of Use To Social Club. 01/05/09
Gladstone House, Gladstone Avenue N22 - Canopy Being Anchored Into Public
Footway. 01/05/09

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Agenda item:

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Planning Committee **On 13th July 2009**

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

Town & Country Planning (Trees) Regulations 1999

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

Wards(s) affected: **Crouch End**

Report for: **Planning Committee**

1. Purpose

The following reports recommend Tree Preservation Order be confirmed.

2. Summary

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

- 1. Rear garden 42A Weston Park N8

3. Recommendations

To confirm the attached Tree Preservation Order.

Report Authorised by: *Marc Dorfman*

Marc Dorfman

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Senior Administrative Officer

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

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TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The tree is located at: 42A Weston Park N8

Species: T1: Sycamore

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 high amenity value, being clearly visible from a public space.
2. The tree appears healthy for its species and age. It has a predicted life in excess of 30 years.
3. The tree is suitable to its location.
4. The tree is a species which contributes significantly to local bio-diversity.

No objections have been 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 Smith

Head Of Development Management South

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**Site plan
42A Weston Park N8
T1: Sycamore**

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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	Scale	1:1250
	Date	13/07/2009

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Haringey Council

Agenda item:

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Planning Committee	On 13th July 2009
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Report Title: Planning applications reports for determination		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
<p>1. Purpose Planning applications submitted to the above Committee for determination by Members.</p>		
<p>2. Summary All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.</p>		
<p>3. Recommendations See following reports. </p>		
<p>Report Authorised by: Marc Dorfman Assistant Director Planning & Regeneration</p>		
<p>Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114</p>		
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>		

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Planning Committee 13 July 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2009/0837**Ward:** Highgate**Date received:** 19/05/2009**Last amended date:** N / A

Drawing number of plans: LSI/HG/01, LSI/HG/02 Rev A, 2686 (SK) 010 Rev A, 2686 (SK) 011 Rev A, 2686 (SK) 012 Rev A, 2686 (SK) 013 Rev A, 2686 (SK) 014 Rev A, 2686 (SK) 015 Rev A, 2686 (SK) 016 Rev A, 2686 (SK) 017 Rev A, 2686 (SK) 018 Rev A, 2686 (SK) 019 Rev A, 2686 (SK) 020 Rev A, 2686 (SK) 021 Rev A, 2686 (SK) 022 Rev A & 2686 (SK) 023 Rev A.

Address: Highgate Private Hospital, 17 - 19 View Road N6

Proposal: Demolition of existing single storey rear building, erection of a new 2 storey rear wing to provide new operating theatre suite; erection of a two storey extension to existing rear wing to provide 14 additional single patient rooms and storage space;. New plantroom space and some refurbishments to the existing building. Creation of a waste store to the front of the building

Existing Use: Hospital (D1)**Proposed Use:** Hospital (D1)**Applicant:** MrGuy LoveHighgate Hospital**Ownership:** Private**PLANNING DESIGNATIONS**

Retrieved from GIS on 26/05/2009
Road Network: Borough Road

Officer Contact: Matthew Gunning**RECOMMENDATION**

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is an existing part two / part three storey L shaped building located on a 0.4 ha site on the northern side of View Road. The site accommodates a private hospital use. The site originally contained two large properties (No's 17 & 19 View Road) which were subsequently linked and extended. There are a number of mature trees to the front of this site, as well as along the boundaries of the site, particular along the eastern boundary with 15 View Road. There are 16 car parking spaces provided to the front of the site.

View Road is generally residential in character with low-density development of relatively large Victorian/ Edwardian properties set in substantial grounds, including a number of contemporary developments. The application site lies within Highgate Conservation Area.

PLANNING HISTORY

OLD/1985/1557 - Erection of extension to provide Hydro Therapy Pool – Approved 06/03/1985

OLD/1986/1701 – Erection of two storey rear extension and three storey link extension between 17 and 19 View Road to provide an additional 20 bed space and operating facilities – Approved 17/04/1986

OLD/1987/2003 - Continuation of part of premises as convalescent home.(15)- Approved 15/06/1987

HGY/1992/1277 - Conversion of loft to provide staff room involving the creation of a rear dormer window and erection of fire escape staircase to second floor level. (Duplicate). – Approved 19/01/1993

HGY/1996/0887 - Erection of refuse compound and store extension within enclosing boundary wall.- Refused 13/08/1996

HGY/1996/1331 - Erection of wall to enclose existing refuse area (AMENDED SCHEME – Refused 26/11/1996

HGY/1998/0909 - Approval Of Details pursuant to Condition 2 set out in Paragraph 9 of the Inspectors decision letter ref. no.T/APP/Y5420/A/97/281177/P2 dated 5th September 1997 – Approved 29/12/1998

DETAILS OF PROPOSAL

The proposal is for the demolition of an existing single storey rear building, the erection of a new 2 storey rear wing to provide a new operating theatre suite; the erection of a two storey extension to an existing rear wing to provide 14 additional single patient rooms and storage space. In addition the proposal will also involve the creation of a new plantroom space and some refurbishments to the existing building and the creation of a waste store to the front of the building. The proposal will reduce the number of car parking spaces to 15 spaces (13 normal spaces and two mobility impaired spaces).

CONSULTATION

Transportation

Cleaning

Legal Services

Building Control

Aboriculturalist

Highgate CAAC

Highgate Society

4, 6, 8, 10, 12, 15, 17, 19, 21, 23, 25 Denewood Road

Goldsmith Cottage, Denewood Road

3, 5, 6, 7, 9, 10, 11, 12, 12a, 11a, 13, 14, 16, 13a, 15, 21, 23 View Road

1 to 8 View Close

1-10 Willowdene

RESPONSE

Met Police/ Crime Prevention Officer - We have no objection to this application. The Crime Prevention Department of Haringey Police can be contacted on 020 83452167 and can meet any interested parties in discussing security at this new project.

Transportation - This site is in an area with low public transport accessibility level and it is not directly served by any bus route. The nearest bus stop, which is located on North Hill is served by 12 buses per hour (2-way). Highgate Station is also about a kilometre from the proposed development. It is also located within the Highgate Station Outer CPZ that operates Monday - Friday 1000 - 1200hrs. View Road is a residential road that links North Hill Road and Denewood Road.

At the moment there are a total of 16 car parking spaces at 2 adjacent car parks with separate access points from View Road. The northern car park is used by visitors while the southern car park is used by visitors and staff. Delivery of goods is carried out on View Road. However as part of the proposed development, the existing 16 car parking spaces will be reduced to 15 and the area re-arranged to include 2 disabled bays and the retention of the existing access points. There will also be 14 cycle racks and a separate area for goods delivery with a new access point. While the visibility splay at the delivery access to the south is acceptable, the visibility to the north is restricted because of overhanging hedges along the frontage of No.15 View Road. However this can be pruned to achieve the required visibility level.

The hospital currently has 28 rooms, which will be increased by 50% to 42 rooms with the existing 40 members of staff increased to 47. The applicant's consultant MVA has prepared Transport Statement to support the application in respect of trip generation and Travel Plan to mitigate any adverse impact of the proposed development.

MVA reckons that during the morning peak hour, Highgate Hospital as a whole is expected to generate 5 inbound and no outbound vehicle trips. In the evening peak there will be 3 outgoing and no incoming trips. In terms of the effect of the proposed development on the local road network, the trip generation of the additional 14 rooms needs to be assessed. MVA also predicted that the additional 14 rooms will generate 3 inbound vehicle trips during the morning peak and 2 outbound vehicle trips during the evening peak hours.

We have used TRAVL database to assess the trip generated by the proposed development and estimated that this development proposal would result in 23 inbound and 9 outgoing vehicle trips in the morning peak hour and, 9 incoming and 18 outgoing vehicle trips in the evening peak hour. We have also predicted that the proposed additional 14 rooms will generate 8 inbound and 5 outbound vehicle trips in the morning peak hour while in the evening peak hour, it will generate 3 incoming and 8 outgoing vehicle trips. In any event, the overall traffic generated by this development proposal is only 31 incoming and 12 outgoing vehicle trips in the morning peak hour and, 12 inbound and 23 outbound vehicle trips in the evening peak hour. In view of this assessment, we have considered that the proposed development is unlikely to have any significant impact on the local road network.

Moreover, a travel survey was carried out in November 2008 by MVA and the results indicate that 41% of staff travel to/from work by car. More than 80% of staff said they park on a nearby street where there is no parking control. Consequently the highway and transportation authority would not object to the application subject to:

Condition: Prior to the commencement of the development, a Workplace Travel Plan for Highgate Private Hospital shall be submitted to include measures promoting non-car journeys to and from the Hospital. Reason: In order to encourage more sustainable modes of travel for the Hospital.

Informative: The Councils Highway Infrastructure shall ensure the trimming of the hedges at the frontage of No 15 View Road to improve visibility to the north of the new goods delivery access. This will improve the vision of the drivers exiting from the delivery area and subsequently ensure the access does not prejudice the safety of all road users.

Local Residents: Letters of objection have been received from the residents of the following properties: No's 3, 5, 6, 7 & 9 Willowdene; No's 1, 2, 3 & 8 View Close; 8, & 12 Denewood Road; No's 5 & 23 View Road, and are summarised as follows:

- Present traffic and parking problems will be exacerbated;
- Increased demand for car parking on Denewood Road and View Road which will be detrimental to the amenity of the neighbourhood;
- Location is not suitable for a hospital;
- Hospital has destroyed the area bringing parking, traffic and pollution;
- The area is within a Conservation Area;
- Increased noise and disturbance (associated with increase in deliveries, increased traffic generated by staff, patients and visitors);
- Increase risk of medical infection for local residents;
- Decrease in prices of properties around hospital;
- Site has become a major commercial undertaking in the middle of a Conservation Area;
- Parking will become more difficult once restrictions on Denewood Road come into place;
- Overdevelopment of the site;
- Loss of garden/ loss of green space.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Guidance 13: Transport

Planning Policy Guidance 15: Planning and the Historic Environment

Planning Policy Statement 22: Renewable Energy

London Plan

Policy 3A.20 to 3A.23 relates to healthcare, a policy which seeks to ensure that London boroughs are committed to providing new and improving existing healthcare facilities, as well as promoting the general health of Londoners.

Adopted Unitary Development Plan, 2006

Policy G1 Environment

Policy G2: Development and Urban Design

Policy UD2 Sustainable Design and Construction

Policy UD3 General Principles

Policy UD4 Quality Design

Policy UD7 Waste Storage

Policy UD8 Planning Obligations
Policy ENV9 Mitigating Climate Change: Energy Efficiency
Policy ENV10 Mitigating Climate Change: Renewable Energy
Policy ENV13 Sustainable Waste Management
Policy M4 Pedestrian and Cyclists
Policy M10 Parking for Development
Policy OS17 Tree Protection, Tree Masses and Spines
Policy G10 Conservation
Policy CSV1 Development in Conservation Areas
Policy CSV5 Alterations and Extensions in Conservation Area

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPG2 Conservation & Archaeology
SPD Housing (in specific the section dealing with Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight)
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG7a Vehicle and Pedestrian Movement
SPG7b Travel Plans
SPG7c Transport Assessments
SPG8a Waste and Recycling
SPG8b Materials
SPG9 Sustainability Statement

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in this case are considered to be: (1) principle/ purpose of an extension to this Hospital; (2) design quality in terms of its relationship to the host building and streetscape, (3) amenity implications for adjoining properties, (4) access, highways and car parking issues, and (4) impact on trees.

Principle / Purpose of a further extension to this Hospital

The application has operated as a private hospital for approximately 30 years and is therefore an established use. The site was previously used by Moorfield Eye Hospital as a nurse's home. While the local area is predominantly residential in character, there is a mixture of uses within the locality (i.e. Newstead Nursing Home on Denewood Road, part of Highgate School on Bishopwood School, the Hill Homes Extra care scheme presently being developed at 2-4 Broadlands Road as well as block of flatted development on North Hill and Broadlands Road). The conversion of these properties into a hospital use has been designed sensitively and the building manages to respect the residential character of the area.

As stated by the applicant there are currently 28 patient rooms in the hospital and presently the hospital has approximately 30 patients per day including outpatients, of which 22 stay over night. Patients can park on site; however the number of spaces for patients is limited to 8 spaces. There are 40 members of staff on a typical day of which 41% travel to work by car. Nurses who work at the hospital work on shift basis, (8am to 8pm); while administration staff work normal working hours (9am to 5pm). Visiting hours at the hospital are between 7am to 9pm. The most common mode of transport by patient and visitors is by car. The majority of patients to the hospital are clustered around late mornings/ early afternoon.

The hospital has approximately 8 to 10 adhoc small deliveries each day by small vans A delivery in a 7.5 tonne lorry also takes place each day and another delivery in a small sized

vehicle visits approximately three times per week. There are three collections of waste per day. A 50% increase in patient numbers is expected in addition to 7 extra members of staff.

Parking restrictions on View Road currently operate between 10am and 12 noon. Car parking on Denewood Road is currently uncontrolled; however a proposed extension to the Highgate Station Outer Controlled Parking Zone would bring this road and a number of other roads into the CPZ. The existing driveway to the right of the hospital is set to become a driveway/ parking space for medical servicing vehicles (vans). All deliveries and waste collection will continue to be from the roadside.

Given the large size of this site and given the hospital use is established on site there is no in principle objection to further extensions on site.

Design Quality

The proposal is for the demolition of existing single storey rear building and the erection of two extensions to the rear of the building. One of the new two-storey rear extensions will provide a new operating theatre suite (the fourth operating theatre); while the other will provide 14 additional single patient rooms and storage space. The proposal is also for refurbishment of some of the existing accommodation within the Hospital.

The proposed new operating theatre wing will be 16.3m in depth and 13m in width. At first floor level the extension will be 10.5m in width, as the extension is pulled away from the boundary with No 21 to minimise its impact. The side of the first floor extension will be 6.9m away from this boundary. The other extension will further extend the existing wing by a further 12.3m in depth. This extension will be 14.3m in width. Both extensions will have pitched roofs of similar height to the existing projecting wing.

The extensions will be built in part of facing brickwork and in part will be timber clad. The extensions will have white coloured coated aluminium windows with dressed metal reveals. The final details of external materials will be the subject of a planning condition.

While the new additions will in part be of a more modern design they will be integrated with the fabric of the existing, ensuring an acceptable appearance. The extensions will not be visible from the public realm and as such will not detract from the character and appearance of Conservation Area. The only change to the front of the building is the creation of a flat roof above an existing enclosed (brick wall) waste/ bin store to the front of No 17. It may be possible in this instance to use a sedum roof which can be further discussed with the applicant's when discussing the discharge of condition 3 (materials).

The proposed development is considered to be in accordance with the requirement of policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV5 'Alterations and Extensions in Conservation Area'.

Impact on Amenity

In terms of the extension to the patient room wing it is noted that there is a significant amount of screening along the boundary with No 15 which would in part screen views of this new extension. In addition it is noted that next door property (No 15) is sited more than 20m away from the side of the existing wing.

In terms of the theatre wing this extension is sufficiently pulled off the boundary (6.9m at first floor level) to minimise its impact. The removal of the existing terrace and the creation of a pitched roof and a lean to roof to the new wing will in part improve the aspect as viewed from the first floor windows of No 21. A reasonable amount of space will be kept between the

footprint of this new wing and the boundary with No 21 to safeguard existing landscaping/ trees and to provide opportunities for additional tree planting/ landscaping along this boundary. In addition there are no first floor flush windows proposed on the side of this extension which would directly overlook the garden of No 21. There are instead 3 oriel windows (window that project out and are at a 90 degree angle to the side wall). It is accepted that the provision of a new pitched roof over the open plant area will assist in minimising noise and disturbance to the neighbouring occupiers of No 21.

In terms of the property to the north of the site (No 12 Denewood Road) there is sufficient distance between the back of the extensions and the rear boundary of the site to overcome any concerns about loss of light or overshadowing. In addition there are no windows on the rear elevation of the proposed wings other than two emergency exit doors. The two end first floor windows on the western elevation of the patient room wing extension will be high level windows only, and as such will help mitigate against any overlooking/ loss of privacy to No 12. The proposed extensions will also not adversely impact the outlook/ aspect from No 12 Denewood Road, but in fact may improve it by way of the removal of single storey building located in the back garden of the site next to the boundary with No 12.

Overall the scale, massing, height and alignment of the extensions have been designed sensitively so as to ensure there is sufficient separation distances from adjoining neighbours to minimise any impact on the amenity of neighbouring properties. In addition the fenestration pattern has been designed sensitively to avoid any adverse additional overlooking to neighbouring properties.

Transportation, Highways and Car Parking

As noted above the site is in an area of low public transport accessibility level and it is not along a bus route. However the nearest bus stop is located nearby on North Hill which is served by 12 buses per hour (2-way) with connections to East Finchley and Archway tube stations. Highgate Station is about a kilometre from the proposed development. It is acknowledged that the application site is not located within an area identified with the Council's adopted 2006 UDP as experiencing car parking pressure.. There is reasonable level of parking control at this location, controlled by the Highgate Station Outer CPZ which operates from Monday to Friday, between 1000hrs and 1200hrs.

There are a total of 16 car parking spaces at 2 adjacent car parks with separate access points from View Road. As part of the development, the on-site car parking will be reduced to 15 space and the area re-arranged to include 2 disabled bays with the retention of the existing access points. There will also be 14 cycle racks and a separate area for goods delivery with a new access point onto View Road. There is no principle objection to the creation of a crossover next to the boundary with No 15, however any hardsurfacing area leading down to the new waste storage facility will have to take due consideration of the root protection area of nearby trees. While the visibility splay at the delivery access to the south is acceptable, the visibility to the north is restricted because of overhanging hedges along the frontage of No.15 View Road. However this can be pruned to achieve the required visibility level.

The hospital currently has 28 rooms, which will be increased by 50% to 42 rooms with the existing 40 members of staff increased to 47. The Council's Transportation team have used TRAVL database to assess the trip generated of the proposed development and estimated the overall traffic generated would be 31 incoming and 12 outgoing vehicle trips in the morning peak hour and, 12 inbound and 23 outbound vehicle trips in the evening peak hour.

A travel survey was carried out in November 2008 by MVA and the results indicate that 41% of staff travel to/from work by car. More than 80% of staff said they park on a nearby street where there is no parking control. As noted above there is presently a proposal to extend the Highgate Station Outer Controlled Parking Zone, which would take Denewood Road within the CPZ. This would help reduce parking spillage onto Denewood Road and in conjunction with a satisfactory Travel Plan would encourage staff to use alternative modes to travel to work, other than by car.

In view of this travel assessment and in view that there is an adequate level of on street car parking to the front of this site and along View Road, the proposed development is unlikely to have any significant impact on the local road network or on parking demand in the area.

Tree Protection

There are no protected trees on site however there are many mature trees on this and the adjoining sites which are of important amenity and screening value. An Arboricultural Report & Method Statement has been prepared by JM Moore and has been submitted with this application.

The trees to the front of the site will not be affected by the development. Along the side of the hospital building and the boundary with No 15 there are a number of trees (T11 to T17) which would be outside of the area to be developed but if the access road to the development is to run close to these trees, ground protection to avoid compaction during construction would be required. Details of the surfacing which would lead down to the new bin store as well as details of details of temporary access to the rear of the site are requested to be submitted to the LPA prior to the commencement of development. The temporary access will have to be constructed so as to be of a sufficient load bearing capacity to avoid ground compaction from the construction plant and machinery in the vicinity of trees on site.

Beyond this and along the fence line with No 15 there are three large plane trees which are in good condition. The proposed development has the potential to encroach into the optimum root protection area (RPA) of these trees. The Arboricultural Report & Method Statement recommends the use of a pile and beam construction with beam at existing ground level, in addition to tree protection fencing. The crown of one of the trees (T19) will have to be thinned.

There are also a number of trees (T21 to 27) along the back boundary of the site. A small shrub bed contains trees T21 & T23 (oaks) and T22 a poplar, all of which are in poor condition and are heavily suppressed by the large oak T24. The Arboricultural Report recommends these be removed. The proposed development would be outside the root protection area of the oak tree.

There are some trees along the western boundary of the site (T29 to 32) which provide a partial screen between the application site and No 21. T29 is a mature pear tree situated while T30 is a silver birch tree which would fall outside of the RPA of these trees. T31 a sycamore (category b) tree and T32 a sycamore (category c) tree could be affected by the development to the west wing of the hospital. For this extension the Arboricultural Report & Method Statement recommends the use of a pile and beam construction in addition to tree protection fencing.

Subject to the use of appropriate foundations and tree protective fencing the proposed extension to the property can be erected so that there would be no damage or implications relating to felling of trees. However, in order to ensure that no harm is caused to existing trees a number of conditions will be attached to permission to ensure that appropriate measures are taken to ensure their protection. Overall the proposal is in accordance with policy OS17 'Tree Protection, Tree Masses and Spines'.

SUMMARY AND CONCLUSION

Although the proposed extensions will increase the building footprint on site, the proposed extensions in terms of their scale, height, massing, alignment and fenestration pattern have been designed sensitively to avoid adverse impact on the residential amenities of neighbouring properties. The extensions will be kept sufficiently away from the boundaries to ensure sufficient separation distances from adjoining neighbours and in conjunction with appropriate foundations and protective fencing during construction, the extensions can be built without damage or felling to trees on site. The extensions will not be visible from the public realm and as such will not detract from the character and appearance of Conservation Area. Subject to approval of a well structured Travel Plan the proposal will not adversely affect the traffic flow and parking demand on the local road network.

The proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', M10 'Parking for Development', OS17 'Tree Protection, Tree Masses and Spines', G10 'Conservation', CSV1 'Development in Conservation Areas' and CSV5 'Alterations and Extensions in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and supplementary planning guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation & Archaeology', SPG7a 'Vehicle and Pedestrian Movement', SPG7b 'Travel Plans' and SPG7c 'Transport Assessments'. Given the above this application is recommended for APPROVAL

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2009/0837

Applicant's drawing No.(s)

LSI/HG/01, LSI/HG/02 Rev A, 2686 (SK) 010 Rev A, 2686 (SK) 011 Rev A, 2686 (SK) 012 Rev A, 2686 (SK) 013 Rev A, 2686 (SK) 014 Rev A, 2686 (SK) 015 Rev A, 2686 (SK) 016 Rev A, 2686 (SK) 017 Rev A, 2686 (SK) 018 Rev A, 2686 (SK) 019 Rev A, 2686 (SK) 020 Rev A, 2686 (SK) 021 Rev A, 2686 (SK) 022 Rev A & 2686 (SK) 023 Rev 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.

EXTERNAL APPEARANCE

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.

TREE PROTECTION

4. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer and all contractors present, to confirm the protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and remain until works are complete.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

5. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement (08/09/08) prepared by JM Moore submitted with this application.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

TRANSPORTATION

6. Prior to the commencement of the development hereby permitted, a satisfactory Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out in the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduce reliance on private motor vehicles.

7. Notwithstanding any indication on the submitted drawings, details of the siting and design of the new bin store as well as detail of the hard surfacing of the associated access way shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To safeguard the trees on site and to protect the amenities of the area.

8. Prior to any construction activity on site details of the temporary access to the rear of the site shall be submitted to and approved in writing by the Local planning Authority. Such an access shall be constructed so as to be of a sufficient load bearing capacity to avoid ground compaction from the construction plant and machinery in the vicinity of trees on site.

Reason: To safeguard the trees on site which are of important screening and amenity value.

9. No other windows other than those shown on the approved drawings shall be inserted in the extensions unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

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

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

REASONS FOR APPROVAL

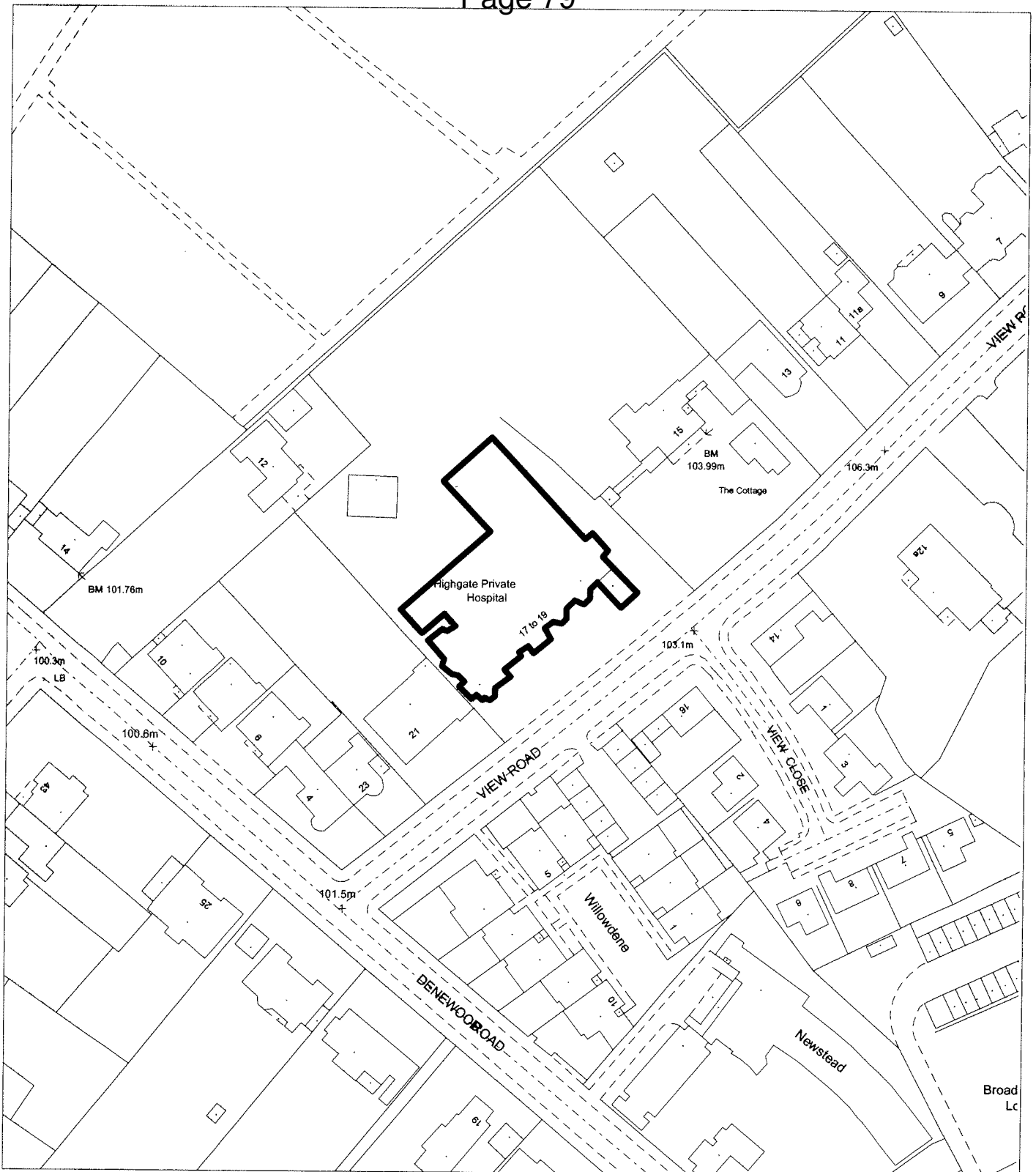
The reasons for the granting of planning permission are as follows:

(a) The proposed development is acceptable for the following reasons:

- The proposed extensions in terms of their scale, height, massing, alignment and fenestration pattern have been designed sensitively to avoid adverse impact on the residential amenities of neighbouring properties;
- The extensions will be kept sufficiently away from the boundaries to ensure sufficient separation distances from adjoining neighbours and in conjunction with appropriate foundations and protective fencing during construction, the extensions can be built without damage or felling to trees on site;
- The extensions will not be visible from the public realm and as such will not detract from the character and appearance of Conservation Area.
- Subject to approval of a well structured Travel Plan the proposal will not adversely affect the traffic flow and parking demand on the local road network.

(b) The proposed development accords with Policies UD3 'General Principles', UD4 'Quality Design', M10 'Parking for Development', OS17 'Tree Protection, Tree Masses and Spines', G10 'Conservation', CSV1 'Development in Conservation Areas' and CSV5 'Alterations and Extensions in Conservation Area' of the adopted Haringey Unitary Development Plan (2006) and supplementary planning guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation & Archaeology', SPG7a 'Vehicle and Pedestrian Movement', SPG7b 'Travel Plans' and SPG7c 'Transport Assessments'.

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Site plan

Highgate Private Hospital, 17 - 19 View Road, N6

**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 13 July 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0695

Ward: Noel Park

Date received: 16/04/2009

Last amended date: N / A

Drawing number of plans: 010010, 01100, 01105, 01110, 03105, 03110, 03115, 05100, 05110 & 06100.

Address: 19 Clarendon Road N8

Proposal: Erection of part single / part two storey / part three storey, rear, side and front extensions and use of whole building as a cultural/community centre (renewal of unexpired and unimplemented planning permission HGY/2004/0597).

Existing Use: Vacant/ Temporary Storage

Proposed Use: D1 Community Use

Applicant: Alevi Cultural Centre & Cem-Evi

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is located at the south end of Clarendon Road, a largely industrial area which forms part of a Defined Employment Area' (Clarendon Road Industrial Area). Immediately to the south of the site is a new 6/7 storey residential block (Westpoint) consisting of 69 flats. Next to this new residential block is the West Indian Cultural Centre. The site backs on the east coast main line. The site is close to Hornsey BR station and Turnpike Lane Underground Station and within approximately 500 metres of the Wood Green Town Centre.

The site falls within the 'Haringey Heartlands' an area identified in the UDP for major regeneration. This area is proposed for a comprehensive redevelopment of mixed uses including employment, retail, residential, and community facilities.

The buildings on site had been vacant for some considerable time. The application site does not fall within a Conservation Area.

PLANNING HISTORY

HGY41471 - Change of use from general industrial to storage – Granted – 29.01.90

HGY2002/1241 - Change of use from B2 to D1 (community centre) – Withdrawn - 10.03.03

HGY/2004/0597 - Erection of part single/part two storey/part three storey, rear, side and front extensions and use of whole building as a cultural/community centre – Approved 10/06/2004

DETAILS OF PROPOSAL

This application is for the erection of a part single / part two storey / part three storey, rear, side and front extensions and use of whole building as a cultural/community centre. This application is in effect a renewal of the previous consent - HGY/2004/0597.

The proposal involves the change of use of the premise from commercial use to a cultural centre. The centre will be run by the Alevi community who currently have premises in Dalston, which will be retained. The scheme involves a mix of educational, social and community uses. The education function will include teaching, for example English and maths, cultural education including folk dancing, Turkish language, history, and vocational training programmes, such as computer studies, catering, etc.

The social and community functions will include a meeting/games hall with catering facilities, library, computer facilities and a meeting room. An advice centre open on Saturday mornings will also be available.

The scheme involves the addition of a third floor above the existing front 2-storey element, and extended across the full site frontage to provide a library and resource centre with five individual small classrooms.

A 2-storey caretakers dwelling will be incorporated at the south end of the frontage, separated from the main building by the vehicle access. The new floor will extend over both the caretakers house and the access. To the rear, a partly glazed extension will link with a small patio garden to enhance the feel of this area and to landscape the approach from the car park. 10 car spaces will be provided along the south boundary of the site.

CONSULTATION

Ward Councillors
Transportation
Cleaning
Policy

Network Rail
West Indian Cultural Centre
23-33(odd) Hornsey Park Road
1-69 (o) Westpoint Apartments
Units 1 & 2, 50 Clarendon Road
11-17, 21-31, 30-50, 62-70 Clarendon Road

RESPONSES

Network Rail has no observations to make

Transportation - This development proposal is located where the public transport accessibility level is medium and within walking distance of Turnpike Lane station. We have subsequently deemed that majority of the patrons of this development would use public transport for their journeys to and from the site. In addition, a significant proportion of the trips to and from this site would be local and often made by walking or cycling.

We have therefore considered that the level of traffic generated by this development would not impact on the adjoining highway network. In addition, the proposed development is situated within the Wood Green Outer CPZ operating from Monday to Saturday between 0800hrs and 1830hrs.

The applicant has also proposed retaining the existing 10 off street cycle parking spaces as shown in Drawing No: 03105. Consequently, the highway and transportation authority would not object to this application subject to the following conditions that the applicant :

1. submits a Travel Plan document for approval by the Transportation Team before occupation, in line with the Council's policy SPG 7b.

Reason: To promote sustainable travel to and from the site.

2. Retains the existing 10 car parking spaces and provide 8 cycle racks with secure shelter.

Reason: To minimise the car parking impact of this development on the adjoining roads and encourage the patrons and staff of this development to use sustainable means of transport.

Local Residents - Letters of objection have been received from the occupiers of the following properties No 11, 39, 46 & 47 Westpoint Apartments and are summarised as follows:

- noise and any disruption;
- impact on house price;
- there are numerous problems with the current cultural centre relating to noise and disturbance;
- increased traffic and parking demand;
- Westpoint flats have now been built and should be taken into consideration;
- impact on amenities of Westpoint Apartments (privacy, light, noise and other disturbance);
- would like to know Crime Prevention Officers comments;

- two large cultural centres within meters of each other are unsustainable and also unfair to residents of Clarendon Road;
- litter and on street drinking.

African Caribbean Leadership Council (9 Clarendon Road) Have serious reservation about the planned proposal in relation to current parking restrictions and parking availability and the inconvenience to their centre

Westpoint Apartments Residents Association. – Their comments are summarised as follows:

- The planning application was approved before Westpoint apartment and therefore did not take into account its impact on Westpoint;
- The proposal will lead to a serious erosion of privacy together with intolerable noise and disturbance for residents;
- Parking provision is inadequate and travel plans is unworkable;
- The proposal will be in breach of the Control of Pollution Act 1974 and the Civil Enforcement of Parking Contraventions (England) General Regulations 2007;
- Increased flow of traffic and people;
- Potential increase in anti-social behaviour;
- Potential clashes resulting from having two large community centres;

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms
(presently being reviewed)

Planning Policy Guidance 13: Transport

Planning Policy Statement 22: Renewable Energy

Planning Policy Guidance 24: Planning and Noise

Adopted Unitary Development Plan, 2006

Policy G1 Environment

Policy G9: Community Well Being

Policy AC1 The Heartlands/ Wood Green

Policy UD3 General Principles

Policy ENV5 Noise Pollution

Policy EMP1 Defined Employment Area – Regeneration Area

Policy EMP3 Defined Employment Area – Employment Locations

Policy TCR2 Out of Centre Development

Policy CLT1 Provision of New Facilities

Policy CLT3 Social Clubs

Policy CW1 New Community Facilities

Policy M4 Pedestrian and Cyclists

Policy M10 Parking for Development

Policy CW1 Community Well Being

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG8a Waste and Recycling
SPG7b Travel Plans
SPG8c Environmental Performance
SPG9 Sustainability Statement – Including Checklist
SPG11b Buildings Suitable for Community Use
Haringey Heartlands Development Framework 2005

ANALYSIS/ASSESSMENT OF THE APPLICATION

As outlined above the current application is in effect a renewal of the previous consent (HGY/2004/0597) which expired on 9th June 2009. No alterations or changes to the approved scheme are proposed. As outlined in the applicant's supporting statement (submitted on 14th April 2009) "the consent had not been implemented...but pending approval of financial funding from bank(s)...it is possible that the development starts before the current planning permission expires...the applicant wishes in any case, to make an application for renewal of the permission before it expires".

Officers have noted that works have begun on site and therefore to all intents and purposes the development has commenced within the 5 year time limit for the activation of a planning consent. A start is deemed to have taken place if any of the following 'material operation' has taken place (as set out in part 56(4) of the Town and Country Planning Act 1990:

- a) any work of construction in the course of the erection of a building;
- (b) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;
- (c) the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b);
- (d) any operation in the course of laying out or constructing a road or part of a road;
- (e) any change in the use of any land which constitutes material development.

As such technically an application for the renewal of this consent is not required. The detailed assessment associated with planning reference LPA Ref: HGY/2004/0597) is attached to this report. While the Council has adopted a new Unitary Development Plan (2006) since this previous application has been approved, there are no overriding changes in the Council's policy position or no new material considerations to take account of.

The most important planning policy for this area in the UDP is Policy AC1 'Heartlands/ Wood Green' which supports the area's London Plan designation as an area for intensification and which specifically identifies the need for potentially achieving 1,500 new jobs and a minimum 1,000 new homes in the area. The Spine Road has recently been finished to open up access to the Heartlands area for redevelopment. Policy AC1 also recognises the need for enhanced and additional community facilities in the area.

The concerns of local residents in respect of parking and traffic are noted; however Officers would point that 10 car parking spaces will be provided on site and that in addition there is a strict Control Parking Zone in operation. In addition Officers would point out that the use of this site for industrial/ commercial use would generate comings and goings/ traffic and a level of noise. Lastly Officers would point out that the scale, bulk and design of the proposed development is considered to be acceptable and will not give rise to a loss of light, outlook or amenity to the residents of the Westpoint flats.

While the Westpoint Residents Association and some individual residents of Westpoint believe that the completion and occupation of their new residential block represents an important consideration in the determination of this application; Permission however had been given for the redevelopment of Goulding Court in 2003, prior to the 2004 consent on the site in question. Bearing this in mind and policy position for the broader area there are no significant changes in circumstance since the 2004 consent that would result in a refusal of this planning permission being justified. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/0695

Applicant's drawing No.(s) 010010, 01100, 01105, 01110, 03105, 03110, 03115, 05100, 05110 & 06100.

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. 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. Thereafter this car parking provision shall be provided in accordance with the approved plans and maintained solely for the parking of vehicles of the occupiers, users of, or persons calling at the premises.

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.

4. Prior to the commencement of the use hereby permitted, a satisfactory Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out in the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduce reliance on private motor vehicles.

5. Space shall be made available for the secure parking of 8 bicycles on site before the use hereby permitted is fully implemented.

Reason: To encourage more people to attend the various activities on site by bicycles and to ensure adequate provision is made within the site for the parking of bicycles.

6. A detailed scheme for the provision of refuse and waste storage, including recyclable waste containers, 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.

7. The use hereby permitted shall not be operated before 0700 or after 2300 hours 7 days a week.

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.

8. Details of soft and hard landscaping including the internal courtyard garden shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

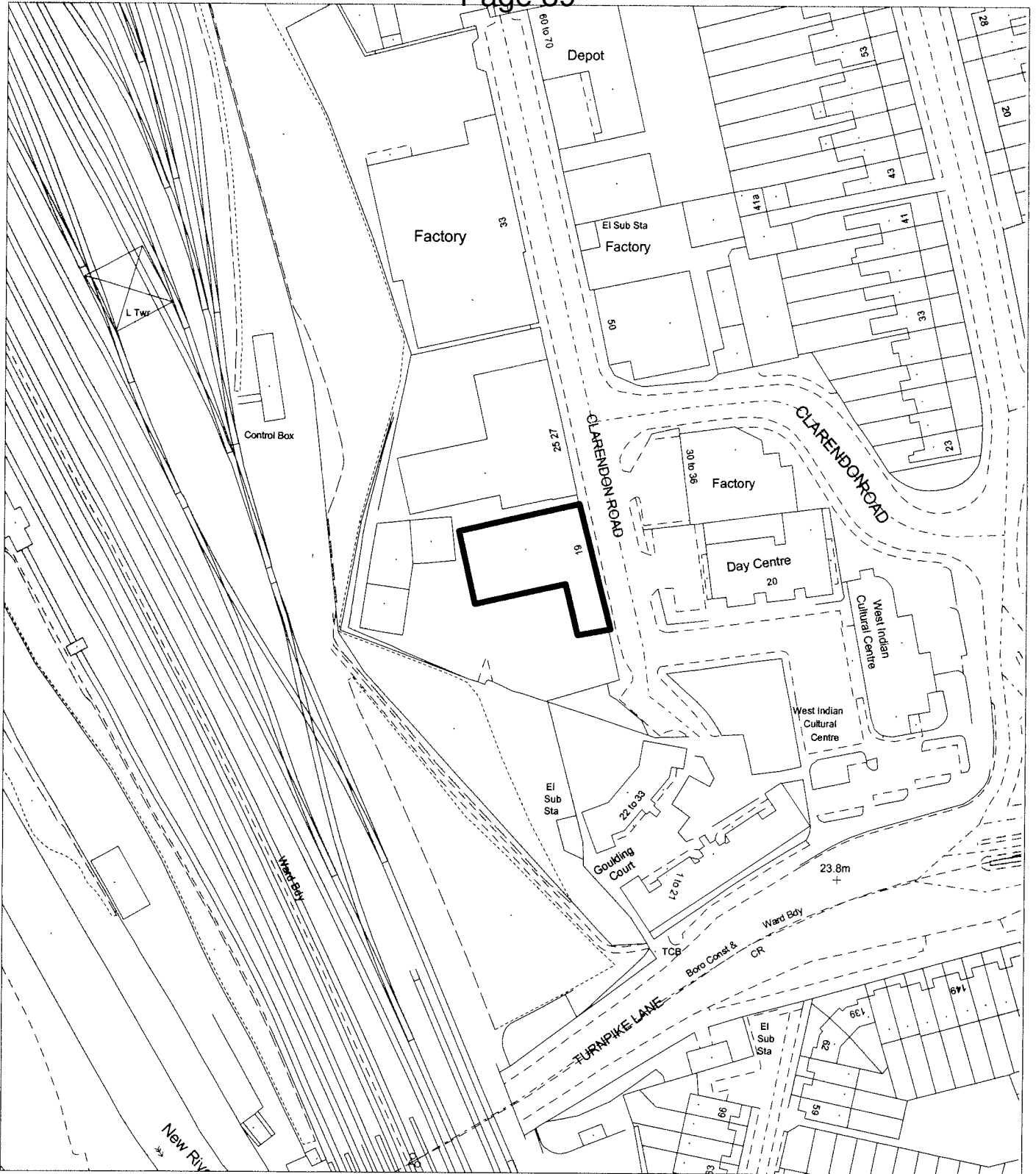
Reason: In order to ensure that the proposed development contributes to the amenities of the locality.

INFORMATIVE: This permission shall not be construed as giving permission for any signage, including any of the signage indicated on submitted drawings. All advertising signage for the development shall be the subject of obtaining consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

REASONS FOR APPROVAL

This determination has been made having regard to the previous consent under LPA Ref: HGY/2004/0597 and in regard to Policies AC1 'The Heartlands / Wood Green', G9 'Community Well Being', UD3 'General Principles', ENV5 'Noise Pollution', EMP1 'Defined Employment Area - Regeneration Area', EMP3 'Defined Employment Area - Employment Locations', TCR2 'Out of Centre Development', CLT1 'Provision of New Facilities', CW1 'New Community Facilities', M3 'New Development Location & Accessibility', M4 'Pedestrian and Cyclists', M10 'Parking for Development' and CW1

'Community Well Bring' of the adopted Haringey Unitary Development Plan (2006) and supplementary planning guidance SPG4 'Access for All - Mobility Standards', SPG11b Buildings Suitable for Community Use' and the Haringey Heartlands Development Framework 2005. Bearing this in mind the policy position for area there are no specific changes in circumstance since the 2004 consent that would result in a refusal of this planning permission.



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Site plan

19 Clarendon Road, N8

Directorate of Urban Environment

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

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Planning Committee 13 July 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0659

Ward: Fortis Green

Date received: 17/04/2009

Last amended date: N / A

Drawing number of plans: 002 P1, 003 P1, 004 P1, 005 P1, 100 P1, 101 P1, 102 P1, 103 P2, 104 P1, 200 P2, 201 P2, 300 P2 & 301 P2.

Address: Fortismere School North Wing, Creighton Avenue, N10

Proposal: Demolition of existing music teaching rooms and two temporary buildings and erection of new music teaching faculty.

Existing Use: Education

Proposed Use: Education

Applicant: Mr Simon Briddon, Haringey Council - Children and Families

Ownership: Public

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: Robin Campbell

RECOMMENDATION

GRANT PERMISSION subject to conditions.

SITE AND SURROUNDINGS

Fortismere School is made up of north and south wings, each of which was originally a separate school before they merged in the 1960's. The key aspect of the development relates to the north wing, which is located on the south side of Creighton Avenue and to the west of Eastwood Road. The development site within the north wing is bounded to the east by residential properties, to the west by Block A of the school, beyond which is a treed strip of land and beyond that is Ringwood Avenue, which is a residential street. To the south of the north wing development site is the school tennis courts and playing fields. The School is not within a Conservation Area.

PLANNING HISTORY

HGY/1997/0930 - Erection of single storey technology block – Granted, 22/09/97.

HGY/1999/1634 - Erection of new detached block at ground/lower ground floor level to facilitate 7 classrooms, staff room, early years, speech and language audiology, plant, office services, meeting, administration, reprograph, head and deputy heads rooms, with lift and associated entrance lobby – Granted, 28/04/00.

HGY/2000/0670 - Erection of new sports hall building. Provision of 50 car parking spaces for Tetherdown. Erection of second floor bridge link to south block and associated alterations to entrance area – Granted, 09/08/00.

HGY/2002/1643 - Details of materials; control of access at Burlington road; Parking : Planting and levels pursuant to conditions 04,07,09,10 and 14 relating to planning permission HGY/057698 – Granted, 21/12/04.

HGY/2004/2214 - Erection of canopy to walkway linking North and South wings of school (Phases 1 & 2) – Granted, 07/12/04.

DETAILS OF PROPOSAL

Demolition of existing music teaching rooms and two temporary buildings and erection of new music teaching faculty, comprising a part three storey / part four storey block, adjacent to the existing North Wing.

CONSULTATION

Neighbour Notification

24 – 50 (even) Ringwood Avenue, N2
67 – 77 (odd), 72 – 98 (even) Creighton Avenue, N2
19, 24 Eastwood Road, N10
The Lodge, Creighton Avenue, N10
62 – 70 (even) Creighton Avenue, N10
20, 22, 15, 17 Eastwood Road, N10
92-98 (even) Creighton Avenue, N10
14-22 (even) Ringwood Avenue, N2
77A Creighton Avenue, N10
11, 14, 16 Burlington Road, N10
GG/FF – 14, 16 Burlington Road, N10
5, 5A, 7, 7A Tetherdown, N10
15-27 (odd) Tetherdown, N10

Internal / External Consultation

Ward Councillors
LBH Conservation and Design

RESPONSES

2 written objections have been received in relation to the proposed development. In addition, 3 comments have been received, including one from Muswell Hill and Fortis Green Association. The grounds of objection and comments are summarised below:

- Environmental impact: too large / high, shall have a detrimental visual impact;
- Detrimental impact on character and appearance of the area as well as the landscape;
- Height and massing would be out of character with the street scene;
- Concern over noise disturbance and loss / damage to trees;
- Concerns over the end use of the site which is occupied by the existing music rooms.

RELEVANT PLANNING POLICY

Haringey UDP (2006)

G1 Environment
G2 Development and Urban Design
G7 Green Belt, MOL and Green Chains
G9 Community Well Being
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
M3 New Development Location and Accessibility
M4 Pedestrians and Cyclists
M10 Parking and Development
OS2 Metropolitan Open Land
OS5 Development Adjacent to Open Spaces
OS6 Ecologically valuable sites and their corridors
OS11 Biodiversity
OS17 Tree Protection, Tree Masses and Spines
CW1 New Community / Health Facilities
Policy ENV9 Mitigating Climate Change: Energy Efficiency
Policy ENV10 Mitigating Climate Change: Renewable Energy

Supplementary Planning Guidance

SPG1a Design Guidance

ANALYSIS/ASSESSMENT OF THE APPLICATION

This application seeks planning permission for improvements to Fortismere School, specifically the demolition of the existing music teaching buildings adjacent to the south wing and the development of a new music teaching facility within the north wing. Fortismere School is a mixed comprehensive school providing spaces for up to 1,715 pupils aged 11 to 18. The existing music and drama facilities are within prefabricated buildings and are understood to be outdated and not fit for purpose. No increase in the

school's capacity would be created as a result of the proposed development, with the aim being to improve facilities for the existing school roll.

The proposed development consists of the following:

- The demolition of two existing temporary music classrooms (Blocks G and I) in the south wing, with this area to be landscaped;
- The demolition of an existing single-storey wing of the former gymnasium in the north wing of the school and replaced by a new music facility, part 3 / part 4 storey, with a skybridge link to the adjacent teaching block A. This shall result in the creation of 814 sqm of new floorspace. Four music teaching rooms will be provided as well as a music technology room and practice rooms.

The key Issues for consideration are as follows:

- 1) Principle of Development;
- 2) Impact of additional buildings on nearby housing and adjacent MOL;
- 3) Access / Parking
- 4) Design and materials of new buildings;
- 5) Landscaping / trees;
- 6) Sustainability / Energy Efficiency.

1) Principle of Development

Policy CW1 (New Community / Health Facilities) of the Haringey UDP 2006 supports the development of new community facilities in appropriate locations, where there is a local need, where it is accessible and where it can be used for more than one community purpose.

The site is in existing educational (High School) use, therefore, the principle of this use is established in this location. It is considered the need for the new music facility has been demonstrated through the existing provision being out dated and not fit for purpose. The site has no specific development allocation within the Haringey UDP 2006, therefore, the principle of the proposal is considered to be acceptable.

2) Impact of development on nearby residential properties and adjacent MOL

Residential Amenity

South Wing

The proposed demolition of Blocks G and I will most likely have a beneficial impact on the residential properties which front onto Tetherdown and which back on to the school, as once demolished, these areas are proposed to be landscaped. As such, there are no issues anticipated with this aspect of the proposed development.

North Wing

The closest residential properties to the proposed development at the north wing are those on Creighton Avenue, specifically no.77 and no.75. No.77 adjoins the north east boundary of the proposed development site, therefore, is in close proximity to it. The rear elevations of the properties on Ringwood Avenue are at least 130m to the west of the proposed development. Properties on Eastwood Road are at some distance to the east, are on an elevated level and are orientated away from the proposed development site.

In terms of impact on visual amenity, privacy and overlooking as well as general residential amenity, the following positions have been considered:

No.77 Creighton Avenue

This is the closest residential property to the proposed development. There is a significant amount of screening between the west boundary of no.77 Creighton Avenue and the development site. There are three mature oak trees (approx 15m) on the east boundary of the north wing site, which adjoin the garden ground of no.77 Creighton Avenue.

The section of the proposed development closest to the boundary with no.77 Creighton is 3 storey in height (11.7m) and is a distance of 15m from the boundary with no.77. The proposed development shall be visible from the garden ground of no.77 primarily during winter months. Outwith this time, the three mature oak trees within the school site and the additional vegetation within the garden ground of no.77 shall provide effective screening.

In terms of potential overshadowing, the proposed development is to the west of no.77 and is not directly adjacent to the garden ground of no.77. As such, although there is the potential for some loss of sunlight / daylight from the garden ground of no.77, this would not be significant and would not be considered to result in unreasonable overshadowing or loss of light at this property.

In terms of privacy, the east facing section of the proposed development is relatively narrow and only contains 3 x clear glazed panels, one each at ground, first and second floors, which are part of a general circulation area and have the following dimensions; 1m wide x 3m high. As such, there is very limited prospect for direct overlooking of the garden ground of no.77, particularly taking into account the existing screening which is in place between the two properties. As such, there is no unreasonable overlooking anticipated at no.77.

Taking into account the nature of use of the proposed building, the potential for noise disturbance has to be considered. Being the closest residential property to the proposal, no.77 is the most likely to suffer from noise disturbance, should there be any. The applicant has proposed to install acoustically sealed double glazing throughout with mechanical ventilation to limit noise escaping from the building. This is proposed to be in accordance with Building Bulletin 93 – School Acoustics. This, taking into account the fact that the building shall only be in use during the day (when background noise levels are higher), is considered acceptable in terms of ensuring there are limited levels of audible noise leaving the building.

Ringwood Avenue

The rear elevations of the properties to the west on Ringwood Avenue shall be at least 130m from the west elevation of the proposed development. There is a significant amount of trees and vegetation between the properties on Ringwood Avenue and also several existing school buildings, in particular, Block A. Block A is a two storey building and the highest point of the proposed music facility shall rise approx 5.6m above it. Although the proposal may well be visible from the upper levels of the properties on the east side of Ringwood Avenue, due to the distance and the visual breaks in between, it is not considered there shall be a detrimental impact on the visual amenity or aspect of these properties.

Due to the distance from Ringwood Avenue to the proposed development, there is no issue in relation to overshadowing, loss of privacy or noise disturbance.

Eastwood Road

The closest property on Eastwood Road (no.24) shall be at least 80m from the east face of the proposed development. Again, there is a significant amount of existing trees between Eastwood Road and the proposed music facility, which shall act as effective screening for the properties on this street. In addition, the orientation of the properties on Eastwood Road does not lend itself to direct views to the proposed development at the north wing. These properties face north/south, whereas the proposed development is to the west. As such, it is not considered there shall be a detrimental impact on the visual amenity or aspect of these properties.

As with Ringwood, due to the distance from Eastwood Road to the proposed development, there is no issue in relation to overshadowing, loss of privacy or noise disturbance.

Metropolitan Open Land (MOL)

MOL is located approx 20m to the south of the proposed development at Fortismere School North Wing and is located on the west side of Block A, approx 60m to the west of the proposed development.

Policy OS5 (development adjacent to open spaces) relates to development close to existing designated MOL, identifying that development will only be permitted if it protects or enhances the value and visual character of the open land. In terms of the proposed music facility, a key concern relates to the potential dominance of the development and impact on views when viewed from the MOL, particularly when viewed from the south. The original proposal reads as 4 stories in height, irrespective of the use of the fourth level. As the majority of properties in the immediate vicinity are predominantly two / three storey, it is considered the fourth level shall not fit with the existing setting and context of the area. It is acknowledged that the proposed site is at a low point within the site, with the level falling significantly from the south wing, however, it is not considered this would entirely mitigate the overall height of the proposed building.

As a result of these concerns, the applicant has agreed to make alterations to the fourth level which shall contain the servicing, in order to reduce its height and bulk. This has resulted in the following:

- reduction in height of the north west section (containing servicing) from 14.35m to 12.2m, thereby minimising the servicing area;
- reduction in the overall maximum height of the building from 14.4m to 13.95m (to the roof of the stairwell enclosure).

As identified within the UDP, the boundary and any sense of enclosure created by adjacent development is a key component in defining the character of the open land and is important in defining views from and to the open land. Taking into account the proposed reduction in height of the north west section of the development, as well as the topography and screening of the site, it is considered the proposal shall not have a detrimental impact on the area of MOL to the south of the site. Although a section of the building shall remain at 14.35m, this is only a small section (stairwell enclosure) and shall not create the same bulk and mass as the north west section of the building would have. As such, it is accepted that the proposed development appropriately protects the value of the adjacent MOL and is considered consistent with policy OS5 'Development Adjacent to Open Spaces'.

3) Access / Parking (Vehicle / Cycle)

The proposed development must provide appropriate access for mainstream pupils and for those with special requirements. In terms of access, the proposed building shall have lift access to all floors. The proposed development shall be required to comply with the requisite Building Regulations and SPG4 'Access for All – Mobility Standards'.

The proposed development does not involve the provision of additional parking spaces. In addition, the purpose of the proposal is not to directly increase the capacity of the school, in terms of increasing the school roll or number of staff. As such, there are no specific planning or transportation issues associated with the proposed development.

During the construction period, it is understood that access for the construction vehicles shall be from Creighton Avenue. A small section of Block A shall be demolished to enable construction vehicles to enter the site without affecting the existing mature trees on the east boundary of the site. A Construction Management Plan shall be required to be submitted to the LPA and agreed prior to commencement of development.

As with the issue of vehicle parking, there are no additional cycle spaces proposed as there is no direct increase in pupils / staff anticipated through the proposed development.

4) Design and materials of new buildings

Design Policy UD4 of the Haringey UDP (2006) details the design requirements to be taken into

account in development proposals. The applicant has submitted revised proposals for consideration which are incorporated below.

The key dimensions of the overall building are as follows:

- Width: North elevation - 22.85m; South elevation – 14.3m;
- Depth: West Elevation – 18.55m; East elevation – 5.75m;
- Height: Max height of 14.25m (to skylight of stairwell enclosure); Predominant height 11.4m (main section) to 12.2m (revised north west section).

The proposed development consists of three distinct parts which are detailed below:

North West section

This was originally proposed to be a four storey section, however, through discussion with the applicant, the height of this section has been reduced. This section was originally proposed to stand at 14.35m in height, however, the revised height is 12.2m. The fourth level of this part of the building contains the servicing, therefore, it is only levels 1, 2 and 3 which shall contain useable space. The north west section shall consist of a brick plinth, with a mix of clear glazed panels and aluminium curtain walling (Silver Grey RAL) at levels 1, 2 and 3. The fourth level (servicing level) has been reduced in height and is considered should consist of a solid panel system to differentiate it from the levels below.

Main Section

This is a three storey section which stands at a height of 11.4m. This section shall consist of a brick plinth, white rendered walls with recessed elongated windows. There is a link bridge between the first floor of the main section and Block A to the west. The parapet shall consist of aluminium coping (Silver Grey RAL).

Stair Core

The stair enclosure also reads as a fourth storey element, rising to a height of 13.95m (14.25m at skylight). It is 5.9m wide and 4.8m deep. The stair enclosure shall consist of an aluminium grey cladding system.

Scale / Massing / Materials

The surrounding context of the development site is suburban in nature, with the surrounding school buildings being 2 stories in height. The highest element of the building shall be the stairwell enclosure. Through discussion with the applicant, the north west element of the building has been reduced in height resulting in its overall height being 12.2m. The fact that the building is sited on the lower part of the site is acknowledged as is the surrounding screening. The proposed alterations are considered to appropriately address the concerns in relation to height and mass of the north west element of the development.

Overall, the development is of a modern design, with a variety of different elevational treatments which shall create an element of visual interest. The proposed choice of materials is considered acceptable in relation to achieving an attractive and fit for purpose building. In terms of specific material colour, it is considered that this shall have to be controlled by condition.

5) Landscaping / Trees and Open

The proposed development does not involve the loss of any trees on the site. The three mature trees on the east boundary of the site shall require to be protected during the construction period. A Tree Protection Plan shall be required to be submitted to the Local Planning Authority, which shall be sought through a planning condition.

Landscaping is proposed at the south wing, where the existing temporary music buildings shall be demolished and at the north wing courtyard that adjoins the proposed extension. No specific landscape proposals have been submitted with the planning application, therefore, these details shall be sought through a planning condition.

6) Sustainability / Energy Efficiency / Biodiversity

Policy UD2 of Haringey UDP (2006) contains the Council's sustainability objectives. Policies ENV9 and ENV10 of the UDP relate to Energy Efficiency and Renewable Energy. The key objectives of Policy ENV9 are to encourage energy efficiency and to achieve a reduction in carbon dioxide emissions through new development. Policy 4A.7 of the London Plan identifies that development should achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation unless it can be demonstrated that such provision is not feasible. A Sustainability Statement is contained within the Design and Access Statement submitted with the planning application. Although the applicant has not submitted an Energy Report, it is stated within the D&A Statement that the development would result in a 25% reduction in carbon dioxide emissions from the predicted levels. Demonstration of this shall be required through an Energy Report, identifying what on site renewable technology shall be utilised, which shall be sought through a planning condition.

The Sustainability Statement within the planning application details the measures put in place to achieve energy efficiency through the proposed development.

The applicant has identified their commitment to achieving a rating of 'very good' in a BREEAM Schools Assessment. As with the Energy Report, it is recommended that details of a BREEAM pre-assessment be submitted to the Local Planning Authority for consideration.

Noise

The acoustic performance of the building is identified as being in accordance with BRE: Building Bulletin 93. The use of mechanical ventilation is to be utilised in order to limit noise spillage from the building.

Daylight

It is considered the new build blocks will achieve suitable natural daylight access.

External Lighting

Lighting at doors is proposed for access and egress, however, the building shall not be illuminated externally, therefore, it is not considered there shall be any issues with light spillage to neighbouring properties.

Land Contamination

No Site Investigation information has been submitted with the planning application. Information shall be required through planning condition, to identify any potential areas of contamination within the site.

Waste Storage and Recycling

Policy UD7 (Waste Storage) requires new development to include appropriate provision for the storage and collection of waste and recyclable materials. Large developments are generally required to produce a Waste Management Plan.

As the proposed development involves an existing school use on the site, with existing waste management procedures, a Waste Management Plan shall not be required for the operation of the site.

It is considered that the above satisfies the requirements of Policy UD7.

Biodiversity

Policy OS11 of the UDP requires the protection and enhancement of biodiversity within the Borough. The Council encourages developments to enhance biodiversity within and close to buildings. It is considered that biodiversity enhancement measures should be included within the landscape proposals which are required through condition.

SUMMARY AND CONCLUSION

The proposal development will replace the existing out dated music facilities with a new music building facility, providing a purpose built facility for the school. This enhancement of community facilities is consistent with policy CW1 of the Haringey UDP (2006). Due to amendments made by the applicant to the fourth level (north west section), and taking into account the site levels and surrounding screening, it is considered the proposed scale, layout and siting of the proposed development shall not have a detrimental impact in spatial or visual terms on the character and setting of the site or on the adjacent MOL. The building is of a modern design, with contrasting materials which shall create an element of visual interest within the north wing and is considered appropriate in the context of the site and the surrounding area. Special consideration has been taken of the potential impact of development on the residents of no.77 and no.75 Creighton Avenue, however, it is considered the proposed development is of a sufficient design and siting to avoid any detrimental impact on the residential amenity of these properties in terms of loss of sunlight / daylight, loss of privacy and noise disturbance. There are no trees proposed for removal, however, the construction traffic shall be in close proximity to three mature oak trees on the east boundary, therefore, a Tree Protection Plan shall be required. In addition, a Construction Management Plan shall be required through condition which should address logistics and vehicle movement as well as waste management.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/0659

Applicant's drawing No.(s) 002 P1, 003 P1, 004 P1, 005 P1, 100 P1, 101 P1, 102 P1, 103 P2, 104 P1, 200 P2, 201 P2, 300 P2 & 301 P2.

Subject to the following condition(s)

TIMESCALE / PLANS

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.

MATERIALS / LANDSCAPING / NATURE CONSERVATION

3. Notwithstanding the description of the materials in the application, no construction 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 detailed landscape plan and planting scheme for the proposed landscaped areas in the north and south wing shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of construction. The planting scheme shall be fully implemented by the end of the first planting season, after completion of the development.

Reason: In order to ensure appropriate landscaping is undertaken in the interest of biodiversity and visual amenity.

5. A Tree Protection Plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development, which shall include details of Root Protection Areas (RPA) and tree protection fencing must be erected as agreed within the Tree Protection Plan.

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.

6. A pre-commencement site meeting must take place with the Architect, the local authority Arboriculturist, Consulting Arboriculturist 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.

CONSTRUCTION PERIOD

7. 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.

8. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of construction logistics, delivery service as well as demolition and associated waste management.

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.

SUSTAINABILITY / RENEWABLE ENERGY

9. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 20% 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.

OTHER

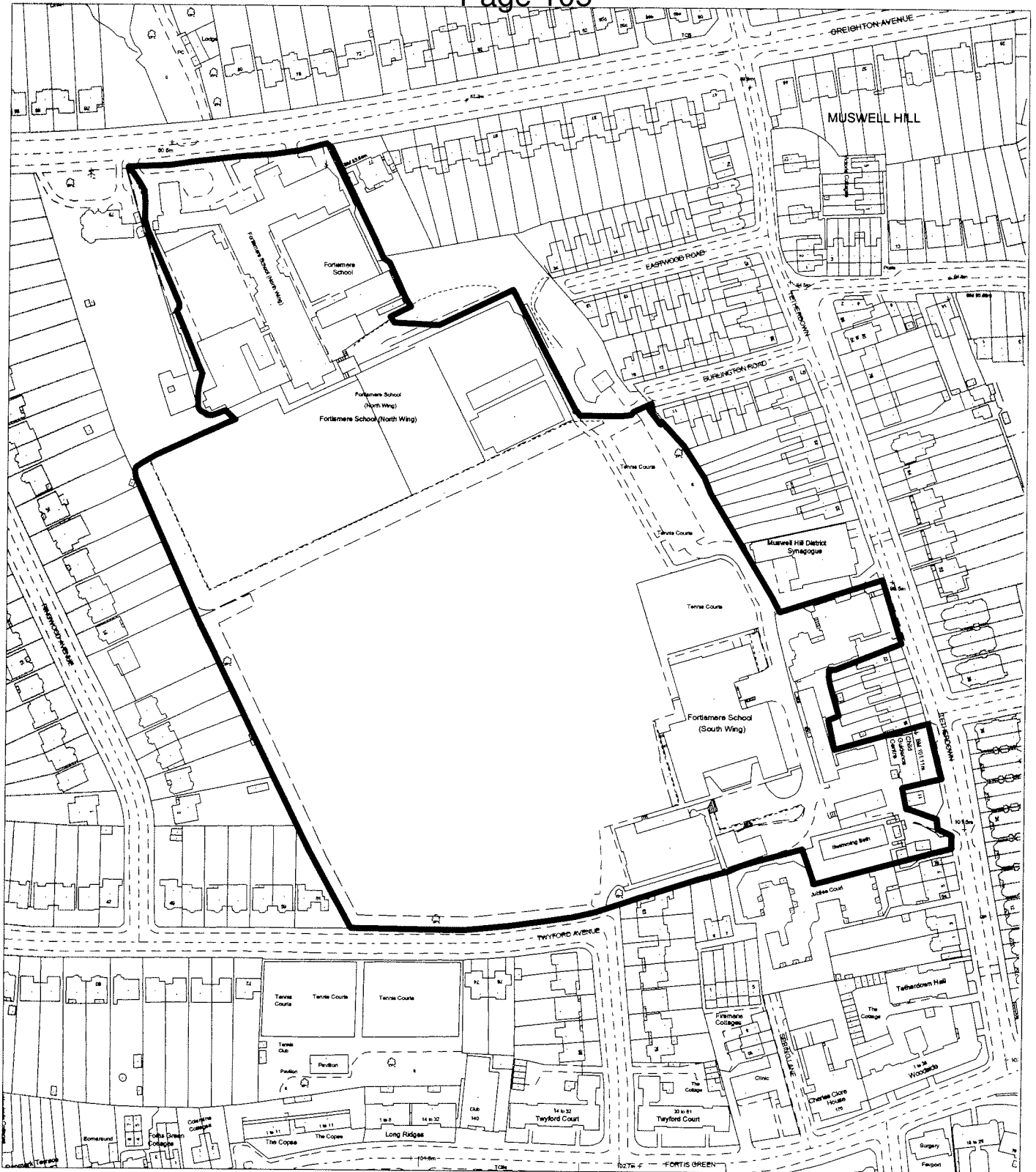
10. A Land Contamination Assessment Report shall be submitted to the Local Planning Authority prior to construction works on site.

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

REASONS FOR APPROVAL

By virtue of the nature of the proposed development it is considered consistent with Policy CW1 'New Community / Health Facilities' which encourages the provision of community facilities. The height and scale of the proposed development have been appropriately addressed to ensure there shall not be a detrimental impact on the spatial and visual character and setting of the surrounding area and adjacent MOL. The proposed siting and design are considered acceptable, and together with the existing screening shall ensure there is no unreasonable detrimental impact on the residential amenity of neighbouring properties in terms of terms of loss of sunlight / daylight, loss of privacy and noise disturbance. As such, the proposed development is considered consistent with Policies CW1 'New Community / Health Facilities', UD3 'General Principles', UD4 'Quality Design', OS5 'Development Adjacent to Open Spaces', as well as SPG1a 'Design Guidance' of Haringey UDP (2006).

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Site plan

Fortismere School North Wing, Creighton Avenue, N10

**Directorate of
Urban
Environment**

Marc Dorfman
Assistant Director
Planning and Regeneration
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London N17 8BD

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	Scale	1:2500
	Date	13/07/2009

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Planning Committee 13 July 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0792

Ward: Hornsey

Date received: 12/05/2009

Last amended date: N / A

Drawing number of plans: 3073/PL.21, 3073/PL.22, 3073/PL.23, 3073/PL.24, 3073/PL.25, 3073/PL.26, 3073/PL.27, 3073/PL.28, 3073/PL.28, 3073/PL.30, 3073/PL.31, 3073/PL.32, 3073/PL.33, 3073/PL.34 & 3073/PL.35.

Address: Fyfe House, Chadwell Lane, N8

Proposal: Change of use to the first floor void and ground floor of Block F from doctor's surgery, crèche and A3 use to 8 residential units comprising 2 x one bed, 4 x two bed and 2 x three bed with associated private amenity space.

Existing Use: Vacant

Proposed Use: Residential

Applicant: St James Urban Living

Ownership: Private

PLANNING DESIGNATIONS

UDP 2006 Archeological Importance
Conservation Area
Road Network: Borough Road

Officer Contact: Robin Campbell

RECOMMENDATION

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

SITE AND SURROUNDINGS

New River Village is located to the north of Hornsey High Road and is also accessed off the High Road. Block F (Fyfe House) is located at the junction between New River Avenue and Chadwell Lane.

New River Village is bounded to the south by Hornsey High Road, to the west by residential properties, to the north by Hornsey Water Treatment Works and to the east by New River. Block F is located on the east side of the New River Village development. To the west of Block F is Chadwell Lane (private access road), with residential blocks beyond. Immediately to the north and south of Block F is landscaped public amenity space. To the east is a landscaped strip, beyond which is the New River and the east coast main line.

The ground floor of Block F (Fyfe House) is currently vacant, with chevron hoarding currently installed. The ground floor of Block F was designed with a double height design feature at the south east section of the building. There are 25 residential units on the upper floors of Block F. Fyfe House is developed over 4 to 6 levels. Access to the block is achieved through a secure lobby area in the south west corner of the building. Block F is within Hornsey Water Works & Filter Beds Conservation Area.

PLANNING HISTORY

HGY/2002/0245 - Redevelopment of the site for : i) the erection of 8 buildings (3 - 6 storeys in height) comprising 39 studios, 180 x 1 bed, 245 x 2 bed, and 3 x 4 bed residential units, (total 467 units) and provision of gymnasium/swimming pool complex for use by residents. ii) the creation of a doctors surgery, crèche and A3 Use on ground floor of Block F. iii) the change of use of the former Pumping Station building to A3 and D1 uses, iv) the creation of a new public open space alongside the New River and iv) the construction of a new vehicle access and signal-controlled junction onto Hornsey High Street – Granted 19/11/02

HGY/2004/0862 - The erection of 397 apartments (30 studios, 236 one bed, 105 two bed, 20 three bed and 6 four bed) in six blocks varying in height from two storeys to nine storeys plus car parking provision for 406 car parking spaces (365 in a two level basement and 41 on street) and landscaping – Granted 28/06/04.

HGY/2008/1041 - Variation of condition 13 (ground floor uses in Block F) attached to planning reference HGY/2002/0245 – Refused, 15/07/08.

HGY/2008/1042 - Change of use of part of the ground floor of Block F from Doctor's Surgery (D1) and A3 use to Creche (D1) including a 230sqm enclosed external play area and the provision of 2 x two bed units at first floor level – Refused, 15/07/08.

HGY/2008/1043 - Approval of Details pursuant to Condition 12 (elevational treatment on the ground floor of Block F) attached to planning permission reference HGY/2002/0245 – Granted, 01/07/08.

HGY/2009/0030 - Approval of Details pursuant to Condition 12 (elevational treatment on the ground floor of block F) attached to a planning permission reference HGY/2002/0245 – Granted, 10/03/09.

HGY/2009/0031 - Change of use to the first floor void and ground floor of block F from doctor's surgery, crèche and A3 use to 8 residential units comprising 2 x one bed, 4 x two bed and 2 x three bed flats with associated private amenity space – Refused, 13/02/09.

HGY/2009/0033 - Variation of condition 13 (ground floor uses in block F) attached to planning permission reference HGY/2002/0245 – Refused, 24/02/09.

DETAILS OF PROPOSAL

Change of use to the first floor void and ground floor of Block F from doctor's surgery, crèche and A3 use to 8 residential units comprising 2 x one bed, 4 x two bed and 2 x three bed with associated private amenity space.

CONSULTATION

29/05/2009

Neighbour Notification

1 – 76 (c) Amazon Apartments, New River Village, N8
1 – 90 (c) Blake Apartments, New River Village, N8
1 – 95 (c) Emerson Apartments, Chadwell Lane, N8
1 – 150 (c) Hudson Apartments, Chadwell Lane, N8
1 – 28 (c) Fyfe House, Chadwell Lane, N8
1 – 29 (c) Kinnear House, Chadwell Lane, N8
1 – 49 (c) Danube Apartments, Great Amwell Lane, N8
1 – 49 (c) Colorado Apartments, Great Amwell Lane, N8
1 – 5 (c) Gandi, Great Amwell Lane, N8
1 – 49 (c) Judd, Great Amwell Lane, N8
34 Chadwell Lane, N8

Internal / External Consultation

LBH Transportation Group
LBH Conservation Team
Hornsey CAAC
New River Village Residents Association c/o Concierge Desk, Amazon Apartments

RESPONSES

Neighbour Notification

1 objection has been received in relation to the proposed development. The grounds for the objection area summarised below:

- Space should be used as a community facilities / amenities.

1 letter of support has been submitted, which identifies that the completion on Block F is required, as it has been partly completed for 18 months.

LBH Conservation Team

No comment

LBH Transportation Group

No comment

RELEVANT PLANNING POLICY

Haringey Unitary Development Plan 2006

UD3 General Principles

UD4 Quality Design

UD6 Mixed Use Developments

UD7 Waste Storage

ENV6 Noise Pollution

ENV13 Sustainable Waste Management

HSG1 New Housing Developments

HSG2 Change of Use to Residential

M3 New Development Location and Accessibility

M4 Pedestrians and Cyclists

M8 Access Roads

M10 Parking and Development

OS5 Development Adjacent to Open Spaces

OS10 Other Open Space

CW1 New Community / Health Facilities

CW2 Protecting Existing Community Facilities

CSV1 Development in Conservation Areas

CSV5 Alterations and Extensions in Conservation Areas

Supplementary Planning Documents / Guidance

Housing SPD (2008)

ANALYSIS/ASSESSMENT OF THE APPLICATION

The existing planning permission which details the permitted use of Block F is HGY/2002/0245. The description of development of this permission includes the creation of a doctors surgery, crèche and A3 Use on ground floor of Block F.

Planning permission (HGY/2008/1042) was refused on 15/07/08 for the change of use of part of the ground floor of Block F from Doctor's Surgery (D1) and A3 use to Creche (D1) including a 230sqm enclosed external play area and the provision of 2 x two bed units at first floor level. In addition, planning permission HGY/2009/0031 was refused on 13/02/09 for the change of use to the first floor void and ground floor of block F from doctor's surgery, crèche and A3 use to 8 residential units due to the affordable housing requirement not being met.

This planning application again seeks to change the permitted use of the ground floor and first floor void of Block F, from doctors surgery, crèche and A3 use, to 8 residential

units; comprising 2 x one bed, 4 x two bed and 2 x three bed flats with associated private amenity space.

One other planning application has been submitted to the Local Planning Authority, in relation to this proposal. Planning application HGY/2009/0793 is for the variation of Condition 13 (ground floor uses in Block F) attached to planning reference HGY/2002/0245.

The application is accompanied by a Planning Statement, a Marketing Assessment Report (prepared by Grant Mills Wood) and associated plans and covering letters.

Block F (Fyfe House) has planning permission as a mixed use block. It's current use is purely residential due to the ground floor and first floor void being vacant. Block F is within the New River Village development, therefore, the immediate surrounds of the proposed development are primarily residential in nature. As such, the suitability of a residential use in this location (ground floor / first floor of Block F) is accepted.

Policy HSG10 of Haringey UDP (2006) requires that new residential development, should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community. The proposal includes comprises 2 x one bed, 4 x two bed and 2 x three bed flats.

This is considered acceptable taking into account the nature of the existing property. In terms of minimum floorspace standards, it is considered the proposed unit sizes are acceptable as are generally inline with the indicative total floor areas as per the Housing SPD (2008).

A key factor in the proposed change of use relates to the implications, in terms of loss of a potential 'Community' facility, as evidently, the subject floorspace has planning permission for a doctor's surgery, crèche and A3 use. This section of Block F was originally identified as providing community facilities to serve the residents of New River Village.

Policy CW2 of Haringey UDP (2006) identifies that the change of use or demolition of a community facility will only be granted planning permission if a) the facility is derelict or out of use, and no other community groups are willing or able to use it; and b) if alternative accommodation is provided.

Although at present the floorspace is vacant, it does have the potential for community uses by virtue of the existing planning permission and S106 agreement, agreed through planning permission HGY/2002/0245.

The applicant has submitted a Market Assessment Report (prepared by Grant Mills Wood – Dec 2008) to demonstrate the marketing process which has been undertaken and the level of interest from occupiers to take on the available floorspace. This report identifies that active marketing of the property begun in June 2007 and this involved the targeting of occupiers suitable for the doctors surgery, crèche and A3 use. The marketing report concludes that there are significant issues with the prominence of the

available floorspace and that there is no prospect of interest levels increasing in the property, particularly taking into account the current economic climate.

It is understood that the subject property has been vacant since construction was completed, which is understood to be July 2007. Based on the Marketing Report submitted by the applicant, and taking into account the period of vacancy (i.e. never occupied), it is accepted that there is limited commercial interest in the property to satisfy the permitted mix of uses. In terms of potential occupiers for the doctor's surgery, the Haringey Primary Care Trust (PCT) has confirmed that by virtue of the location and size of the premises, it would not wish to pursue the opportunity of occupying this space.

The proposed change of use to residential is considered acceptable in relation to the requirements of policy HSG2. In terms of policy HSG1 (New Housing Development), the proposed residential units would be acceptable in relation to the sequential approach and a mix of house types and sizes is proposed. The issue of mix of tenure is addressed below. It is considered the proposed residential units would have good access to local facilities / transportation, in line with what the existing residents have access to. It is considered the proposed development would be subject to a S106 agreement, to include provision for an education contribution and affordable housing.

Affordable Housing

Within Haringey Housing SPD (Adopted 2008), para 5.23 (Phased and Split Developments) states that where 'a phased residential development with planning permission is subsequently amended and the total units are increased the Council will apply the normal UDP affordable housing requirement of 50% on any net additional units over that already approved'. The New River Village development has been a phased project, and it is considered the conversion of the ground floor of Block F to residential properties is part of this development as it is evidently within one of the blocks (Block F) of the development and not separate or stand alone.

The use of the ground floor of Block F was an integral part of the overall New River Village development, therefore, amending the use of this area, is naturally still considered to be part of the overall development. As such, it is considered that the proposed development is be subject to the affordable housing requirement by virtue of the cumulative increase in the total number of units of the New River Village as a whole.

In terms of the proportion of affordable housing required, had the ground floor of Block F been released as part of the original residential development, it would have been subject to the same proportion of affordable housing contribution as the rest of the development. As such, when considering this planning application, it would seem reasonable to apply this same level.

Through planning permission HGY/2002/0245 and HGY/2004/0862, a total of 157 on site affordable units were provided. In addition, a financial contribution was agreed, which equated to approximately 14 units. When this is assessed against the total number of units permitted at New River Village, it represents 27.5% affordable housing.

When this percentage is applied to this application, this would represent the provision of 2 affordable housing units.

The applicant had proposed a financial contribution of £160,000, in relation to a 1 x 3 bed social rented unit and a 1 x 1 bed shared ownership unit.

The Housing SPD (2008) identifies the Council's position on 'cash in lieu' payments towards affordable housing, in place of on-site provision. It states that financial payments are not normally acceptable, except under certain circumstances. These circumstances include:

- Where no Registered Social Landlord (RSL) is willing to take on the units;
- The size of the site is too small;
- Practicalities of design.

The applicant has put forward the following justification for accepting financial contributions towards affordable housing.

- No RSL is willing to take on two affordable housing units within the ground floor of a private block. This is due to issues over management, as the units would have shared access / areas with the private units and due to the issue of service charge. The levels of service charge are in the order of three times higher than an RSL would normally expect to pay. The applicant has identified that Circle Anglia have indicated that they would not be willing to take two affordable units located within Fyfe house;
- The applicant still maintains that the proposed development of 8 units should not be subject to the affordable housing requirement;
- All of the private residential units within Fyfe House have been purchased on the basis that the building is of private tenure with the on-site affordable housing provision for NRV being provided in Blocks D, D1, D2 and J;
- There is no opportunity to provide additional affordable housing elsewhere on the NRV site as all of the buildings are fully constructed and occupied;
- St James is not aware of any other sites in the area where a small number of affordable housing units could be provided and the costs of this would render the proposal unviable.

Haringey Council Enabling Team (Strategic and Community Housing) have been consulted on the planning application and have identified that the financial contribution sought as a commuted sum for affordable housing on the site is equivalent to **£210,000**. This amount is based on 1 x 3 bed (5 habitable rooms) for rent (£34,000 x 5 = £170,000 and 1 x 1 bed (2 habitable rooms) for shared ownership (£20,000 x 2 = £40,000).

This is based on the average grant figures per person for rent as £34,000 and £20,000 for shared ownership

In addition, the Enabling Team have identified that payment should be required on completion of the agreement or before start on site.

Based on the feedback from the Housing enabling team, it is considered that a sum of £210,000 should be sought as a financial contribution towards affordable housing. The timing of the payment is considered reasonable as half of the payment prior to commencement of development and the other half upon completion of the development.

Taking into account the justification put forward by the applicant for a 'cash in lieu' payment towards affordable housing, this is considered appropriate in these circumstances and consistent with policy. The applicant has indicated their acceptance to meet the level of financial contribution sought as a commuted sum for affordable housing provision, by the Housing enabling team, and based on the above, the application would be considered acceptable in terms of the Council's affordable housing policy (HSG4 and Housing SPD 2008).

Education Contribution

Confirmation has been received from Haringey Education Department that an education contribution would be sought from the proposed development. The proposal shall result in the creation of 2 x 1 bed apartments, 4 x 2 bed apartments and 2 x 3 bed apartments. When assessed against the education matrix, taking an average from the Owner Occupier and Private Rented amounts, the 4 x 2 bed and 2 x 3 bed apartments would incur an Education contribution of £27,600.

Based on the above, the application would be considered acceptable in terms of the Council's policy on education contribution: Draft SPG 10c 'Education needs generated by new housing' (Draft 2006).

Transportation

The applicant has identified that the existing ratio of parking spaces per residential dwelling at NRV is at a ratio of 0.65 spaces per dwelling. As such, the applicant has proposed to provide 6 parking spaces, which shall be provided an existing surplus of spaces as part of the original development. In addition, the applicant shall provide 8 x secure cycle parking spaces in the basement of Blocks E and H. This is considered acceptable in terms of policy M10 'Parking for Development' of Haringey UDP (2006).

SUMMARY AND CONCLUSION

The principle for residential use in the proposed location is accepted due to the existing residential uses in the block and being part of the New River Village development as a whole. It is considered the proposal would not result in unreasonable detrimental impact on the residential amenity of neighbouring properties, it would result in the protection of the existing external amenity space and there is no objection on transportation grounds. In terms of loss of the floorspace which has planning permission for a crèche, doctor's surgery and A3 use, it is considered that appropriate justification has been provided to demonstrate there is limited commercial interest in the floorspace and Haringey PCT have confirmed that they would not wish to occupy the property. Overall, therefore, the principle for the change of use is considered acceptable. The proposal has provided sufficient justification to demonstrate that a 'cash in lieu' payment to meet the affordable housing requirement is acceptable in this case and has agreed to meet the financial contribution sought by the housing enabling team. In addition, the applicant has agreed to meet the education contribution which is sought. As such, the proposed development is considered consistent with policies UD3 'General Principles', HSG1 'New Housing Development' HSG2 'Change of use to residential', HSG4 'Affordable Housing', HSG10 'Dwelling Mix', M10 'Parking for Development', CW2 'Protecting existing community facilities' of Haringey UDP (2006) as well as Housing SPD (2008) and Draft SPG10c 'Educational needs generated by new housing'.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/0792

Applicant's drawing No.(s) PL21 - PL35 incl.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY/2009/0792 and associated conditions and subject to a pre condition that St James Urban Living shall first have entered into an agreement with Haringey Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

1. A financial contribution towards off-site affordable housing provision to the value of £210,000;
2. An education contribution to the value of £27,600;
3. Administration charge of £5,940.

The total amount of s106 contribution would be **£243,540**.

RECOMMENDATION 2

GRANT PERMISSION subject to the following conditions:

Registered No. HGY/2009/0792

Applicant's drawing No.(s) 3073/PL.21, 3073/PL.22, 3073/PL.23, 3073/PL.24, 3073/PL.25, 3073/PL.26, 3073/PL.27, 3073/PL.28, 3073/PL.28, 3073/PL.30, 3073/PL.31, 3073/PL.32, 3073/PL.33, 3073/PL.34 & 3073/PL.35.

Subject to the following condition(s)

TIMESCALE / PLANS

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.

CONSTRUCTION PERIOD

3. 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.

INFORMATIVE

You are advised that as the use of the ground floor and part first floor void of Block F, New River Village, shall be varied, it shall be necessary to vary the Section 106 Agreement which exists in relation to the development.

RECOMMENDATION 3

In the event that an agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended) is not signed by 31/08/2009 or within such extended time as the Council's Assistant Director (Planning and Regeneration) shall in his direction allow, the application shall be refused for the following reason:

The proposal fails to meet the affordable housing requirement as set out in policy HSG4 'Affordable Housing' and Housing SPD (2008) and fails to provide an Education contribution in accordance with the requirements set out in Draft Supplementary Planning Guidance SPG10c 'Educational needs generated by new housing' of Haringey Unitary Development Plan (2006).

RECOMMENDATION 4

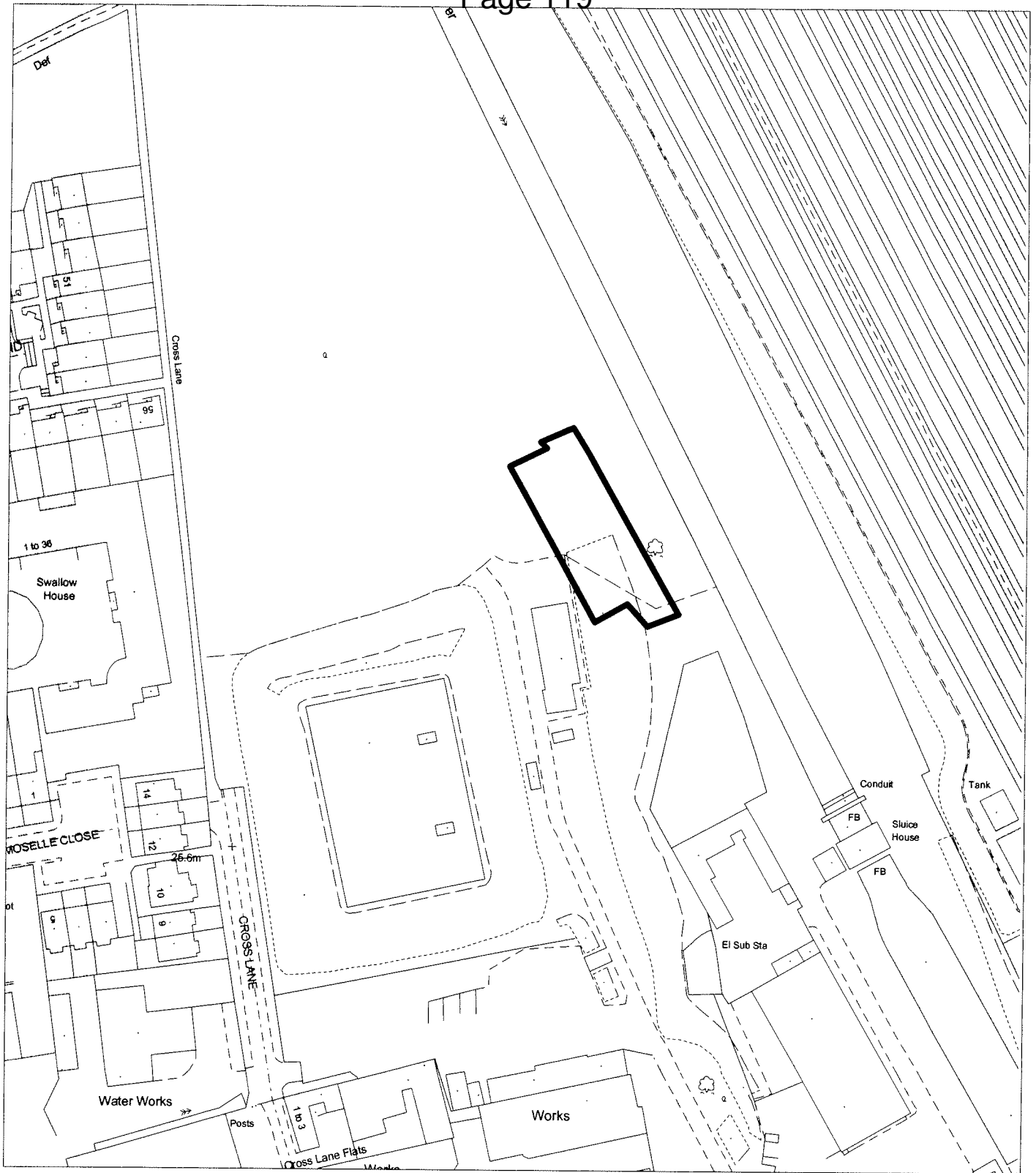
In the event that the planning application is refused for the reason set out in recommendation 3 above, the Assistant Director (Planning Policy and Development), in consultation with the Chair of the Planning Applications Sub - Committee, is hereby authorised to approve any further application for planning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

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

REASONS FOR APPROVAL

The application involves the conversion of a vacant ground floor and part first floor void, forming part of a large residential development, to provide an additional 8 flats. The principle of residential use in this location is established. The applicant has demonstrated that an extensive marketing campaign has been undertaken in order to secure suitable community uses, which has been to no avail. Through a S106 agreement, the applicant shall meet the requirements of affordable housing and education contributions. Sufficient justification has been provided to demonstrate that a 'cash in lieu' payment for the affordable housing is suitable in this case. By virtue of the above, the proposed development is considered consistent with Policies UD3 'General Principles', HSG1 'New Housing Development', HSG2 'Change of Use to Residential', HSG4 'Affordable Housing', HSG10 'Dwelling Mix', M10 'Parking for Development', CW2 'Protecting Existing Community Facilities' of Haringey UDP (2006) as well as Housing SPD (2008) and Draft SPG10c 'Educational Needs Generated by New Housing'.

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Site plan

Fyfe House, Chadwell Lane, N8

**Directorate of
Urban
Environment**

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639 High Road
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	Date	13/07/2009

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Planning Committee 13 July 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2009/0910**Ward:** Bounds Green**Date received:** 01/06/2009**Last amended date:** N / A**Drawing number of plans:** 2667/1, 2667/3, 2667/4, 2667/5 & 2667/6.**Address:** 333 High Road N22**Proposal:** Change of use from B8 (Storage/Distribution) to D1 (a place of worship, a youth forum, a training facility, a crèche/ nursery and an older peoples meeting point).**Existing Use:** B8 (Storage / Distribution)**Proposed Use:** D1 (a place of worship, a youth forum, a training facility, a crèche/ nursery and an older peoples meeting point).**Applicant:** New Covenant C&S Church**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Classified Road

Officer Contact: Matthew Gunning**RECOMMENDATION**

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is a purpose built warehouse unit (B8 use) with ancillary office accommodation located on the western side of Wood Green High Road. The site is 0.15ha in size and the warehouse building has a floorspace of 1,400. This two storey building is a flat roofed building with a glazed elevation fronting the High Road. The rest of building is metal clad with a brick base. The roller shutter entrance/exit to this warehouse unit is located on the rear elevation. The site is accessible from Commerce Road through a service road at the rear of the parade of shops, where there is a small car parking area to the back of the building. The building was once occupied by Silhouette UK Ltd but has been vacant since July 2007.

The site adjoins Wood Green Police Station along the northern boundary. There is a small shopping parade with two recessed floors of residential accommodation above to the south of the site, fronting onto Commerce Road. To the back of the application site is a derelict building, previously a social club. Beyond this is Thomas Hardy House, a 15 storey high rise residential block.

The application site is not within a conservation area. The site is located 500m to the north of Wood Green Town Centre. The site is located within a PTAL 4 area (medium public transport accessibility) as it is about 5 -10 minutes walk distance from Wood Green Underground Station as well as being served by 50 buses per hour for connections to/from this station.

PLANNING HISTORY

HGY/1989/1430 - Installation of internally illuminated sign – Approved 04/02/1990

DETAILS OF PROPOSAL

The application is for a change of use from B8 (Storage/Distribution) to D1 use. The application has been submitted by the New Covenant Cherubim & Seraphim Movement Church: a traditional African Church of Christian faith. The proposal will involve some minor external alterations to the building. The Church plans to use the building for a range of uses, which will include a place of worship, a youth forum, a training facility, a crèche/ nursery and an older peoples meeting point, as well as an ancillary café.

At present the Church operate from a warehouse building at 199 Eade Road, London, N16, but only has a temporary planning consent until July 2009. The Eade Road site is located within the Haringey UDP as a Defined Employment Area and has been subject to previous planning application and a planning appeal. The Church is therefore looking an alternative location.

CONSULTATION

Ward Councillors

Transportation

Noise & Pollution

5-19 (o) Nightingale Road

28-46 (e), 15-23 (O) Canning Crescent

1b, 1c, 1d, 1f Earl Lawn Grove

1-89 Thomas Hardy House, Commerce Road

4-50 (e) Commerce Road

Police Station, High Road

1-90 Morant Place

Cypriot Community Centre, Earlham Grove

1-6 Fullers Almshouses, Nightingale Rd,

Flats 1-15 Porters 8 Walters Almshouses, Nightingale Rd,

Flats 1-15 St Lenards House, Nightingale Rd

Flats 1-16 Mohr Court, Nightingale Rd

1-11 Portee Close

245, 351,353 & 355 High Road, N22

RESPONSES

Transportation - The proposed development is to convert a disused warehouse into a place of worship and a range of other uses including youth forum, crèche/nursery and older persons meeting place. The site is accessible from Commerce Road through a service road at the rear of the parade of shops. It is located in an area with a medium public transport accessibility level and it is about 5 -10 minutes walk from Wood Green station as well as being served by 50 buses per hour for connections to/from this station.

The site is bounded to the west by the Commerce Road residential estate, which has a parking restriction operating 0800 - 1800hrs from Monday to Saturday for the residents to park in the designated bays. However there is no parking restriction at the proposed development site. There are spaces for parking at the rear of the site and the end of the service road near the High Road. The applicant's consultant Simpson McHugh (SM) has submitted a Transport Statement (TS) and Travel Plan (TP) to support the proposed development. The applicant has made provision for 22 parking spaces shown on Drg 2667/6 dated May '09 (i.e. 8 spaces adjacent to the High Road and 14 spaces at the rear of the premises), 1 disabled parking space, 10 Sheffield cycle stands. However the layout of the 2 car parks is substandard and our assessment has shown that the parking areas at the rear and that adjacent to High Road can only accommodate 11 and 7 car parking spaces respectively. The following activities have been identified in the TS:

(a) Monday - Friday Activities

(1) Youth Forum (10 - 17 years) aspect of the development:

SM anticipates that 20 - 35 young people and 7 supervisors from the local community will use the premises weekdays from 1600 - 2000hrs. Approximately 2 - 3 supervisors will travel by car and the young people will get there by sustainable modes of transport. It is deemed that there is unlikely to be any concern on traffic and parking impact of these activities on the local highway network.

(2) The crèche/nursery for 2 - 5 year old aspect of the development:

It will operate weekdays between 0800 - 1800hrs. There are likely to be 20 children for the first 6 months but it will increase to 25 within one year plus 6 nursery teachers and assistants and 1 Administrator. SM indicates that there will be 4 teachers arriving by car and 2 arriving by public transport. We also understand from SM that the car parking area at the rear of the premises will be used for picking up/setting down of the children and the car park adjacent to the High Road assigned for use of staff only.

Using the TRAVL database for comparable sites to assess the forecast trip generation, it is expected that there will be 7 incoming vehicle trips and 3 outgoing vehicle trips during the morning peak. During the evening peak there will be 2 inbound vehicle trips and 4 outbound vehicle trips. These car trips are insignificant and they are unlikely to affect the surrounding roads.

(3) Wednesday (adult's primarily retired persons) meeting aspect of the development:

On Wednesday some 70 - 80 retired people from the Community will meet at 2 staggered times (late morning or tea time). Each session is likely to be made up of 20 - 30 people. The meetings will take place during the off-peak period and it is reckoned that nearly all of them will either walk or travel by public transport.

In summary, cumulatively it is estimated that from Monday to Friday, there will be 7 inbound car trips and 3 outbound car trips mainly from the Crèche/Nursery during the morning peak. During the evening peak, there will be combined 5 incoming car trips and 4 outgoing car trips. We have therefore considered that the generated traffic will not have any significant effect on the adjacent roads.

(b) Saturday Activities

On Saturday there will be training and counselling courses for approximately 70 - 80 people in small groups between 1000 - 1700hrs. It is indicated that 50% of the group will arrive by car but with many sharing cars. The rest of the participants will use sustainable means of transport.

(c) Sunday Activates

On Sunday it is expected that 200 - 250 worshippers will attend service between 0900 -1600hrs. Given the hours of the services it is fair to assume that it is a Pentecostal Church with a tendency of influx of members from the outset and with few members leaving until after the Church is closed.

The TRAVL database has been used with survey data from comparable sites to assess the trip generation for the use of the premises as a place of worship. It is therefore expected that between 1000 - 1100hrs, there may be 107 incoming vehicle trips. However given the day of the week as being Sunday it is unlikely that this activity will affect the highway network nevertheless there is concern about the parking implication. Obviously the 18 car parking spaces provided will not be sufficient for use by the congregation.

The applicant has provided a Travel Plan to support the application and outlining measures to encourage users of the premises to travel to and from the site on sustainable modes of transport. The measures cover walking, cycling, public transport, car sharing, church bus and the use of the car park. We understand the Church operates a bus facility where there is a demand for its use and it also operates a car sharing scheme where the congregation is actively encouraged to sign up to car sharing arrangements. These measures have been identified in the Travel Plan to mitigate the impact of the proposed development on the local road network. Nevertheless we will expect the production of well structured Travel Plan before the commencement of the proposed development.

In view of the above, the Highway and Transportation Authority recommends the approval subject to the following conditions:

1. The applicant shall submit a layout plan to show 2.4mx4.8m car parking bays with 6m aisle width for perpendicular parking and 4.2m aisle width for echelon parking.
2. The applicant shall increase the cycle stands from 10 to 20.
Reason: To encourage more people to attend the various activities on site by bike
3. Granting of temporary permission.
Reason: To enable the monitoring of parking pattern and the effect on the Commerce Road estate as well as any associated highway safety problems.
4. The car parking area located at the rear of the property at 333 High Road, Wood Green shall be used solely for picking up and setting down of children between 0700 - 0900hrs and 1700 - 1830hrs Monday to Friday.
Reason: In order to reduce congestion and improve safety during the opening and closing time of the Crèche/Nursery.
5. Prior to the commencement of the development a satisfactory Travel Plan shall be submitted to include measures promoting the use of sustainable mode of transport to and from this site.
Reason: In order to encourage the use of sustainable modes of transport for journeys to/from this site.
6. The applicant makes some financial contribution towards improving the conditions for pedestrians and cyclists in the vicinity of the development site.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms (presently being reviewed)
Planning Policy Guidance 13: Transport
Planning Policy Statement 22: Renewable Energy
Planning Policy Guidance 24: Planning and Noise

Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy G9: Community Well Being
Policy UD3 General Principles
Policy ENV5 Noise Pollution
Policy EMP4 Non Employment Generating Uses
Policy TCR2 Out of Centre Development
Policy CLT1 Provision of New Facilities
Policy CLT3 Social Clubs
Policy CW1 New Community Facilities
Policy M3 New Development Location & Accessibility

Policy M4 Pedestrian and Cyclists
Policy M10 Parking for Development
Policy CW1 Community Well Bring

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG8a Waste and Recycling
SPG7b Travel Plans
SPG8c Environmental Performance
SPG9 Sustainability Statement – Including Checklist
SPG11b Buildings Suitable for Community Use

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issue in regards to this application are considered to be (1) the principle of a change of use to a D1 use; (2) the uses and activities associated with this new use; (3) noise and impact on the amenity of nearby residents, (4) parking and traffic issues and (5) sustainability.

Principle of a Change of Use

While the application site does not fall within a defined employment area (DEA) the requirement of policy EMP4, which outlines criteria for the change of use of land and buildings previously in employment generation apply in this case. The policy states that planning permission will be granted to redevelop or change the use of land and buildings in an employment generating use provided:

- a) the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and
- b) there is well documented evidence of an unsuccessful marketing/advertisement campaign, including price sought over a period of normally 18 months in areas outside the DEAs, or 3 years within a DEA; or
- c) the redevelopment or re-use of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and result in wider regeneration benefits.

The applicant outline that the premises has been marketed since October 2006 with little interest. A letter from Vokins Chartered Surveyors has been submitted which sets out details of the marketing campaign undertaken to date. The marketing campaign has generated little interest for take up of the building for a B8 use. The limited access for HGV vehicles is sited as a possible reason for lack of interest by the applicant. The applicant's have highlighted that the building has been subject to squatters and vandalism on a number of occasions.

The applicant's point out that the D1 use with its associated activities will provide some level of employment. They state that their current Church site employs 3 full time and 3

part time staff. When compared to the low level of employment generally associated with a warehouse use the loss of employment will not be significant in this instance.

The LPA accepts that the property has been marketed for 18 months with little interest and as per para. 5.28 of the UDP accept that an alternative uses such as a 'community facilities may be appropriate'.

The conversion of this building into a community facility however needs to meet the requirement of Policy CSV1, which states that, "proposals for the development of new community/health facilities, or a changes of use to community/health facilities, will be considered if:

- a) the facility is appropriate to its location having regard to its size, purpose, use characteristics, and its relationship with adjoining and nearby development:
- b) the facility will meet a local need:
- c) the building is designed so that it can be used for more than one community purpose, where possible:
- d) the facility is located where it can be easily reached by walking or by public transport."

SPG 11b 'Buildings Suitable for Community Use' provided further guidance in respect of this policy. This guidance recognises the importance of community facilities in Haringey; especially for children, the elderly, the disabled, and many other minority groups and the opportunities they provide for leisure, learning, and good health for everybody. The SPG recognises that supporting Haringey's religious groups and helping them to find suitable premises in the borough means that residents benefit from other services, such as care and communication for vulnerable people, education, childcare, cultural activities and employment advice.

The site is an accessible location (PTAL 4 area) being on the edge of a town centre, and is well served by public transport. The site is also on a busy High Road with a mixed commercial and residential character and as such a proposed community D1 use would not materially harm the character of the area (or as discussed below) the amenities of nearby residents. As also discussed further on, the proposal will provide other uses in addition to the 'place of worship'.

In line with SPG11b an application for a mixed D1 use the proposal is required to provide:

- details of the kinds of activity that will be taking place, the hours during which they will be taking place, the likely numbers of people that will be expected to attend, and ideally where they will be arriving from;
- confirmation that the proposal will meet all the space requirements (and external amenity space) set by Ofsted in respect of the childcare facility/ crèche;
- adequate car and cycle parking for visitors, deliveries, staff and space for parents or guardians to drop off/ pick up children;
- the facility to be accessible for disabled people;
- appropriate sound proofing to mitigate noise impacts emanating from this facility.

The main entrance door (double doors) has level access and also meets the minimum clearance of 800mm. All of the accommodation on the ground floor also has level access and the necessary WC facilities. There is no lift proposed however it is anticipated that many of the activities will take place on the ground floor. The other requirements outlined above are discussed further on in this report.

Nature of the Proposed Use/ Hours of Operation

As outlined above, the proposed D1 use will include a variety of uses, namely a place of worship, a youth forum, a training facility, a crèche/ nursery and an older peoples meeting point, as well as an ancillary café.

Place of Worship - The Church will have regular services on Sunday between the hours of 9am and 4pm. The applicant's point out that the based on experience, attendance is expected to be 'fluid' in terms of arrival, with most people expected to arrive between 10am and 12pm and the total number of people attending to be up to 250 people; with approximately 80% of those travelling being families who travel together.

Other services will be held during the week on Wednesday and Saturday with attendance expected to be much less and in the region of 70-100 parishioners. As pointed out by the applicant these sessions would take the form of smaller prayer groups of approximately 20 people. Wednesday gatherings would take place between the hours of 12pm and 3pm and Saturday gathering would take place between the hours of 10am and 5pm.

Crèche/ Nursery – This will serve the local population and is expected to cater for up to 25 children. There are likely to be 20 children for the first 6 months but it will increase to 25 within one year, plus 6 nursery teachers and assistants and 1 Administrator. Hours of use would be weekdays 8am to 6pm. The car parking area at the rear of the premises will be used for picking up/setting down of the children and the car park adjacent to the High Road assigned for use of staff only. An external play space has been indicated to be created to the front of the building but no confirmation that this would meet OFSTED requirements or details of its enclosure have been submitted. The creation of a crèche/ nursery facility would be subject to OFSTED regulation. A condition will therefore be imposed requiring details of how the requirement for external space will be met.

Youth Forum – This intends to provide a facility for teenagers and young people to meet and interact. The applicant's have stated that they are keen to engage with this age group and with the local Police and community groups to help address social problems (anti social behaviour/ knife crime etc). The number of attendants at such a facility is presently unknown; however in the information submitted it was anticipates that 20 - 35 young people and 7 supervisors from the local community would use the premises on weekdays from 4pm and 8pm.

Older Person's Meeting Point – Similar to the youth forum this facility will provide a meeting place for older people in the community. The number of attendants is not fully known at this stage as it is dependent on local interest and uptake. In the information submitted it is envisaged that some 70 - 80 retired people from the Community will

meet at two staggered times (late morning or evening), with each session likely to be made up of 20 - 30 people.

Other Uses – The Church also anticipates running personnel development and training courses at this facility which would take place between the hours of 10am and 5pm.

Floorplans have been submitted showing the intended layout of the new use. The converted building will consist of two halls (an upper and lower hall). The specified hours of use for the proposed D1 use are 08:00 - 20:00 on Monday to Friday, 08:00 - 18:00 on Saturdays and 9.00 – 16.00 on Sunday's and Bank Holidays. A condition will be imposed to prevent these hours being exceeded.

Noise/ Impact on Residential Amenity of the Area

An important planning consideration in respect of the proposal is whether the proposed D1 use can be operated so as to not cause nuisance to occupiers of nearby properties. Policy ENV6 states that potentially noisy development should be located in areas where ambient noise levels are already high and where measures are proposed to mitigate the effect.

For most local authorities the current planning guideline value for noise within a residential dwelling is 50dB LAeq. This value is based on guidelines recommended by the World Health Organisation.

Sokoya Environmental Associates have carried out an assessment of the existing and potential noise level of the new use in accordance with BS4142 guidance. The most likely residents to be affected are the first and second floor dwellings of Commerce Road (Nos 28-36). The noise report shows the existing LAeq to be 62dB (background noise).

The consultants state that a centralised audio management centre unit will be stationed to the north east of the site from where all controls will be manned. They anticipate noise source during worship sessions to include clapping, singing, dancing, music from a band, audio messages from sermons and announcements etc.

By way of comparison the consultant's refer to a recent noise assessment they undertook on behalf of Kingsborough Church based in Uxbridge, West London; in which an LAeq of 69dB(A) was recorded at 1 metre from the main entrance to the church. The number of people attending was close to fifty. The consultants believe that on the balance of probability it is unlikely that on occupation of 333 High Road, the total noise output from the Sunday worship would exceed 70 dB(A) at 1m.

As pointed out the distance between the face of the building and the nearest residential properties on Commerce Road is approximately 13 metres. Bearing in mind that every doubling of the distance produces a 6 dB reduction in the sound pressure for point sources, the predicted noise at the façade of No 28 Commerce Road would be at least 45dB; having taken into account considerations for additional noise input from road traffic etc.

The proposed internal layout of the D1 use will also help in keeping noise levels down. The predominant use activities during the week would be restricted to non-worship activities. Important to this consideration is that the applicant's claim that the building will not be used after 20.00

There are three externally fitted refrigeration units on the side of the building facing the Commerce Road flats. The LPA would expect these units to be removed. A condition is being placed on this consent requiring all details of external alterations to the building to be submitted and approved by the LPA. Any new plant (ventilation, heating and cooling etc.) would require planning permission. Any new plant may result in an increase in noise emanating from the building.

There are however concern that the first floor cladding does not provide the critical mass or the effectiveness for noise absorption. As such the LPA will impose a condition stating that the use will not commence until a scheme of sound insulation approved by the Council has been implemented. The Noise Report recommends that 12.55mm plasterboard be installed and a 25mm fibreglass quilt be placed in the cavity between the plasterboard and the cladding, as a mitigation measure.

The applicants are recommended to put in place a neighbourhood liaison contact to deal with any complaints arising from local residents. Also the applicant is advised to put in place good housekeeping regime in the form of dedicated ushers to manage the arrivals and departures of church members.

Given the finding of the noise report and bearing in mind the location of the building along a busy High Road and the mixed commercial and residential character of the area, it is considered that the principle of a D1 use would not materially harm the character of the area or the residential amenities of nearby residents.

Parking & Traffic Issues

The applicant's consultant Simpson McHugh (SM) has submitted a Transport Statement (TS) and Travel Plan (TP) to support the proposed development. The applicant has made provision for 22 parking spaces shown on Drg 2667/6 (i.e. 8 spaces adjacent to the High Road and 14 spaces at the rear of the premises), 1 disabled parking space & 10 Sheffield cycle stands. However as noted by the Council's Transportation Officer the layout of the 2 car parks is substandard and that in fact the parking areas at the rear and adjacent the High Road can only accommodate 11 and 7 car parking spaces respectively.

The car trips associated with the crèche/nursery use are considered insignificant and are unlikely to affect the surrounding roads. The youth related activities are also unlikely to have an impact on traffic and parking impact. The parking and traffic demand associated with the adult/ retired person's activities which will take place during the off-peak period will have no significant effect on the adjacent roads.

The Councils Transportation team have used the TRAVL database and have used survey data from comparable sites to assess the trip generation for the use of the premises as a place of worship. On Sundays it is expected that between 10.00-11.00hrs, there may be 107 incoming vehicle trips. However given the day of the week

being a Sunday it is unlikely that this activity will affect the highway network, however there is concern about the parking implication, as the proposed 18 car parking spaces are not sufficient to meet the needs of the congregation.

The applicant has provided a Travel Plan to support the application and outline measures to encourage users of the premises to travel to and from the site on sustainable modes of transport. The measures cover walking, cycling, public transport, car sharing, a church bus and the use of the car park. The LPA note that the Church operates a bus facility where there is a demand for its use and that it operates a car sharing scheme where the congregation is actively encouraged to sign up to car sharing arrangements. These measures have been identified in the Travel Plan to mitigate the impact of the proposed development on the local road network. The Council's transportation team require the production of well structured Travel Plan to be agreed finally before the commencement of the proposed development. Whilst Transportation have requested the granting of a temporary permission, in order to enable the monitoring of parking patterns associated with the new use and its effect on the Commerce Road estate as well as associated highway safety problems, this is not considered reasonable in view of the of (a) the premises – and still lawfull use as a warehouse and (b) the need for considerable financial investment by the Church in acquiring and refurbishing the building which would not be justified on a two or three year temporary consent. They have also required that the number of cycle stands on site increase from 10 to 20, which is requested by way of a planning condition.

Sustainability

Within the adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability and renewable energy technology to be incorporated in new build scheme, but also in applications for a change of use to the existing building.

In assessing the sustainability of development schemes the Council will have regard to Policies ENV3 and ENV9 and SPG Sustainability Statements. Policy ENV3 (Water Conservation) expects all new development to incorporate water conservation methods while Policy ENV9 (Energy Efficiency) encourages energy efficiency and a reduction in carbon dioxide emissions. A sustainability checklist and statement has been submitted with this application, which outlines that:

- The insulation provided for the purpose of soundproofing will improve the energy efficiency/ energy loss of the building;
- The present boiler has been stolen and therefore a more energy efficient boiler with lower CO2 emissions will be considered in replace of the existing boiler;
- All new light fittings would be energy efficient fittings;
- New glazing would be double glazed to meet building regulations and energy efficiency.

SUMMARY AND CONCLUSION

The proposed development will reuse a presently vacant warehouse building, which has been actively marketed for such a use, as a D1 use. This new use will provide a range of facilities, including a place of worship, a youth forum, a training facility, a

crèche/ nursery and an older peoples meeting point, which will be of benefit to the local community. The building is located along a busy High Road, within an area of medium transport accessibility and within an area which has a mixed commercial and residential character. The site has an adequate level of car parking provision on site to meet the car parking demand associated with the majority of the activities proposed during the week, the LPA have concerns about the parking implication associated with the activities on Sunday. The production of well structured Travel Plan, to be agreed before the commencement of the proposed development, will partly help address this concern. Subject to appropriate sound attenuation measures and subject to the imposition of appropriate conditions, the proposed change of use is unlikely to result in noise nuisance, nor is it likely to adversely affect the amenities of nearby residents.

The proposal is considered to be in accordance with policies G9: 'Community Well Being', UD3 General Principles', ENV5 'Noise Pollution', EMP4 'Non Employment Generating Uses', TCR2 'Out of Centre Development', CLT1 'Provision of New Facilities', CW1 'New Community Facilities', M3 'New Development Location & Accessibility', M4 'Pedestrian and Cyclists', M10 'Parking for Development' and CW1 'Community Well Bring' of the adopted Haringey Unitary Development Plan (2006) and supplementary planning guidance SPG4 'Access for All – Mobility Standards' and SPG11b Buildings Suitable for Community Use'. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/0910

Applicant's drawing No.(s) 2667/1, 2667/3, 2667/4, 2667/5 & 2667/6.

Subject to the following condition(s)

IMPLEMENTATION/ OF THE CONSENT

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

EXTERNAL CHANGES

2. Details of all external changes to the building shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development hereby authorised shall be carried out in complete accordance with the approved plans and specifications.

Reason: To safeguard the appearance of the building and the amenities of nearby residents.

3. Before the development commences details of an external play area to meet the requirement of OSTED shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To meet the needs of a child care facility.

HOURS OF OPERATION

4. The use hereby authorised may only be carried out between 08:00 hours and 22:00 hours Mondays to Saturdays and 9.00 hours and 18.00 hours on Sundays and Public Holidays.

Reason: To ensure that the use operates in a satisfactory manner and does not unduly disturb nearby residential occupiers or prejudice local amenity.

CAR PARKING/ TRANSPORTAION

5. Prior to the use commencing, the applicant shall submit a layout plan to show 2.4m x 4.8m car parking bays with 6m aisle width for perpendicular parking and 4.2m aisle width for echelon parking. Thereafter this car parking provision shall be provided in accordance with the approved plans and maintained solely for the intended use for the duration of the use hereby approved.

Reason: To ensure adequate parking is available to serve the development.

6. The car parking area located at the rear of the property at 333 High Road, Wood Green shall be used for the picking up and setting down of children associated with the crèche/ nursery use.

Reason: In order to reduce congestion and improve safety during the opening and closing time of the crèche/nursery.

7. Prior to the commencement of the use hereby permitted, a satisfactory Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out in the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduces reliance on private motor vehicles.

8. Space shall be made available for the secure parking of 20 bicycles on site before the use hereby permitted is fully implemented.

Reason: To encourage more people to attend the various activities on site by bicycles and to ensure adequate provision is made within the site for the parking of bicycles.

WASTE MANAGEMENT

9. The use hereby approved shall not commence until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the property and the amenities of the area.

SOUNDPROOFING/ NOISE MITIGATION

10. Full particulars and details of provisions for soundproofing shall be submitted to and approved by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in the building in a satisfactory manner, before the use hereby permitted is commenced.

Reason: In order to minimise the transmission of noise and prevent noise nuisance to nearby residential properties.

11. The rating level of the noise emitted from the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142: 1997.

Reason: In order to minimise the transmission of noise and prevent noise nuisance to nearby residential properties.

12. No detriment to the amenity of the neighbourhood shall be caused by noise or other disturbance than is reasonable as a result of the use of the premises hereby authorised.

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

13. Before the use hereby permitted commences measures to control the transmission of noise and vibration from existing stationary plant affixed to the premises shall be put in place.

Reason: To protect the amenity of occupiers of nearby residents.

RESTRICTION ON USE

14. The premises shall be used for those stated in the planning application and for no other purposes including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To enable the Local Planning Authority to retain control over the development.

15. The number of children admitted to the crèche/ nursery facility shall at no time exceed 30 children.

Reason: To protect the amenities of occupiers of nearby properties.

REASONS FOR APPROVAL

The reasons for the granting of planning permission are as follows:

(a) The proposed development is acceptable for the following reasons:

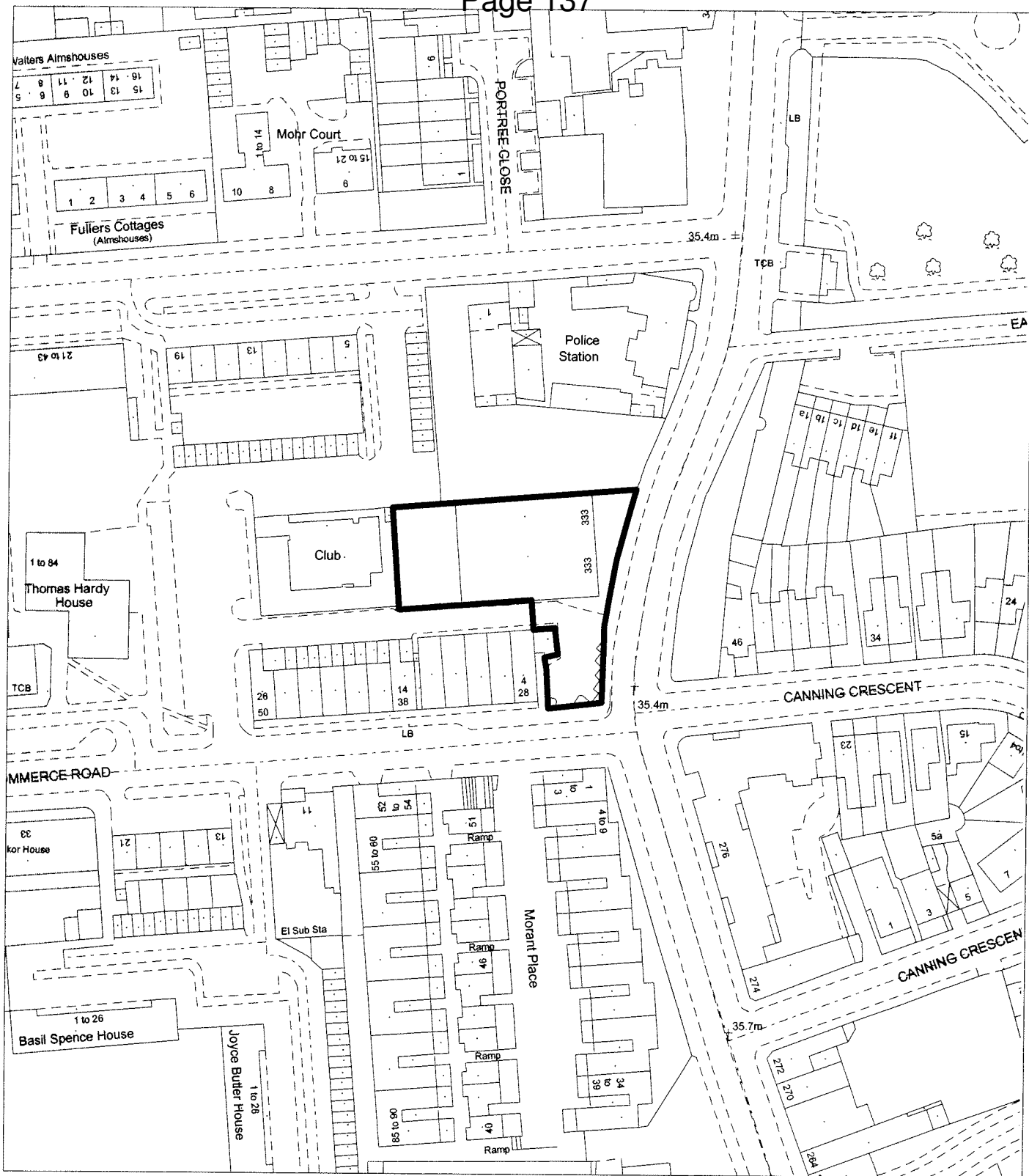
- It has been demonstrated that the existing building has been actively marketed/ advertised for longer than 18 months;
- This new use will provide a range of facilities, including a place of worship, a youth forum, a training facility, a crèche/ nursery and an older peoples meeting point, which will be of benefit to the local community;
- The building is located along a busy High Road, within an area of medium transport accessibility and within an area which has a mixed commercial and residential character;
- The site has an adequate level of car parking provision on site to meet the car parking demand associated with the majority of the activities proposed;
- Subject to appropriate sound attenuation measures and subject to the imposition of appropriate conditions, the proposed change of use is not likely to result in noise nuisance, nor is it likely to adversely affect the amenities of nearby residents.

(b) The proposed development accords with

The proposal is considered to be in accordance with policies G9: 'Community Well Being', UD3 'General Principles', ENV5 'Noise Pollution', EMP4 'Non Employment Generating Uses', TCR2 'Out of Centre Development', CLT1 'Provision of New Facilities', CW1 'New Community Facilities', M3 'New Development Location & Accessibility', M4 'Pedestrian and Cyclists', M10 'Parking for Development' and CW1 'Community Well Bring' of the adopted Haringey Unitary Development Plan (2006) and supplementary planning guidance SPG4 'Access for All – Mobility Standards' and SPG11b 'Buildings Suitable for Community Use'.

INFORMATIVE: This permission shall not be construed as giving permission for any signage, including any of the signage indicated on submitted drawings. All advertising signage for the development shall be the subject of to obtaining consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

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Site plan

333 High Road, N22

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