



NOTICE OF MEETING

Planning Committee

TUESDAY, 15TH SEPTEMBER, 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

This meeting may be filmed for live or subsequent broadcast via the Council's internet site. At the start of the meeting the Chair will confirm if all or part of the meeting is to be filmed. The Council may use the images and sound recording for internal training purposes.

Generally the public seating areas are not filmed. However, by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web-casting and/or training purposes.

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 19 below.

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. MINUTES (PAGES 1 - 16)

To confirm and sign the Minutes of the Planning Committee held on 13 July 2009.

6. APPEAL DECISIONS (PAGES 17 - 30)

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

7. DELEGATED DECISIONS (PAGES 31 - 78)

To inform the Committee of decision made under delegated powers by the Heads of Development Control (North & South) and the Chair of the above Committee between 22 June 2009 and 23 August 2009.

8. PERFORMANCE STATISTICS (PAGES 79 - 92)

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

9. PLANNING ENFORCEMENT UPDATE (PAGES 93 - 98)

Report of the Director of Urban Environment to inform Members on Planning Enforcement performance for the last quarter and service issues.

10. TREE PRESERVATION ORDERS (PAGES 99 - 108)

To confirm the following Tree Preservation Orders:

1. 185 Alexandra Park Road, N22
2. 56 Park Ridings, N8

11. DRAFT DESIGN GUIDANCE FOR SOUTH TOTTENHAM HOUSE EXTENSIONS, SEPTEMBER 2009 (PAGES 109 - 118)

Report of the Director of Urban Environment to seek Members' agreement for this Draft Design Guidance to be issued for public consultation, and for the duration of the consultation period to be used by the Planning Service for development control purposes.

12. PLANNING APPLICATIONS (PAGES 119 - 120)

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.

13. 185A PARK ROAD, N8 (PAGES 121 - 134)

Creation of 6 x multi use games areas and two tennis courts together with close netted wire fence 4 meters high; new gravel footpath and 1 metre high retaining wall along with the insertion of 3 x underground rainwater collect and holding tanks. Placing of 10 x new seating benches and planting of trees and refurbishment of existing building into changing rooms. (AMENDED DESCRIPTION & AMENDED PLANS).

RECOMMENDATION: Grant permission subject to conditions

14. FORMER DAY NURSERY SITE, PLEVNA CRESCENT N15 (PAGES 135 - 156)

Erection of two x 4 bed houses, two x 5 bed houses and twelve x 2 bed flats with associated car parking, amenity space and new footpath.

RECOMMENDATION: Grant permission subject to conditions and subject to section 106 Legal Agreement

15. COPPETTS WOOD HOSPITAL, COPPETTS ROAD N10 (PAGES 157 - 174)

Demolition of existing building except for the administration building that fronts Coppetts Road; the conversion of the administration building fronting Coppetts Road, and the erection of seven blocks between 2/4 storeys in height to provide a total of 58 units with associated parking, access roads and landscaping. (Amended Description).

RECOMMENDATION: Grant permission subject to conditions and to Section 106 Agreement.

16. SITE OF ALEXANDRA WORKS, 50 CLARENDON ROAD N8 (PAGES 175 - 192)

Demolition of existing buildings and erection of a new three storey building to include 6 x new commercial units (B1 uses) and residential units, comprising of 5 x one bed and 1 x two self contained flats (amended description).

RECOMMENDATION: Grant permission subject to conditions.

17. BOUNDS GREEN SURGERY, GORDON ROAD, N11 (PAGES 193 - 206)

Two story extension to an existing purpose-built doctor's surgery to accommodate six extra consulting rooms with associated waiting areas.

RECOMMENDATION: Grant permission subject to conditions.

18. 606 LORDSHIP LANE N22 (PAGES 207 - 216)

Conversion of upper floors into eight self contained flats (1 x 3 bed, 2 x 2 bed, 5 x 1 bed).

RECOMMENDATION: Grant permission subject to conditions

19. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

20. DATE OF NEXT MEETING

Monday, 5 October 2009 at 19:00hrs.

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

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

03 September 2009

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

Councillors: Peacock (Chair), Beacham, Demirci, Dodds (Vice-Chair), Hare, Mallett, Oakes, Reid and Santry

Also Present: Councillor Wilson.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC14.	APOLOGIES Apologies for absence were received from Councillor Wilson and Councillor Oakes substituted.	
PC15.	URGENT BUSINESS No items of Urgent Business were raised.	
PC16.	DECLARATIONS OF INTEREST The following declarations of interest were made: Councillor Santry declared a personal and prejudicial interest with respect agenda Item 14 due to her position on the Building Schools for the Future Project Board. Councillors Demirci and Oakes declared a personal interest with respect to agenda Item 15 as Ward Members for Bounds Green.	
PC17.	DEPUTATIONS/PETITIONS No petitions or deputations were received.	
PC18.	MINUTES RESOLVED: That the minutes of the meeting held on 8 June 2009 be confirmed as a correct record.	
PC19.	APPEAL DECISIONS The Committee received a report that detailed the outcome of appeal decisions determined by the Department for Communities and Local Government (DCLG) in May 2009. It was noted the period above fifty per cent of the cases determined by the DCLG had been allowed. The Committee was advised that when an Enforcement Notice was	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

	<p>issued it set out the measures that were required to achieve compliance. Therefore if an Enforcement Notice was upheld on appeal a further Compliance Notice was not required.</p> <p>It was requested that the Committee should receive a copy of the Enforcement Notice issued in relation to 98 Hewitt Road.</p> <p>In response to a query the Committee was advised that officers were currently carrying out a piece of work mapping decisions made in the East and West of the Borough. It was anticipated a report providing an analysis of the information gathered would be submitted to the Committee in September.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> i. That the report be noted. ii. That the Enforcement Notice with respect to 98 Hewitt Road be circulated to the Committee. 	
PC20.	<p>DELEGATED DECISIONS</p> <p>The Committee received a report detailing the decision made under delegated authority by the Heads of Development Management (North and South) and the Chair of the Planning Committee.</p> <p>In response to a query the Committee was advised that where an application fitted the criteria for refused under delegated authority there was no provision for it to be brought to the Committee for consideration. If the decision was appealed objectors would be informed of the appeal and would be able to reiterate their objections to the Planning Inspector considering the appeal.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC21.	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report that provided an overview of performance statistics with respect to Development Control and Planning Enforcement.</p> <p>It was noted that during May no Major applications had been determined and that 79% of Minor applications had been determined within eight weeks. In addition 88% of other applications received had been determined within eight weeks.</p> <p>In terms of performance during the year to date no Major applications had been determined and 88% of Minor applications had been determined within eight weeks. In addition 91% of other applications</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

	<p>had been determined within eight weeks.</p> <p>It was noted that performance against appeals against refusal, which were upheld on appeal, was below target and officers were considering how performance in this area could be improved.</p> <p>In response to a query as to how officers detected where there may be an Enforcement issue the Committee was advised that, although the Enforcement Team was developing a more proactive approach, it primarily relied upon members of the public drawing issues to their attention.</p> <p>The Committee was advised that, at present, the Council Tax data base and the systems used by the Development Control team were not integrated and therefore officers had to cross check information.</p> <p>It was noted that there was currently a Working Group looking at unlawful conversions and how working arrangements could be developed to improve the Councils approach to identifying these. By September a new protocol, which was being devised by the Group, would be in place to with regard to cross checking applications for conversions with the Council Tax data base before certificates of lawfulness could be issued.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
<p>PC22.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee received a report requesting that it confirm a Tree Preservation Order for a Sycamore tree at 42 A Weston Park.</p> <p>RESOLVED:</p> <p>That the Tree Preservation issued for a Sycamore tree at 42A Weston Park be confirmed.</p>	
<p>PC23.</p>	<p>HIGHGATE PRIVATE HOSPITAL, 17-19 VIEW ROAD, N6</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>A Members site visit had taken place prior to the meeting.</p> <p>It was noted that, in addition to those listed in the report, further representations had been received from the Fire Brigade stating that the current application did not meet fire regulations.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

Further objections had also been received from Councillor Allison and Councillor Williams on the following grounds:

- The additional delivery's to the hospital would cause disturbance to local residents
- Insufficient parking
- Loss of privacy
- Potential conversion to residential use

The Highgate Society had also raised objections on the following grounds:

- Use of hard surfacing would set an undesirable precedent
- The proposed development would constitute over development
- Loss of trees on the site was unacceptable

The Committee discussed the application and in response to concerns that the Arboriculture Report had not identified any trees that should be protected with a TPO the Committee was advised that none of the trees on the site were considered to be of sufficient significance to merit a TPO. There was a criteria against which trees were assessed that took into account the species age and health of a tree.

It was noted that the objections raised by the Fire Brigade were not sufficient to warrant refusal as they were dealt with under separate regulations.

Concern was raised that the additional pressure placed on parking would be greater than suggested. It was contended that the number of staff already parking in nearby streets put unacceptable pressure on residents.

Councillor Wilson addressed the Committee and noted that he considered that the proposal would constitute over development and that it would have an unacceptable impact upon the residential amenity of number 21.

He noted that trees situated in the north west of the site would need to be felled significantly to allow for construction and that this would alter the character of site appreciably. Similarly the bulk and size of the proposal was out of character with existing street scene.

Councillor Wilson noted that if the current Controlled Parking Zone (CPZ) was extended this would mean that staff would have to find alternative areas to park and this would place pressure on surrounding streets.

Mr Cuss, the applicants architect, spoke in support of the application and following his statement he answered questions from the Committee. It was confirmed that the applicant was happy to make the amendments required by the Fire Brigade.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

In response to a question Mr Cuss advised that a survey had been carried out to assess the loss of light and the impact of this upon properties adjacent to the site. This had concluded that there was virtually no impact to the higher levels.

Mr Cuss advised that an extensive landscaping scheme would be employed and that the additional wing being built would not cause a loss of light that would inhibit growth of plants and trees. He confirmed that the area to the rear of the site covered by tarmac would be landscaped.

Members of the Committee expressed concern that scheme was too bulky in its present form and that it would constitute over development of the site that was out of keeping with the character of the area. It was contended that the impact upon 12 Denewood Road and the Conservation Area was unacceptable.

The Committee discussed the landscaping proposals and the Arboriculture report carried out with respect to the site and there was agreement that an Informative should be added requesting that a further review of the site should be carried out to see whether any of the trees should be protected by a TPO.

In response to a query the Committee was advised that in urban design terms it was considered acceptable to 'rationalise' open space where it would bring a site in line with its surroundings.

RESOLVED:

That, subject to the conditions and Informative set out below, planning application reference HGY/2009/0837 be approved.

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.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

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 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.

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 reduces 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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

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.

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

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

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

INFORMATIVE: You are advised that the London Fire and Emerging Planning Authority is not satisfied with the proposals, as they do not meet requirements for travel distance with regards to water supply reaching the new building works. You should contact the Authority on Tel No. 020 8555 1200 Ext 53252 for further information.

REASONS FOR APPROVAL:

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

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

	<ul style="list-style-type: none"> • 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. <p>(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'.</p> <p>Section 106: No</p>	
<p>PC24.</p>	<p>19 CLARENDON ROAD, N8</p> <p>The Committee was advised that this item had been withdrawn at the request of the applicant.</p>	
<p>PC25.</p>	<p>FORTISMERE SCHOOL NORTH WING, CREIGHTON AVENUE, N10</p> <p><i>Councillor Santry left the Council Chamber during the consideration of this item.</i></p> <p>The Committee considered a report, previously circulated, which gave details of the application, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>A Members site visit had taken place prior to the meeting.</p> <p>RESOLVED:</p> <p>That, subject to the conditions set out below, planning application</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

reference HGY/2009/0659 be approved:

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 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.

7. The construction works of the development hereby granted shall not

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

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.

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, 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.

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.

11. The existing pre-fabricated buildings housing the music teaching areas adjacent to the South wing of Fortismere School shall be demolished within 3 months of the occupation of the new buildings hereby permitted, and the sites of the demolished buildings shall be landscaped in accordance with details which shall have previously been approved in writin by the Local Planning Authority.

Reason: In the interests of the appearance of the locality which is adjacent to the Muswell Hill Conservation Area.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

	<p>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).</p> <p>Section 106: No</p> <p><i>At the conclusion of discussion on this item the Committee agreed that a training session should be arranged with respect to Sustainability issues.</i></p>	<p>Marc Dorfman</p>
<p>PC26.</p>	<p>FYFE HOUSE, CHADWELL LANE, N8</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>A site visit had taken place prior to the meeting.</p> <p>The Committee was advised that following a meeting between the Neighbourhoods Team and Housing Team it had been agreed that £200K, which had been contributed as part of the Section 106 Agreement, should be commuted to other Affordable Housing schemes in the Borough.</p> <p>Members expressed concern at the proposed change of use as the original development had been agreed on the basis that there would be an element of Community space provided. Concern was also raised with regard to the commuting of the Affordable Housing contribution and it was contended that the sum of £200K did not compensate for the loss of Affordable Housing units within the scheme.</p> <p>There was a general consensus that the loss of these elements constituted a different proposal to that originally approved by the Committee.</p> <p>In response to a query the Committee was advised that the proposed units met the requirements guidelines around minimum floor space.</p> <p>RESOLVED:</p> <p>That planning application reference HGY/2009/0792 be refused for the reasons set out below:</p> <p>1. The authorised use of the ground floor of this block is for a Doctor's surgery, crèche and A3 use, by virtue of planning permission HGY/2002/0245. Whilst it is acknowledged that the provision of a Doctor's surgery here was not pursued by the Haringey Primary Care Trust, the Council considers that insufficient case has been made out</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

	<p>for the loss of a Community Facility. Given the existence of 619 residential units within New River Village with no community facility other than a gym, the conversion of the ground floor to provide a further 8 flats would worsen the imbalance between residential and community facilities.</p> <p>The proposal is thus contrary to Policy CW2 of the Haringey Unitary Development Plan, 'Protecting Existing Community Facilities,' which states that the change of use or demolition of a community facility will only be granted (a) if the facility is derelict or out of use, and no other groups are willing or able to use it and (b) if alternative accommodation is provided.</p> <p>2. The proposal fails to make provision for Affordable Housing or for a contribution towards Educational provision needs, in accordance with Policies UD8 -Planning Obligations, HSG4a -Affordable Housing, and SPGs 10a, (Planning Obligations), 10b (Affordable Housing), and 10 c (Educational Needs), of the Haringey Unitary Development Plan 2006.</p> <p>Section 106: No</p>	
<p>PC27.</p>	<p>333 HIGH ROAD, N22</p> <p>The Committee considered a report, previously circulated, which gave details of the application, planning history and all of the relevant planning factors and policies.</p> <p>A site visit had taken place prior to the meeting.</p> <p>In response to concerns raised with regard to the positioning of the proposed play area the Committee was advised that the conditions attached to the scheme required that details of area should be submitted for approval. This could be expanded to specify the type of fencing required.</p> <p>It was suggested that the existing condition relating to noise should be strengthened and the legal officer present was asked to construct a form of wording to reflect this.</p> <p>It was noted that the nearby Children's Centre was currently being refurbished and it was suggested that the Neighbourhood Management Team should look at how a more coordinated approach could be adopted to the area.</p> <p>The Committee agreed that the proposed play area should be positioned at the back of the site, due the pollution from the road and that the conditions attached should reflect this. There was also agreement that the front of the site should be landscaped.</p> <p>RESOLVED:</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

That, subject to the conditions set out below, the planning application reference HGY/2009/0910 be approved.

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. 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. Notwithstanding the location of an external play area for the Day Nursery shown on drawing No. 2667/6, detailed plans showing the location of an external play area for the Day Nursery at the rear of the existing building, within the car park area, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of use of the Day Nursery: such plans shall indicate fencing and surfacing to the external play area and shall have been prepared to meet the requirements by OFSTED.

Reason: In order that the Council may be satisfied as to the provision of secure external play space, for the proposed Day Nursery.

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.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

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 reduce 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.

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.

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 noise, including congregational singing or other amplified sound, shall emanate from the building which, in the opinion of the Council's Noise Control Officer acting in conjunction with the Local Planning Authority, shall cause nuisance or loss of amenity to the occupier of any residential property in the vicinity of the site, at any time.

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.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

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

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.

16. A landscaping scheme showing provision of planting to the frontage of the site to the High Road, shall be submitted to and approved by the Local Planning Authority prior to the commencement of use of premises, and implemented within the first planting season following commencement of use.

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

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.

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 13 JULY 2009**

	<p>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.</p> <p>(b) The proposed development accords with</p> <p>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'.</p> <p>Section 106: No</p>	
PC28.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>No new items of Urgent Business were received.</p>	
PC29.	<p>DATE OF NEXT MEETING</p> <p>The Committee was asked to note that date of the next meeting:</p> <p>15 September 2009, 7pm.</p>	

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 9.45pm.



Haringey Council

Agenda item:

[]

Planning Committee

On 15th September 2009Report Title: **Appeal decisions determined during June 2009 & July 2009**Report of: **Niall Bolger Director of Urban Environment**Wards(s) affected: **All**Report for: **Planning Committee****1. Purpose**

To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during June 2009 & July 2009.

2. Summary

June - Reports outcome of 10 appeal decisions determined by the Department for Communities and Local Government during June 2009 of which 2 (20%) was allowed and 7 (70%) were dismissed and 1 (10%) was withdrawn.

July - Reports outcome of 12 appeal decisions determined by the Department for Communities and Local Government during July 2009 of which 7 (58%) was allowed and 5 (42%) were dismissed.

3. Recommendations

That the report be noted.

Report Authorised by:

Marc Doriman
Marc Doriman

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**
Senior Administrative Officer

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

This page is intentionally left blank

APPEAL DECISION JUNE 2009

PLANNING APPEALS

Ward:	Alexandra
Reference Number:	HGY/2008/1915
Decision Level:	Delegated

147 Muswell Avenue N10 2EN

Proposal:

Erection of a single storey building with mansard roof to create a two bedroom, self contained residential unit

Type of Appeal:

Written Representation

Issues:

The effect of the building on the character and appearance of the Muswell Hill Conservation area

The effect of the building on the living conditions of the occupiers of no.145 & 147 Muswell Avenue in relation to outlook and privacy

Result:

Appeal **Dismissed** 25 June 2009

Ward:	Bounds Green
Reference Number:	HGY/2008/0803
Decision Level:	Delegated

13 Buckingham Road N22 7SR

Proposal:

Construction of a vehicle crossover to the existing drive and garage

Type of Appeal:

Public Inquiry

Issues:

The appeal was withdrawn at the inquiry because it was found that the proposed development did not require planning permission however, the appellant applied for a full award of costs

Result: Application form for Cost **Failed** 8 June 2009
Appeal Withdrawn 8 June 2009

Ward:	Bruce Grove
Reference Number:	HGY/2009/0068
Decision Level:	Delegated

104 Greyhound Road N17 6XN

Proposal:

Erection of ground floor rear extension

Type of Appeal:

Written Representation

Issues:

The effect of the extension on the living conditions of the occupiers of no. 106 Greyhound Road in relation to outlook and light

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

Result:

Appeal **Dismissed** 25 June 2009

Ward:	Fortis Green
Reference Number:	HGY/2008/2110
Decision Level:	Delegated

23 Collingwood Avenue N10 3EH

Proposal:

Roof extension to provide additional habitable rooms

Type of Appeal:

Written Representation

Issues:

The effect of the extension on the character and appearance of the Muswell Hill Conservation Area

Result:

Appeal **Dismissed** 25 June 2009

Ward:	Harringay
Reference Number:	HGY/2008/0744
Decision Level:	Delegated

26-27 Grand Parade, Green Lanes N4 1LG

Proposal:

Change of use from retail shop at the ground level of 26 Grand Parade in order to provide additional seating area for the restaurant at 27 Grand Parade and the installation of a new shop front to both properties

Type of Appeal:

Written Representation

Issues:

The effect of the proposal on the vitality and viability of the Green lanes Town Centre

Result:

Appeal **Allowed** 17 June 2009

Ward:	Highgate
Reference Number:	HGY/2008/0434
Decision Level:	Delegated

6 Broughton Gardens N6 5RS

Proposal:

Reconfiguration of the existing ground floor and extension at ground and first floor and extension at ground and first floor level into the garden with associated landscaping

Type of Appeal:

Written Representation

Issues:

The effect of the extension on the character and appearance of the existing building and the Crouch End Conservation Area

The effect of the extension on the living conditions of the occupiers of no. 5 & 7 Broughton Gardens in relation to outlook, privacy and light

Result:

Appeal **Dismissed** 30 June 2009

Ward:	Noel Park
Reference Number:	HGY/2008/1476
Decision Level:	Delegated

105 Mayes Road N22 6UP

Proposal:

Illumination of wall mounted sign boards on the building's main façade by 11 external lamp units

Type of Appeal:

Written Representation

Issues:

The effect of illuminated signs on the character and appearance of the appeal premises and their surroundings

Result:

Appeal **Dismissed** 10 June 2009

Ward:	Stroud Green
Reference Number:	HGY/2008/2060
Decision Level:	Delegated

2 Granville Road N4 4EL

Proposal:

Roof extension to include 3 no. dormer windows

Type of Appeal:

Written Representation

Issues:

The effect of the roof extension on the character and appearance of the Stroud Green Conservation Area

Result:

Appeal **Allowed** 25 June 2009

Ward:	Stroud Green
Reference Number:	HGY/2008/2139
Decision Level:	Delegated

Land Adjacent 1 Scarborough Road N4 4LX

Proposal:

Demolition of existing garages and construction of a 4 bedroom house with accommodation at basement ground and first floor with one off street parking space front and rear gardens

Type of Appeal:

Informal Hearing

Issues:

The effect of the proposal on the character and appearance of the Stroud Green Conservation Area

The effect of the proposal on the living conditions of the neighbours

Result:

Appeal **Dismissed** 16 June 2009

ENFORCEMENT APPEAL 2009

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

Land Rear of 212 High Road N15 4DA

Proposal:

Reduce the height of the boundary walls to the west and south of the property to 2 meters in height

Type of Appeal:

Informal Hearing

Issues:

That the Enforcement Notice had not been properly served

That the walls did not require planning permission

That the works did not harm the amenities of the adjoining occupiers

Result:

Appeal **Dismissed** 3 June 2009

APPEAL DECISIONS JULY 2009**PLANNING APPEALS**

Ward:	Bounds Green
Reference Number:	HGY/2009/0034
Decision Level:	Delegated

47 Palace Road N11 2PU**Proposal:**

Erection of a single storey rear extension and conversion of the house into a 1 x 2 person apartment and 1 x 4 person apartments

Type of Appeal:

Informal Hearing

Issue:

The effect of the proposal on the supply of housing within the borough

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

Result:

Appeal Part **Allowed** – rear extension 21 July 2009

Ward:	Crouch End
Reference Number:	HGY/2008/1020 & 1021
Decision Level:	Delegated

Land to the rear of 27-47 Cecile Park N8 9AX**Proposal:**

HGY/2009/1020

Appeal A: Demolition of 39 no. existing garage lock-ups and construct 5 no. two/three storey three bed houses with associated landscaping and 10 no. parking spaces.

HGY/2008/1021

Appeal B: Conservation Area Consent for the demolition of 39 existing garages on the site

Type of Appeal:

Public Inquiry

Issue:

Appeal A

The effect of the living conditions of neighbouring occupiers, and those of the future occupiers of the proposed development itself

The effect of the proposed design and layout on the character and appearance of the Crouch End Conservation Area

The effects of the loss of the existing garages on the supply of car parking spaces in the area and any consequent effects in terms of congestion, highway safety or visual impact due to additional on-street parking

Appeal B

The effects on the proposed demolition on the character and appearance of the Conservation Area

Result:

Appeal A **Dismissed** 30 July 2009

Appeal B **Allowed** 30 July 2009

Award for Cost **Allowed** 30 July 2009

Ward:	St Ann's
Reference Number:	HGY/2008/1639
Decision Level:	Delegated

36 Avenue Road N15 5JH

Proposal:

Retention of single storey rear extension

Type of Appeal:

Informal Hearing

Issue:

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

Result:

Appeal **Allowed** 31 July 2009

Ward:	White Hart Lane
Reference Number:	HGY/2008/2193
Decision Level:	Delegated

291 The Roundway N17 7AJ**Proposal:**

Erection of single storey rear extension at ground floor level and first floor side extension with alterations

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Dismissed** 8 July 2009

Ward:	Woodside
Reference Number:	HGY/2008/0152
Decision Level:	Delegated

25 Watson Road N22 7TZ**Proposal:**

Redevelopment of the site (including demolition and clearance of existing buildings) for a proposal that comprises 66 residential dwellings and a commercial building of 400sqm together with car parking and hard and soft landscaping

Type of Appeal:

Public Inquiry

Issue:

Whether the appeal scheme would result in an acceptable form and quality of design having regard to its effect on the character and appearance of the area (including the effect on the adjacent Trinity Gardens Conservation Area and on the setting of Listed Building in Bounds Green Road)

The effect on the living condition of occupants of nearby dwellings and on future residents of the appeal scheme in particular through potential overlooking, inadequate aspect and lack of amenity space

The effect on the retention and creation of employment in the locality

The effect on housing supply in the London Borough of Haringey

The effect on on-street parking and highway safety

Result:

Appeal **Allowed** 10 July 2009

Award for costs **Allowed** 10 July 2009

ENFORCEMENT APPEAL JULY 2009

Ward:	Bounds Green
Reference Number:	N/A
Decision Level:	Enforcement

17 Whittington Road N22 8YS

Proposal:

Conversion of a single family dwelling into six self contained units

Type of Appeal:

Written Representation

Issue:

The effect on the character of the Bowes Park Conservation Area

Result:

Appeal **Dismissed** 31 July 2009

Ward:	Bruce Grove
Reference Number:	N/A
Decision Level:	Enforcement

39 Elsdon Road N17 6RY

Proposal:

Installation of railings and water tank on roof

Type of Appeal:

Written Representation

Issue:

The visual impact on the character and appearance

Result:

Appeal **Dismissed** 31 July 2009

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

646 Green Lanes N8 0SD

Proposal:

Erection of a rear outbuilding and palisade boundary fencing

Type of Appeal:

Written Representation

Issue:

Whether or not the steps required by the Enforcement Notice were excessive and that lesser steps would have overcome the objection

Result:

Appeal **Dismissed** 31 July 2009

Ward:	St Ann's
Reference Number:	N/A
Decision Level:	Enforcement

36 Avenue Road N15 5JH

Proposal:

Erection of a single storey rear extension

Type of Appeal:

Written Representation

Issue:

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

Result:

Appeal **Allowed** 31 July 2009



Haringey Council

Agenda item:

[]

Planning Committee	On 15th September 2009
---------------------------	------------------------------------------

Report Title: Decisions made under delegated powers between 22 June 2009 and 23 August 2009		
Report of: Niall Bolger Director of Urban Environment		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; border: none; 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 22 June 2009 and 23 August 2009.		
3. Recommendations See following reports.		
Report Authorised by: <div style="text-align: center;"> Marc Dorfman Assistant Director Planning & Regeneration </div>		
Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

This page is intentionally left blank

HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 22/06/2009 AND 23/08/2009

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/2009/0682	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	22/06/2009
Location:	55 Muswell Road N10 2BS		
Proposal:	Alteration of roof from hip to gable end, erection of rear dormer and insertion of 2 x rooflights to front elevation and small stair window to side elevation.		
Application No:	HGY/2009/0759	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/06/2009
Location:	12 Elgin Road N22 7UE		
Proposal:	Demolition of existing rear extension and erection of new rear conservatory extension.		
Application No:	HGY/2009/0769	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	01/07/2009
Location:	70a Coniston Road N10 2BN		
Proposal:	Replacement of existing roof terrace, with addition of built-in seat and balustrade between the roof terraces of 70a and 72 Coniston Road.		
Application No:	HGY/2009/0771	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	01/07/2009
Location:	65 Windermere Road N10 2RD		
Proposal:	Replacement of existing ground and first floor front sash windows with double-glazed UPVC windows.		
Application No:	HGY/2009/0772	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	23/06/2009
Location:	Alexandra Park School, Bidwell Gardens N11 2AZ		
Proposal:	Approval Of Details pursuant to Condition 8 (site investigation) attached to planning permission reference HGY/2008/1937.		
Application No:	HGY/2009/0852	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	08/07/2009
Location:	39 Windermere Road N10 2RD		
Proposal:	Erection of two rear dormer and installation of 3 x velux roof-lights to front-slope to facilitate a loft conversion.		
Application No:	HGY/2009/0862	Officer:	Matthew Gunning
Decision:	REF	Decision Date:	13/07/2009
Location:	Side of 51 Alexandra Park Road, Windermere Road N10		
Proposal:	Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).		
Application No:	HGY/2009/0867	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	14/07/2009
Location:	Side of 172 Dukes Avenue, The Avenue N10		
Proposal:	Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).		

Application No:	HGY/2009/0884	Officer:	Ruma Nowaz	Decision Date:	21/07/2009
Decision:	PERM DEV				
Location:	61 Outram Road N22 7AB				
Proposal:	Certificate of Lawfulness for erection of rear dormer window and insertion of rooflight to front roofslope.				
Application No:	HGY/2009/0907	Officer:	Valerie Okeiyi	Decision Date:	23/07/2009
Decision:	GTD				
Location:	9 Donovan Avenue N10 2JU				
Proposal:	Alterations to existing rear dormer, alterations to loft access at side, installation of new skylight at front of property.				
Application No:	HGY/2009/0908	Officer:	Tara Jane Fisher	Decision Date:	29/07/2009
Decision:	GTD				
Location:	143 Durnsford Road N11 2EL				
Proposal:	Display of 1 x signage.				
Application No:	HGY/2009/0917	Officer:	Jill Warren	Decision Date:	14/07/2009
Decision:	REF				
Location:	To side of 41 Muswell Road N10 2BS				
Proposal:	Replacement of existing telecommunications cabinet with new green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.				
Application No:	HGY/2009/0933	Officer:	Tara Jane Fisher	Decision Date:	28/07/2009
Decision:	PERM REQ				
Location:	65 Grove Avenue N10 2AL				
Proposal:	Erection of rear dormer window and conversion of roof from hip to gable.				
Application No:	HGY/2009/0982	Officer:	John Ogenga P'Lakop	Decision Date:	28/07/2009
Decision:	GTD				
Location:	Pembury House Nursery School, Lansdowne Road N17				
Proposal:	Installation of temporary Portakabin Titan unit for a hire period of 3 years to be used as a community office for children and family activities.				
Application No:	HGY/2009/0992	Officer:	Tara Jane Fisher	Decision Date:	04/08/2009
Decision:	GTD				
Location:	16 Muswell Avenue N10 2EG				
Proposal:	Erection of rear dormer window and insertion of 4 velux windows to front roofslope.				
Application No:	HGY/2009/0999	Officer:	Tara Jane Fisher	Decision Date:	06/08/2009
Decision:	REF				
Location:	6 Palace Gates Road N22 7BN				
Proposal:	Roof extension to provide one bedroom flat.				
Application No:	HGY/2009/1059	Officer:	Valerie Okeiyi	Decision Date:	12/08/2009
Decision:	GTD				
Location:	27 Princes Avenue N22 7SB				
Proposal:	Erection of single storey side extension.				

Application No:	HGY/2009/1060	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	14/08/2009
Location:	7 The Avenue N10 2QE		
Proposal:	Erection of rear dormer window, insertion of 3 x rooflights to front roofslope.		
Application No:	HGY/2009/1071	Officer:	Valerie Okeiyi
Decision:	PERM REQ	Decision Date:	12/08/2009
Location:	4 Goodwyns Vale N10 2HA		
Proposal:	Erection of rear dormer window and insertion of 3 x velux windows to front roofslope.		
Application No:	HGY/2009/1074	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	30/07/2009
Location:	33 Cecil Road N10 2BU		
Proposal:	Conversion of existing flats to form single family dwelling and improvement of headroom at basement level.		
Application No:	HGY/2009/1097	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	11/08/2009
Location:	133 Dukes Avenue N10 2QD		
Proposal:	Erection of rear infill ground floor extension.		
Application No:	HGY/2009/1103	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	18/08/2009
Location:	St Lucia, 13 Wroxham Gardens N11 2AY		
Proposal:	Erection of 2 storey side / rear extension.		
Application No:	HGY/2009/1104	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/08/2009
Location:	58A Rosebery Road N10 2LJ		
Proposal:	Erection of rear dormer window and insertion of 2 x velux windows to front roofslope.		
Application No:	HGY/2009/1125	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/08/2009
Location:	78 Victoria Road N22 7XF		
Proposal:	Erection of rear metal platform to create terrace and metal external staircase.		
Application No:	HGY/2009/1134	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	12/08/2009
Location:	29 Winton Avenue N11 2AS		
Proposal:	Erection of roof extension and insertion of 2 x velux windows to front elevation.		
Application No:	HGY/2009/1138	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	19/08/2009
Location:	23 Donovan Avenue N10 2JU		
Proposal:	Erection of single storey rear infill extension with internal alterations.		

Application No: **HGY/2009/1172** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 22/07/2009
 Location: Side of 79 Dukes Avenue N10 2QD
 Proposal: Replacement of existing telecommunications cabinet with new green coloured cabinet 1600mm x 1200mm x 450mm.

WARD: Bounds Green

Application No: **HGY/2008/1081** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/06/2009
 Location: 5-11 Green Lanes N13 4TN
 Proposal: Installation of air-conditioning ventilation units to rear of property, and installation of timber acoustic fence.

Application No: **HGY/2009/0664** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 13/07/2009
 Location: Bus Shelter outside Warwick Court, Bounds Green Road N11 2EB
 Proposal: Display of 2 x internally illuminated advertisement panels.

Application No: **HGY/2009/0710** Officer: Matthew Gunning
 Decision: GTD Decision Date: 22/06/2009
 Location: 15 Durnsford Road N11 2EP
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0743** Officer: Ruma Nowaz
 Decision: PERM REQ Decision Date: 29/06/2009
 Location: 12 Churston Gardens N11 2NL
 Proposal: Alteration of roof from hip to gable end and erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2009/0768** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 24/06/2009
 Location: 1 Passmore Gardens N11 2PE
 Proposal: Conversion of property to provide 2 self-contained flats with single storey rear extension.

Application No: **HGY/2009/0787** Officer: Robin Campbell
 Decision: REF Decision Date: 06/07/2009
 Location: Unit 10 Gateway Mews N11 2UT
 Proposal: Change of use from office use to dental training clinic (D1).

Application No: **HGY/2009/0795** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 23/06/2009
 Location: 9 The Drive N11 2DY
 Proposal: Alteration of roof from hip to gable, erection of side dormer window and insertion of 2 x velux window to front elevation to facilitate a loft conversion.

Application No:	HGY/2009/0876	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/07/2009
Location:	Redruth Close N22 8RN		
Proposal:	Laying of new car park surface and pedestrian pavement.		
Application No:	HGY/2009/0914	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/07/2009
Location:	6 Marquis Road N22 8JH		
Proposal:	Erection of rear dormer window and insertion of 3 x velux windows to front roofslope.		
Application No:	HGY/2009/0919	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	10/07/2009
Location:	67 Clarence Road N22 8PG		
Proposal:	Conversion of property into 2 x self-contained flats.		
Application No:	HGY/2009/0971	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	03/08/2009
Location:	38 Lascotts Road N22 8JN		
Proposal:	Conversion of existing property into 3 self-contained flats.		
Application No:	HGY/2009/0973	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	03/08/2009
Location:	98 Woodfield Way N11 2NT		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2009/0993	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	04/08/2009
Location:	Pupil Support Centre, Commerce Road N22 8DZ		
Proposal:	Approval Of Details pursuant to Conditions 3 (external materials), 4 (material samples), 5 (landscaping), 6 (trees), 7 (protection of trees), 8 (pre-commencement site meeting), 10 (construction management plan) and 18 (environmental management plan) attached to planning permission reference HGY/2008/2203.		
Application No:	HGY/2009/1030	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/08/2009
Location:	Unit 5 & 6 Gateway Mews N11 2UT		
Proposal:	Change of use of property to a members lending and reference library with ancillary distribution.		
Application No:	HGY/2009/1058	Officer:	Jill Warren
Decision:	GTD	Decision Date:	14/08/2009
Location:	28 Sidney Road N22 8LS		
Proposal:	Conversion of ground floor offices into a two bedroom ground floor flat.		
Application No:	HGY/2009/1068	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	12/08/2009
Location:	111 Myddleton Road N22 8NE		
Proposal:	Change of use of ground floor from office to C3 (residential).		

Application No: **HGY/2009/1095** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 18/08/2009
 Location: 35 Blake Road N11 2AG
 Proposal: Enlargement of existing rear ground floor extension.

Application No: **HGY/2009/1121** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 19/08/2009
 Location: 47 Finsbury Road N22 8PA
 Proposal: Erection of side and rear extension at first floor level.

Application No: **HGY/2009/1128** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/08/2009
 Location: Trinity Court, Trinity Road N22 8YA
 Proposal: Approval of Details pursuant to Condition 3 (materials), Condition 5 (Soundproofing) and Condition 6 (method statement) attached to planning permission reference HGY/2008/1642.

WARD: **Bruce Grove**

Application No: **HGY/2009/0762** Officer: Robin Campbell
 Decision: REF Decision Date: 30/06/2009
 Location: 419a High Road N17 6QN
 Proposal: Change of use from coffee shop (A1) to restaurant use (A3).

Application No: **HGY/2009/0806** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 07/07/2009
 Location: 51 Dongola Road N17 6EB
 Proposal: Retention of existing 2 self contained flats.

Application No: **HGY/2009/0815** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 23/06/2009
 Location: Hamilton Place, 29a Woodside Gardens N17 6UN
 Proposal: Replacement of existing four panelled door with two glazed panels, with solid hardwood four panelled door.

Application No: **HGY/2009/0833** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 10/07/2009
 Location: 185 Lordship Lane N17 6XF
 Proposal: Change of use of the premises from a launderette to social club.

Application No: **HGY/2009/0846** Officer: Michelle Bradshaw
 Decision: PERM DEV Decision Date: 10/07/2009
 Location: 42 Dunloe Avenue N17 6LA
 Proposal: Certificate of Lawfulness for erection of rear dormer window and installation of two skylights to front roof slope.

Application No:	HGY/2009/0850	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	14/07/2009
Location:	122 Philip Lane N15 4JL		
Proposal:	Erection of two storey rear extension, erection of rear dormer window with insertion of 1 x velux window to front roof slope.		
Application No:	HGY/2009/0856	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	15/07/2009
Location:	44 Philip Lane N15 4JE		
Proposal:	Erection of rear dormer window, conversion of cafe at street level to 1 bedroom studio apartment, creation of 2 bedroom basement level flat and creation of 2 lightwells to front elevation		
Application No:	HGY/2009/0921	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	23/07/2009
Location:	4 Forster Road N17 6QD		
Proposal:	Conversion of ground floor shop / upper floor flat into 1 x 1 bedroom flat and 1 x 2 bedroom flat.		
Application No:	HGY/2009/0923	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	28/07/2009
Location:	6 Eleanor Close N15 4HU		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/0931	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	23/07/2009
Location:	96 St Loys Road N17 6UD		
Proposal:	Erection of single storey rear extension to incorporate level access shower and WC facilities.		
Application No:	HGY/2009/0948	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	29/07/2009
Location:	38 Philip Lane N15 4JB		
Proposal:	Erection of smoking shelter at the rear of property.		
Application No:	HGY/2009/1035	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	11/08/2009
Location:	55 Elsdon Road N17 6RY		
Proposal:	Conversion of property into 2 x one bed self-contained flats.		
Application No:	HGY/2009/1037	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/08/2009
Location:	1 Sperling Road N17 6UQ		
Proposal:	Use of property as two self contained flats.		
Application No:	HGY/2009/1115	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	18/08/2009
Location:	Side of 176 Philip Lane N15 4JW		
Proposal:	Installation of new green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.		

Application No: **HGY/2009/1116** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 20/08/2009
 Location: Opposite 55 Lordship Lane N17 6RU
 Proposal: Installation of new green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.

WARD: Crouch End

Application No: **HGY/2009/0690** Officer: Justin Booij
 Decision: GTD Decision Date: 07/07/2009
 Location: 4B Claremont Road N6 5BY
 Proposal: Retention of 2 x lean to structures (swimming pool changing room and potting shed) in rear garden (Certificate of Lawfulness for an existing use).

Application No: **HGY/2009/0707** Officer: Stuart Cooke
 Decision: GTD Decision Date: 09/07/2009
 Location: Highgate Wood School, Montenotte Road N8 8RN
 Proposal: Retention of temporary pre-fabricated sports hall / classroom building.

Application No: **HGY/2009/0732** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 25/06/2009
 Location: 46 The Broadway N8 9SU
 Proposal: Display of 4 x externally illuminated fascia signs and 1 x externally illuminated projecting sign.

Application No: **HGY/2009/0755** Officer: Justin Booij
 Decision: REF Decision Date: 09/07/2009
 Location: Rosebery House 165 Tottenham Lane N8 9BY
 Proposal: Installation of antennae and equipment cabinets on rooftop of building.

Application No: **HGY/2009/0784** Officer: Jeffrey Holt
 Decision: REF Decision Date: 30/06/2009
 Location: 12 Landrock Road N8 9HL
 Proposal: Erection of rear dormer window.

Application No: **HGY/2009/0809** Officer: Stuart Cooke
 Decision: GTD Decision Date: 24/06/2009
 Location: Former TUC Centre Site, Crouch End Hill And Coleridge Primary School, Crescent Road Crouch End Hill N8 8DG
 Proposal: Approval Of Details pursuant to Condition 11 (School Travel Plan) attached to planning permission reference HGY/2006/2234.

Application No: **HGY/2009/0848** Officer: Jeffrey Holt
 Decision: REF Decision Date: 15/07/2009
 Location: 7 Broadway Parade, Tottenham Lane N8 9DE
 Proposal: Change of use of property to hot food takeaway (A5) and installation of extract ducting to rear of property.

Application No:	HGY/2009/0851	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	29/07/2009
Location:	150 Crouch Hill N8 9DZ		
Proposal:	Conversion of existing property into new 2 x 2 bed dwellings.		
Application No:	HGY/2009/0853	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	23/06/2009
Location:	Garden Flat, 66 Avenue Road N6 5DR		
Proposal:	Tree works to include felling of 6 x Lombardy Poplar Trees.		
Application No:	HGY/2009/0857	Officer:	Oliver Christian
Decision:	REF	Decision Date:	16/07/2009
Location:	32 Avenue Road N6 5DW		
Proposal:	Creation of vehicle crossover.		
Application No:	HGY/2009/0881	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/07/2009
Location:	15B Womersley Road N8 9AE		
Proposal:	Loft conversion to upper flat entailing insertion of additional velux window to front roofslope		
Application No:	HGY/2009/0883	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/07/2009
Location:	Basement Flat 70 Cecile Park N8 9AU		
Proposal:	Replacement of front door and front elevation window with new door and window.		
Application No:	HGY/2009/0912	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	02/07/2009
Location:	Former TUC Centre Site, Crouch End Hill And Coleridge Primary School, Crescent Road Crouch End Hill N8		
Proposal:	Approval Of Details pursuant to Conditions 4 (landscaping), Condition 5 (hard landscaping), Condition 6 (trees) and Condition 10 (car parking / loading) relating to the existing Coleridge School site (west) attached to planning permission reference HGY/2006/2234.		
Application No:	HGY/2009/0930	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	22/07/2009
Location:	31 Haringey Park N8 9JD		
Proposal:	Demolition of existing derelict 5 x garages and erection of new perimeter fence / gate with new hardstanding		
Application No:	HGY/2009/0937	Officer:	Justin Booij
Decision:	GTD	Decision Date:	15/07/2009
Location:	27 Shepherds Close N6 5AG		
Proposal:	Tree works to include crown reduction by 35% to 40% of 1x Lime Tree.		
Application No:	HGY/2009/0962	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	28/07/2009
Location:	18 Montenotte Road N8 8RL		
Proposal:	Conversion of the existing garage into habitable space, glazing of the front porch, excavation of the rear garden and erection of lower ground rear extension and creation of two windows at ground floor level of the existing side flank wall.		

Application No:	HGY/2009/0970	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/07/2009
Location:	21 Womersley Road N8 9AE		
Proposal:	Excavation of basement to create habitable living space and creation of lightwell to side of property. Provision of integral bin store.		
Application No:	HGY/2009/0986	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	04/08/2009
Location:	30A Middle Lane N8 8PL		
Proposal:	Erection of rear dormer window and alterations to rear elevation.		
Application No:	HGY/2009/1003	Officer:	Justin Booij
Decision:	GTD	Decision Date:	22/07/2009
Location:	44 Crouch Hall Road N8 8HJ		
Proposal:	Demolition of existing single storey rear extension and erection of single storey rear extension with insertion of 3 x rooflights.		
Application No:	HGY/2009/1024	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	05/08/2009
Location:	13 Montenotte Road N8 8RL		
Proposal:	Erection of rear ground floor extension and alteration of rear flat roof to pitched roof at second floor level and installation of solar water heater on the Southern slope of back addition pitch roof.		
Application No:	HGY/2009/1028	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	05/08/2009
Location:	25 Glasslyn Road N8 8RJ		
Proposal:	Alterations to increase size of existing rear dormer.		
Application No:	HGY/2009/1034	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	09/07/2009
Location:	Highgate Wood School, Montenotte Road N8 8RN		
Proposal:	Approval of details pursuant to Condition 3 (materials) attached to planning reference HGY/2008/1392.		
Application No:	HGY/2009/1040	Officer:	Justin Booij
Decision:	GTD	Decision Date:	12/08/2009
Location:	21 Dickenson Road N8 9ER		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/1045	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/08/2009
Location:	R/O 62-70 Coolhurst Road N8 8EU		
Proposal:	Erection of 2 x three bedroom semi-detached dwellinghouses.		
Application No:	HGY/2009/1050	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	22/07/2009
Location:	St Aloysius College Sports Field, Hurst Avenue N6 5TX		
Proposal:	Approval Of Details pursuant to Condition 8 (lighting design) attached to planning permission reference HGY/2009/1439.		

Application No: **HGY/2009/1086** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 11/08/2009
 Location: 70 Priory Gardens N6 5QS
 Proposal: Creation of new lightwell to front of property.

Application No: **HGY/2009/1089** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 11/08/2009
 Location: 35A Crouch Hall Road N8 8HH
 Proposal: Erection of rear side extension.

Application No: **HGY/2009/1102** Officer: Oliver Christian
 Decision: GTD Decision Date: 07/08/2009
 Location: 4 Topsfield Parade, Tottenham Lane N8 8PR
 Proposal: Alterations to existing shopfront.

Application No: **HGY/2009/1113** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/08/2009
 Location: 4 Topsfield Parade, Tottenham Lane N8 8PR
 Proposal: Display of 1 x externally illuminated fascia sign.

Application No: **HGY/2009/1130** Officer: Jeffrey Holt
 Decision: REF Decision Date: 10/08/2009
 Location: 5 Wychwood End N6 5ND
 Proposal: Tree works to include crown reduction by 4 - 5m, removal of low overhanging branch, removal of deadwood and reshaping 1 x Sycamore tree at rear of property.

WARD: **Fortis Green**

Application No: **HGY/2009/0496** Officer: Matthew Gunning
 Decision: GTD Decision Date: 05/08/2009
 Location: 6 Colney Hatch Lane N10 1DU
 Proposal: Approval Of Details pursuant to Condition 2 (parking access and landscaping) attached to Appeal reference App/75420/A/08/2074379 (original planning permission reference HGY/2008/0019).

Application No: **HGY/2009/0703** Officer: Robin Campbell
 Decision: REF Decision Date: 13/07/2009
 Location: 320A Dukes Mews N10 2QN
 Proposal: Display of 1 x illuminated box sign.

Application No: **HGY/2009/0715** Officer: Robin Campbell
 Decision: GTD Decision Date: 22/06/2009
 Location: 3 Bancroft Avenue N2 0AR
 Proposal: Erection of single and part double rear extension.

Application No:	HGY/2009/0717	Officer:	Robin Campbell	Decision Date:	07/07/2009
Decision:	PERM DEV				
Location:	3 Bancroft Avenue N2 0AR				
Proposal:	Certificate of Lawfulness for erection of rear dormer extension and insertion of 3 x velux windows to front roofslope.				
Application No:	HGY/2009/0719	Officer:	Jill Warren	Decision Date:	30/06/2009
Decision:	REF				
Location:	48 Woodside Avenue N6 4ST				
Proposal:	Creation of vehicle crossover.				
Application No:	HGY/2009/0729	Officer:	Robin Campbell	Decision Date:	23/06/2009
Decision:	GTD				
Location:	15 Woodside Avenue N6 4SP				
Proposal:	Conversion of garage into habitable room and new porch.				
Application No:	HGY/2009/0773	Officer:	Matthew Gunning	Decision Date:	23/06/2009
Decision:	GTD				
Location:	310 Muswell Hill Broadway N10 2QS				
Proposal:	Relocation of residential entrance on Dukes Mews elevation.				
Application No:	HGY/2009/0778	Officer:	Ruma Nowaz	Decision Date:	01/07/2009
Decision:	REF				
Location:	51 Queens Avenue N10 3PE				
Proposal:	Erection of single storey rear extension and excavation of basement.				
Application No:	HGY/2009/0811	Officer:	Michelle Bradshaw	Decision Date:	03/07/2009
Decision:	REF				
Location:	3 Greenfield Drive N2 9AS				
Proposal:	Erection of single storey garden building to rear of property.				
Application No:	HGY/2009/0826	Officer:	Michelle Bradshaw	Decision Date:	03/07/2009
Decision:	GTD				
Location:	10 Midhurst Avenue N10 3EN				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2009/0828	Officer:	Valerie Okeiyi	Decision Date:	13/07/2009
Decision:	GTD				
Location:	42 Twyford Avenue N2 9NL				
Proposal:	Demolition of existing garage, erection of two storey side extension with pitch roof, erection of an infill extension and erection of rear / side dormer window with insertion of 3 x rooflights to front roofslope. (Amended Description)				
Application No:	HGY/2009/0847	Officer:	Valerie Okeiyi	Decision Date:	22/06/2009
Decision:	GTD				
Location:	72 Twyford Avenue N2 9NL				
Proposal:	Erection of rear extension at first and second floors (second floor extension within roofslope). (AMENDED DESCRIPTION).				

Application No: **HGY/2009/0860** Officer: Matthew Gunning
 Decision: REF Decision Date: 14/07/2009
 Location: Side of 53 Tetherdown, Burlington Road N10
 Proposal: Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).

Application No: **HGY/2009/0863** Officer: Matthew Gunning
 Decision: REF Decision Date: 14/07/2009
 Location: Outside 4-6 Dukes Avenue N10
 Proposal: Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).

Application No: **HGY/2009/0866** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 13/07/2009
 Location: Rear of 225-227 Muswell Hill Broadway, Queens Avenue N10
 Proposal: Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).

Application No: **HGY/2009/0870** Officer: Ruma Nowaz
 Decision: PERM REQ Decision Date: 08/07/2009
 Location: Side of 73 Muswell Hill Road, Woodside Avenue N10
 Proposal: Part 24 Determination for the installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).

Application No: **HGY/2009/0871** Officer: Jill Warren
 Decision: REF Decision Date: 14/07/2009
 Location: Outside the Congregational Church, Tetherdown N10
 Proposal: Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).

Application No: **HGY/2009/0877** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 15/07/2009
 Location: Birchwood Mansions, 123-169 Fortis Green Road N10 3LX
 Proposal: Listed Building Consent for external repair and redecoration to front and flank elevations

Application No: **HGY/2009/0889** Officer: Jill Warren
 Decision: REF Decision Date: 22/07/2009
 Location: To side of 115 Fortis Green N2 9HW
 Proposal: Installation of 1 x green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm

Application No: **HGY/2009/0890** Officer: Jill Warren
 Decision: REF Decision Date: 22/07/2009
 Location: To side of 9 Muswell Road N10 2BJ
 Proposal: Installation of 1 x green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm

Application No: **HGY/2009/0891** Officer: Jill Warren
 Decision: REF Decision Date: 22/07/2009
 Location: To side of 13-18 The Gables Fortis Green N10 3EA
 Proposal: Installation of 1 x green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm

Application No:	HGY/2009/0899	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	15/07/2009
Location:	30 Ringwood Avenue N2 9NS		
Proposal:	Certificate of Lawfulness for erection of rear and side dormer windows with internal works		
Application No:	HGY/2009/0924	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	20/08/2009
Location:	Flat 11 Whittington Court, Aylmer Road N2 0BT		
Proposal:	Replacement of existing metal windows with PVC double-glazed windows.		
Application No:	HGY/2009/0941	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	29/07/2009
Location:	107 Fortis Green N2 9HR		
Proposal:	Display of 1 x illuminated fascia sign, 1 x internally illuminated projecting sign and 1 x internally illuminated sign box.		
Application No:	HGY/2009/0943	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	29/07/2009
Location:	107 Fortis Green N2 9HR		
Proposal:	Removal of steel gate / boarded up window to front elevation and replacement with security shutters and new high level gable wall panelling.		
Application No:	HGY/2009/0946	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	10/07/2009
Location:	24 Beech Drive N2 9NY		
Proposal:	Erection of single storey detached timber building in rear garden (retrospective application).		
Application No:	HGY/2009/0954	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	29/07/2009
Location:	6 Ringwood Avenue N2 9NS		
Proposal:	Erection of single storey rear extension with insertion of side / rear roof dormers.		
Application No:	HGY/2009/0956	Officer:	Jill Warren
Decision:	GTD	Decision Date:	29/07/2009
Location:	9 Lynmouth Road N2 9LR		
Proposal:	Replacement of existing timber / single-glazed windows with double-glazed grade A virgin UPVC windows, alterations to include closing external entrance.		
Application No:	HGY/2009/0977	Officer:	Jill Warren
Decision:	REF	Decision Date:	17/07/2009
Location:	To side of Dorchester Court, Colney Hatch Lane N10 1BU		
Proposal:	Installation of 1 x green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm		
Application No:	HGY/2009/0980	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/07/2009
Location:	42 Fordington Road N6 4TJ		
Proposal:	Extension to existing garage.		

Application No:	HGY/2009/0994	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	04/08/2009
Location:	Flat C, 273 Queens Lane N10 1DN		
Proposal:	Replacement of existing timber window with white uPVC window.		
Application No:	HGY/2009/1002	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	05/08/2009
Location:	27 Aylmer Road N2 0BS		
Proposal:	Partial demolition of existing property (no.27) and erection of new two storey detached house with accommodation within the roofspace along with a garage building to the front and a new separate vehicular crossover onto Aylmer Road.		
Application No:	HGY/2009/1013	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/08/2009
Location:	7 Colney Hatch Lane N10 1PN		
Proposal:	Conversion of existing building into 6 self-contained flats and demolition of rear steps, terrace, conservatory and underlying structure. Erection of rear extensions at ground floor level and rear conservatory extension at first floor level.		
Application No:	HGY/2009/1046	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	06/08/2009
Location:	29 Southern Road N2 9LH		
Proposal:	Internal alterations to convert property into single dwellinghouse with other alterations to the rear of the property to improve the appearance.		
Application No:	HGY/2009/1047	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	06/08/2009
Location:	29 Southern Road N2 9LH		
Proposal:	Listed Building Consent for internal alterations to convert property into single dwellinghouse with other alterations to the rear of the property to improve the appearance.		
Application No:	HGY/2009/1053	Officer:	Jill Warren
Decision:	GTD	Decision Date:	11/08/2009
Location:	23 Western Road N2 9JB		
Proposal:	Erection of rear dormer window and insertion of 3 x velux windows to front roofslope.		
Application No:	HGY/2009/1093	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	18/08/2009
Location:	13 Southern Road N2 9LH		
Proposal:	Demolition of existing rear extension and erection of new rear extension at ground floor level.		
Application No:	HGY/2009/1120	Officer:	Jill Warren
Decision:	PERM REQ	Decision Date:	21/08/2009
Location:	38 Leaside Avenue N10 3BU		
Proposal:	Roof extension to include a rear dormer window.		
Application No:	HGY/2009/1124	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	18/08/2009
Location:	24 Southern Road N2 9LG		
Proposal:	Erection of single storey ground floor rear extension.		

WARD: **Harringay**

Application No: **HGY/2009/0661** Officer: Jeffrey Holt
 Decision: REF Decision Date: 13/07/2009
 Location: 3 Wightman Road N4 1RQ
 Proposal: Construction of wooden / decking terrace to front.

Application No: **HGY/2009/0760** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 13/07/2009
 Location: 13 Harringay Gardens N8 0SE
 Proposal: Certificate of Lawfulness for use of property as 6 studio flats and 1 bed flat.

Application No: **HGY/2009/0765** Officer: Justin Booij
 Decision: PERM DEV Decision Date: 01/07/2009
 Location: 127 Effingham Road N8 0AE
 Proposal: Erection of dormer window with insertion of 2 x velux windows to front elevation.

Application No: **HGY/2009/0777** Officer: Jeffrey Holt
 Decision: PERM REQ Decision Date: 30/06/2009
 Location: 139 Wightman Road N8 0BB
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/0808** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 14/07/2009
 Location: 567 Green Lanes N8 0RL
 Proposal: Conversion of existing property (3 bedroom flat) to create 2 self-contained flats.

Application No: **HGY/2009/0818** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 30/06/2009
 Location: 80 Wightman Road N4 1RN
 Proposal: Erection of rear dormer window.

Application No: **HGY/2009/0821** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 30/06/2009
 Location: 82 Wightman Road N4 1RN
 Proposal: Erection of rear dormer extension.

Application No: **HGY/2009/0895** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 21/07/2009
 Location: 427 Green Lanes N4 1EY
 Proposal: Erection of first floor rear extension and installation of flue to rear of property

Application No: **HGY/2009/0904** Officer: Justin Booij
Decision: REF Decision Date: 18/08/2009
Location: 120 Hampden Road N8 0HS
Proposal: Use of property as two self contained flats.

Application No: **HGY/2009/0922** Officer: Jeffrey Holt
Decision: GTD Decision Date: 28/07/2009
Location: 9-11 Turnpike Lane N8 0EP
Proposal: Erection of two storey rear extension and conversion of first and second floors into 7 x one bed flats.

Application No: **HGY/2009/1031** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 05/08/2009
Location: Top Floor Flat, 58 Warham Road N4 1AT
Proposal: Erection of rear dormer window and insertion of 1 x velux window to rear roofslope and 3 x velux windows to front roofslope.

Application No: **HGY/2009/1054** Officer: Jeffrey Holt
Decision: GTD Decision Date: 07/08/2009
Location: 77 Turnpike Lane N8 0EE
Proposal: Change of use from shop (A1) to restaurant (A3).

Application No: **HGY/2009/1080** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 11/08/2009
Location: 69 Effingham Road N8 0AA
Proposal: Use of property as two self-contained flats.

Application No: **HGY/2009/1088** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 18/08/2009
Location: 515 Green Lanes N4 1AN
Proposal: Conversion of existing maisonette into 2 x three bed self-contained flats.

Application No: **HGY/2009/1091** Officer: Oliver Christian
Decision: GTD Decision Date: 07/08/2009
Location: 513 Green Lanes N4 1AN
Proposal: Removal of condition 2 of planning decision OLD/1979/0372 to permit A2 (financial and professional services) uses at ground floor level.

Application No: **HGY/2009/1183** Officer: Elizabeth Ennin-Gyasi
Decision: REF Decision Date: 21/08/2009
Location: 98 Hewitt Road N8 0BN
Proposal: Conversion of property into 2 self-contained flats.

WARD: **Highgate**

Application No:	HGY/2009/0353	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	31/07/2009
Location:	235-237 Archway Road N6 5BS		
Proposal:	Approval Of Details pursuant to Condition 3 (materials), Condition 4 (landscaping) and Condition 5 (trees) attached to planning permission reference HGY/2008/0703.		
Application No:	HGY/2009/0629	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	07/07/2009
Location:	Kenvarra, 38 Hampstead Lane N6 4LA		
Proposal:	Approval of Details pursuant to Condition 5 (landscaping) attached to planning referenece HGY/2008/1273		
Application No:	HGY/2009/0733	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/06/2009
Location:	44 Southwood Avenue N6 5RZ		
Proposal:	Tree works to include thin crown by 25% to 1 Bay tree at rear of property.		
Application No:	HGY/2009/0738	Officer:	Jill Warren
Decision:	GTD	Decision Date:	23/06/2009
Location:	8-10 Maybury Mews N6 5YT		
Proposal:	Tree works to include crown thin by 20%, crown lift to 5m and crown reduce growth of 1 x Sycamore Tree.		
Application No:	HGY/2009/0767	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/08/2009
Location:	21 Denewood Road N6 4AQ		
Proposal:	Erection of two storey rear and side extension and extension to roof form to provide accommodation within the roofspace along with single storey side extension. Partial excavation to create basement accommodation. Erection of new front boundary wall with railings and gates along with alterations to front façade of building (AMENDED DESCRIPTION & AMENDED SCHEME).		
Application No:	HGY/2009/0775	Officer:	Jill Warren
Decision:	GTD	Decision Date:	06/07/2009
Location:	244 Archway Road N6 5AX		
Proposal:	Change of use from A1 (retail) to D1 (physiotherapy practice).		
Application No:	HGY/2009/0780	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	06/07/2009
Location:	50 Southwood Lane N6 5EB		
Proposal:	Certificate of Lawfulness for use of property as a single dwellinghouse.		
Application No:	HGY/2009/0807	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	07/07/2009
Location:	50 Southwood Lane N6 5EB		
Proposal:	Listed Building Consent for general repairs including refurbishment of the house, including removal of existing kitchens and bathrooms, damp-proof works, new concrete floors to basement, re-wiring, re-plumbing, repair and replacement of existing painted timber sliding sash windows with timber sash windows.		

Application No:	HGY/2009/0824	Officer:	Robin Campbell	Decision Date:	07/07/2009
Decision:	PERM DEV				
Location:	10 Grange Road N6 4AP				
Proposal:	Certificate of Lawfulness for erection of single storey rear extension.				
Application No:	HGY/2009/0839	Officer:	Matthew Gunning	Decision Date:	05/08/2009
Decision:	GTD				
Location:	Highgate Private Hospital, 17-19 View Road N6 4DJ				
Proposal:	Conservation Area Consent for demolition of existing single storey rear building.				
Application No:	HGY/2009/0865	Officer:	Robin Campbell	Decision Date:	10/07/2009
Decision:	GTD				
Location:	Flat 8, 1 Bishops Road N6 4HP				
Proposal:	Enlargement of existing windows to side of flat with juliet balcony to lounge window.				
Application No:	HGY/2009/0879	Officer:	Ruma Nowaz	Decision Date:	08/07/2009
Decision:	GTD				
Location:	Apollo House, 14 Broadlands Road N6 4AT				
Proposal:	Tree works to include inspection and cleaning of crown to one x Cedar tree.				
Application No:	HGY/2009/0882	Officer:	Robin Campbell	Decision Date:	30/07/2009
Decision:	GTD				
Location:	1 Park Walk N6 4AU				
Proposal:	Erection of 2 x dormer windows and insertion of 2 x conservation rooflights.				
Application No:	HGY/2009/0897	Officer:	Michelle Bradshaw	Decision Date:	15/07/2009
Decision:	GTD				
Location:	8 Stormont Road N6 4NL				
Proposal:	Landscaping works to front garden including replacement of front boundary wall / gates and replacement of 3 existing trees				
Application No:	HGY/2009/0906	Officer:	Tara Jane Fisher	Decision Date:	23/07/2009
Decision:	PERM REQ				
Location:	205 North Hill N6 4EH				
Proposal:	Demolition of existing kitchen / toilet and erection of single storey rear extension.				
Application No:	HGY/2009/0911	Officer:	Ruma Nowaz	Decision Date:	22/07/2009
Decision:	GTD				
Location:	13 North Grove N6 4SH				
Proposal:	Tree works to include crown reduction by 30%, thin crown by 20%, remove deadwood / broken branches of 1 x Holm Oak tree.				
Application No:	HGY/2009/0938	Officer:	Jill Warren	Decision Date:	31/07/2009
Decision:	GTD				
Location:	5 Wembury Road N6 5PU				
Proposal:	Installation of satellite dish.				

Application No:	HGY/2009/0944	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	30/07/2009
Location:	32 Denewood Road N6 4AH		
Proposal:	Minor alterations to existing side extension, conversion of existing garage into habitable room, 2 new windows to front elevation in place of garage door to existing side extension, new roof to existing side extension, additional brick panels to elevations of existing side extension.		
Application No:	HGY/2009/0968	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	31/07/2009
Location:	194 Archway Road N6 5BB		
Proposal:	Conversion of existing flat roof to pitched tiled roof.		
Application No:	HGY/2009/0976	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	30/07/2009
Location:	19 Broadlands Road N6 4AE		
Proposal:	Tree works to include crown by 20% and removal dead wood of 1 x Copper Beech at front of property.		
Application No:	HGY/2009/0990	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	04/08/2009
Location:	7 Stormont Road N6 4NS		
Proposal:	Installation of new swing gates and railings to front of property.		
Application No:	HGY/2009/1012	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	31/07/2009
Location:	Branksome, Courtenay Avenue N6 4LP		
Proposal:	Tree works to include felling of one x Holly tree at front of property.		
Application No:	HGY/2009/1019	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/08/2009
Location:	50 Southwood Lane N6 5EB		
Proposal:	Construction of mansard roof extension with front and rear dormer windows.		
Application No:	HGY/2009/1021	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/08/2009
Location:	50 Southwood Lane N6 5EB		
Proposal:	Listed Building Consent for construction of mansard roof extension with front and rear dormer windows.		
Application No:	HGY/2009/1029	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	10/08/2009
Location:	349 Archway Road N6 5AA		
Proposal:	Change of use from Financial and Professional Service (A2) to a 2 bedroom flat (C3), demolition of existing small side rear extension and creation of patio with internal alterations.		
Application No:	HGY/2009/1061	Officer:	Jill Warren
Decision:	GTD	Decision Date:	11/08/2009
Location:	High Sheldon, Sheldon Avenue N6 4NJ		
Proposal:	Tree works to include crown thin re-growth by 15% and deadwood of 1 x Willow tree.		

Application No: **HGY/2009/1083** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 12/08/2009
 Location: 233 Archway Road N6 5BS
 Proposal: Insertion of 2 x velux windows each to front and rear roofslopes.

Application No: **HGY/2009/1099** Officer: Matthew Gunning
 Decision: GTD Decision Date: 18/08/2009
 Location: 75 Southwood Park, Southwood Lawn Road N6 5SQ
 Proposal: Erection of single storey conservatory to terraced roof area.

Application No: **HGY/2009/1107** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 19/08/2009
 Location: 12 Kingsley Place N6 5EA
 Proposal: Tree works to include reduction of top back to fence line of 1 x Elderberry tree at rear of property.

WARD: Hornsey

Application No: **HGY/2009/0712** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 22/06/2009
 Location: 1 Hermiston Avenue N8 8NL
 Proposal: Erection of rear dormer window and insertion of 3 x velux windows to front roofslope.

Application No: **HGY/2009/0774** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 30/06/2009
 Location: Honeymead, Campsfield, Gillett & Myddleton, Campsfield Road N8
 Proposal: Conversion of the existing flat roofs to 20 degree pitched roofs.

Application No: **HGY/2009/0779** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 30/06/2009
 Location: 14 Priory Road N8 7RD
 Proposal: Use of the first and second floors of the property as 2 x 2 bed self-contained flats.

Application No: **HGY/2009/0793** Officer: Robin Campbell
 Decision: REF Decision Date: 29/07/2009
 Location: Fyfe House, Chadwell Lane N8 7RZ
 Proposal: Removal of condition 13 (layout of the ground floor of Block F) attached to planning permission reference HGY/2002/0245.

Application No: **HGY/2009/0830** Officer: Oliver Christian
 Decision: GTD Decision Date: 31/07/2009
 Location: 158 Tottenham Lane N8 8SE
 Proposal: Reserved matters, Condition 1, Condition 2 & Condition 9 (materials-fenestration, general landscaping and site layout) in relation to outline consent HGY/2008/1643 for erection of 9 x 3 storey, four bedroom townhouses with associated parking and access.

Application No: **HGY/2009/0845** Officer: Jeffrey Holt
Decision: GTD Decision Date: 30/06/2009
Location: 27A Rosebery Gardens N8 8SH
Proposal: Erection of single storey rear extension with alterations.

Application No: **HGY/2009/0975** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 22/07/2009
Location: Flat 4 Elgar House, Boyton Close N8 7BD
Proposal: Replacement of existing steel framed single glazed windows with double glazed UPVC windows.

Application No: **HGY/2009/0991** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 04/08/2009
Location: 37 Rathcoole Gardens N8 9ND
Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1009** Officer: Justin Booij
Decision: PERM DEV Decision Date: 05/08/2009
Location: 1 Rokesly Avenue N8 8NS
Proposal: Erection of rear dormer window.

Application No: **HGY/2009/1017** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 29/07/2009
Location: 2 Byron Court, Inderwick Road N8 9JS
Proposal: Replacement of existing white metal windows with white powder-coated aluminium double-glazed windows.

Application No: **HGY/2009/1051** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 07/08/2009
Location: 40 Tottenham Lane N8 7EA
Proposal: Change of use from office to minicab office (sui generis).

Application No: **HGY/2009/1063** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 11/08/2009
Location: 13a Church Lane N8 7BU
Proposal: Erection of single storey rear and side extensions.

Application No: **HGY/2009/1148** Officer: Elizabeth Ennin-Gyasi
Decision: GTD Decision Date: 07/08/2009
Location: 38A Rathcoole Gardens N8 9NB
Proposal: Retention of replacement wooden framed windows with UPVC windows on existing conservatory.

Application No:	HGY/2009/0501	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	30/06/2009
Location:	44 Muswell Hill Road N10 3JR		
Proposal:	Erection of infill extension to create additional floor with front mansard roof.		
Application No:	HGY/2009/0567	Officer:	Robin Campbell
Decision:	PERM DEV	Decision Date:	07/07/2009
Location:	25 Church Crescent N10 3NA		
Proposal:	Certificate of Lawfulness for use of property as three flats.		
Application No:	HGY/2009/0686	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/07/2009
Location:	42 Cranley Gardens N10 3AL		
Proposal:	Erection of side and rear dormer windows and insertion of rooflight to front roofslope.		
Application No:	HGY/2009/0728	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	23/06/2009
Location:	48 Alexandra Gardens N10 3RL		
Proposal:	Replacement of existing external access stair to garden with new cast iron filigree spiral staircase.		
Application No:	HGY/2009/0761	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	30/06/2009
Location:	81 Priory Road N8 8LR		
Proposal:	Creation of vehicle crossover.		
Application No:	HGY/2009/0763	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	02/07/2009
Location:	99 Muswell Hill Broadway N10 3RS		
Proposal:	Display of 1 x internally illuminated fascia sign.		
Application No:	HGY/2009/0800	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	06/07/2009
Location:	5-6 Summerland Gardens N10 3QN		
Proposal:	Change of use of existing property into (D2) Fitness Studio.		
Application No:	HGY/2009/0804	Officer:	Jill Warren
Decision:	GTD	Decision Date:	07/07/2009
Location:	110 Cranley Gardens N10 3AH		
Proposal:	Erection a single storey, timber framed, glazed conservatory.		
Application No:	HGY/2009/0816	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	05/08/2009
Location:	The Actual Workshop, The Grove, Alexandra Palace Way N22 7AY		
Proposal:	Change of use of existing building to children's Indoor Adventure Play Area (D2).		

Application No: **HGY/2009/0827** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 07/07/2009
Location: 176 Park Road N8 8JT
Proposal: Erection of single storey side extension.

Application No: **HGY/2009/0859** Officer: Matthew Gunning
Decision: REF Decision Date: 14/07/2009
Location: Outside St James Church, St James Lane N10
Proposal: Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).

Application No: **HGY/2009/0861** Officer: Matthew Gunning
Decision: REF Decision Date: 14/07/2009
Location: Outside 119 Muswell Hill Road N10
Proposal: Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).

Application No: **HGY/2009/0868** Officer: Valerie Okeiyi
Decision: REF Decision Date: 13/07/2009
Location: Side of 144-150 Muswell Hill Broadway, Summerland Gardens N10
Proposal: Installation of new green coloured cabinet 1600mm (Height) x 1200mm (Width) x 450mm (Depth).

Application No: **HGY/2009/0887** Officer: Jill Warren
Decision: REF Decision Date: 22/07/2009
Location: Outside 7 Grand Avenue N10 3AY
Proposal: Installation of 1 x green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm

Application No: **HGY/2009/0888** Officer: Jill Warren
Decision: REF Decision Date: 22/07/2009
Location: To side of 1 Cranmore Way N10 3TP
Proposal: Installation of 1 x green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm

Application No: **HGY/2009/0894** Officer: Ruma Nowaz
Decision: REF Decision Date: 22/07/2009
Location: Unit 2 (Ground Floor) Dudrich House Princes Lane N10 3LU
Proposal: Renewal of time limited planning permission reference HGY/2008/0060 for use of premises as minicab call centre.

Application No: **HGY/2009/0901** Officer: Jill Warren
Decision: REF Decision Date: 22/07/2009
Location: To side of 33 Muswell Hill N10 3PR
Proposal: Installation of 1 x green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm

Application No: **HGY/2009/0915** Officer: Robin Campbell
Decision: GTD Decision Date: 29/07/2009
Location: 186 Park Road N8 8JJ
Proposal: Demolition of existing side / rear extension and erection of a new single storey side and rear extension.

Application No:	HGY/2009/0949	Officer:	Jill Warren	Decision Date:	30/07/2009
Decision:	REF				
Location:	177 Cranley Gardens N10 3AG				
Proposal:	Creation of vehicle crossover to a classified road.				
Application No:	HGY/2009/0964	Officer:	Tara Jane Fisher	Decision Date:	30/07/2009
Decision:	GTD				
Location:	51 Etheldene Avenue N10 3QE				
Proposal:	Alterations to front elevation to change door to window at lower ground floor and alterations to rear elevation to change window to door, change door to window in rear extension and change dormer window to sash.				
Application No:	HGY/2009/0969	Officer:	Valerie Okeiyi	Decision Date:	31/07/2009
Decision:	GTD				
Location:	Flat 1 Wolverton, Warner Road N8 7HA				
Proposal:	Replacement of existing crittal windows with new PVC double-glazed windows.				
Application No:	HGY/2009/0972	Officer:	Michelle Bradshaw	Decision Date:	31/07/2009
Decision:	GTD				
Location:	151 Priory Road N8 8NA				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2009/1008	Officer:	Jill Warren	Decision Date:	06/08/2009
Decision:	GTD				
Location:	LA Fitness, Hillfield Park N10 3PJ				
Proposal:	Display of 1 x internally illuminated fascia sign to front (amended description - sign to rear no longer part of application).				
Application No:	HGY/2009/1018	Officer:	Tara Jane Fisher	Decision Date:	10/08/2009
Decision:	REF				
Location:	50 Palace Road N8 8QP				
Proposal:	Erection of side dormer window to facilitate loft conversion.				
Application No:	HGY/2009/1032	Officer:	Valerie Okeiyi	Decision Date:	06/08/2009
Decision:	GTD				
Location:	6 Springfield Avenue N10 3SU				
Proposal:	Alteration to existing rear dormer window to form recessed balcony with full height glazed doors.				
Application No:	HGY/2009/1033	Officer:	Michelle Bradshaw	Decision Date:	06/08/2009
Decision:	GTD				
Location:	46 Woodland Gardens N10 3UA				
Proposal:	Replacement of first floor rear kitchen window with French doors and balustrade.				
Application No:	HGY/2009/1057	Officer:	Jill Warren	Decision Date:	13/08/2009
Decision:	REF				
Location:	57 Redston Road N8 7HL				
Proposal:	Erection of a single storey conservatory to infill rear side return.				

Application No: **HGY/2009/1065** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 11/08/2009
 Location: 10 Muswell Hill N10 3TA
 Proposal: Erection of rear ground floor extension and alterations to the rear elevation.

Application No: **HGY/2009/1073** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 07/08/2009
 Location: 33A Hillfield Park N10 3QT
 Proposal: Installation of railings and decking to rear first floor level balcony.

Application No: **HGY/2009/1139** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 19/08/2009
 Location: 10 Muswell Hill N10 3TA
 Proposal: Erection of side and rear dormer extensions.

Application No: **HGY/2009/1156** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 20/08/2009
 Location: 92 Muswell Hill Place N10 3RR
 Proposal: Replacement of existing windows with PVCU mahogany colour windows.

WARD: **Noel Park**

Application No: **HGY/2009/0764** Officer: Matthew Gunning
 Decision: REF Decision Date: 02/07/2009
 Location: 58 Turnpike Lane N8 0PS
 Proposal: Demolition of existing garage and erection of 2 storey two bedroom dwellinghouse to front onto Burghley Road.

Application No: **HGY/2009/0766** Officer: Matthew Gunning
 Decision: REF Decision Date: 02/07/2009
 Location: 58 Turnpike Lane N8 0PS
 Proposal: Demolition of existing garage and erection of a dwellinghouse comprising 2 studio flats with access to the first floor flat via external staircase at the side.

Application No: **HGY/2009/0790** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/07/2009
 Location: Ground floor shop, 37 Station Road N22 6UX
 Proposal: Alterations to front elevation to change entrance of A1 unit from the west side to front of building.

Application No: **HGY/2009/0794** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 22/07/2009
 Location: 601 Lordship Lane N22 5LE
 Proposal: Erection of smoking shelter to rear of property.

Application No:	HGY/2009/0797	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	06/07/2009
Location:	7 Brampton Park Road N22 6BG		
Proposal:	Conversion of existing property into 3 x self contained flats, including demolition of existing rear extension and erection of single storey rear extension/ single storey side extension to rear addition.		
Application No:	HGY/2009/0819	Officer:	Jill Warren
Decision:	GTD	Decision Date:	06/08/2009
Location:	Unit 57 The Mall, Wood Green Shopping City, High Road N22 6YD		
Proposal:	Display of 1 x internally illuminated fascia signs and 2 x internally illuminated projecting signs.		
Application No:	HGY/2009/0841	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	08/07/2009
Location:	7 Brampton Park Road N22 6BG		
Proposal:	Erection of single storey side / rear extension (Certificate of Lawfulness).		
Application No:	HGY/2009/0900	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	16/07/2009
Location:	98 Hewitt Avenue N22 6QE		
Proposal:	Conversion of property into 1 x 1 bed and 1 x 2 bed self contained flats entailing erection of rear dormer window and insertion of velux window to front roofslope		
Application No:	HGY/2009/0981	Officer:	Jill Warren
Decision:	GTD	Decision Date:	03/08/2009
Location:	Units 1 and 2 Quicksilver Place, Western Road N22 6XH		
Proposal:	Renewal of time limited permission for use of property as police patrol base for a further period of five years.		
Application No:	HGY/2009/1001	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	05/08/2009
Location:	195 High Road N22 6BA		
Proposal:	Display of 1 x internally illuminated fascia sign.		
Application No:	HGY/2009/1043	Officer:	Jill Warren
Decision:	REF	Decision Date:	11/08/2009
Location:	28 Waldegrave Road N8 0QA		
Proposal:	Retention of eight self contained flats.		
Application No:	HGY/2009/1049	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	11/08/2009
Location:	117 High Road N22 6BB		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.		
Application No:	HGY/2009/1056	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	11/08/2009
Location:	59 Mark Road N22 6PX		
Proposal:	Erection of single storey rear extension.		

Application No:	HGY/2009/1067	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	12/08/2009
Location:	9 High Road N22 6BH		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated hanging sign.		
Application No:	HGY/2009/1069	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	12/08/2009
Location:	9 High Road N22 6BH		
Proposal:	Installation of new shopfront.		
Application No:	HGY/2009/1092	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	18/08/2009
Location:	Chocolate Factory, 5 Clarendon Road off Coburg Road N22 6XJ		
Proposal:	Replacement of 3 no. omni antennas with 3 no. repositioned panel antennas, the repositioning of a GPS antenna, installation of rooftop equipment cabin and ancillary development thereto.		
Application No:	HGY/2009/1096	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	18/08/2009
Location:	Unit 7 & 8, 88-90 High Road N22 6HE		
Proposal:	Installation of new shopfront and relocation of delivery door.		
Application No:	HGY/2009/1100	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	18/08/2009
Location:	Unit 7 & 8 88- 90 High Road N22 6HE		
Proposal:	Display of 2 x internally illuminated projecting signs and 3 x internally illuminated fascia signs.		

WARD: Northumberland Park

Application No:	HGY/2009/0734	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	23/06/2009
Location:	57 Brantwood Road N17 0DT		
Proposal:	Conversion of existing property to form two self-contained flats, and erection of part single storey and part two storey rear extension.		
Application No:	HGY/2009/0735	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	29/06/2009
Location:	Outside 762 High Road N17 0AL		
Proposal:	Display of 1 x freestanding illuminated advertising panel and public payphone attached to the reverse side of the panel.		
Application No:	HGY/2009/0737	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	29/06/2009
Location:	Outside 641 High Road N17 8AA		
Proposal:	Display of 1 x freestanding, internally illuminated advertising panel and public payphone attached to the reverse side of the panel.		

Application No:	HGY/2009/0751	Officer:	Valerie Okeiyi	Decision Date:	30/06/2009
Decision:	REF				
Location:	8 Park Avenue Road N17 0HX				
Proposal:	Erection of first floor rear extension.				
Application No:	HGY/2009/0786	Officer:	Ruma Nowaz	Decision Date:	01/07/2009
Decision:	GTD				
Location:	1-18 Park Lane Close N17 0HL				
Proposal:	Replacement of existing windows with PVCu white double glazed windows.				
Application No:	HGY/2009/0805	Officer:	Valerie Okeiyi	Decision Date:	07/07/2009
Decision:	GTD				
Location:	844 High Road N17 0EY				
Proposal:	Conversion and extension of first floor one bedroom flat into 2 bedroom flat.				
Application No:	HGY/2009/0810	Officer:	Michelle Bradshaw	Decision Date:	03/07/2009
Decision:	GTD				
Location:	Unit 1 Lake Business Centre, Tariff Road N17 0YX				
Proposal:	Erection of additional floor to existing single storey warehouse.				
Application No:	HGY/2009/0817	Officer:	Michelle Bradshaw	Decision Date:	03/07/2009
Decision:	GTD				
Location:	1-12 & 56-61 Altair Close N17 0BW				
Proposal:	Conversion of the existing flat roof to a 17 degree pitched roof.				
Application No:	HGY/2009/0925	Officer:	Matthew Gunning	Decision Date:	11/08/2009
Decision:	GTD				
Location:	Northumberland Park Community School, Trulock Road N17 0PG				
Proposal:	Approval Of Details pursuant to Condition 8 (travel plan) attached to planning permission reference HGY/2008/0857.				
Application No:	HGY/2009/0942	Officer:	Matthew Gunning	Decision Date:	31/07/2009
Decision:	GTD				
Location:	Land to rear of 94 Park Lane N17 0JP				
Proposal:	Approval Of Details pursuant to Condition 3 (materials) attached to planning appeal reference APP/Y5420/A/08/2078623.				
Application No:	HGY/2009/0984	Officer:	Valerie Okeiyi	Decision Date:	04/08/2009
Decision:	GTD				
Location:	Unit 17, Willoughby Lane Industrial Estate, 76 - 78 Willoughby Lane N17 0YN				
Proposal:	Use of property as Workshop and M.O.T Centre.				
Application No:	HGY/2009/1042	Officer:	Tara Jane Fisher	Decision Date:	11/08/2009
Decision:	REF				
Location:	57 Asplins Road N17 0NG				
Proposal:	Retrospective Planning Permission for the conversion of existing property into two self contained flats.				

Application No: **HGY/2009/1112** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/08/2009
 Location: Outside 734-740 High Road N17 0AL
 Proposal: Installation of new green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.

Application No: **HGY/2009/1117** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 19/08/2009
 Location: Side of 707 High Road N17 8AD
 Proposal: Installation of new green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.

WARD: St Anns

Application No: **HGY/2009/0648** Officer: Oliver Christian
 Decision: GTD Decision Date: 09/07/2009
 Location: 103 Cornwall Road N15 5AX
 Proposal: Approval of Details pursuant to Condition 3 (external works), 5 (central dish/aerial system), 6 Site investigation, 7 (refuse, waste storage and recycling), 9 (siting of development), 10 (gates), 13 (footpaths) and 14 (compatibility with adjoining development of materials) attached to planning reference HGY/2007/1575.

Application No: **HGY/2009/0741** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 21/07/2009
 Location: 37 Brampton Road N15 3SX
 Proposal: Certificate of Lawfulness for erection of rear dormer window and insertion of 1 x velux window to front roofslope.

Application No: **HGY/2009/0770** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 21/07/2009
 Location: First Floor Flat, 4 Grove Road N15 5HJ
 Proposal: Erection of mansard roof extension to provide habitable rooms.

Application No: **HGY/2009/0802** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 30/06/2009
 Location: 36 Abbotsford Avenue N15 3BS
 Proposal: Use of property as 8 studio flats.

Application No: **HGY/2009/0831** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 08/07/2009
 Location: 105 Avondale Road N15 3SR
 Proposal: Certificate of Lawfulness for the erection of rear roof dormer with insertion of 3 x skylights to front elevation to facilitate a loft conversion.

Application No: **HGY/2009/0838** Officer: Oliver Christian
 Decision: GTD Decision Date: 13/07/2009
 Location: 94 Station Crescent N15 5BD
 Proposal: Use of property as two self-contained flats (Certificate of Lawfulness for an existing use).

Application No:	HGY/2009/0840	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	13/07/2009
Location:	77 Woodlands Park Road N15 3SB		
Proposal:	Erection of roof addition with erection of front / rear dormer windows and an addition of terrace to front elevation.		
Application No:	HGY/2009/0898	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/07/2009
Location:	5 Glenwood Road N15 3JS		
Proposal:	Use of property as two self-contained flats (Certificate of Lawfulness for an existing use).		
Application No:	HGY/2009/0998	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	28/07/2009
Location:	2A Avenue Road N15 5JG		
Proposal:	Erection of single storey rear extension and erection of 3 x front / rear dormer windows to church hall.		
Application No:	HGY/2009/1000	Officer:	Oliver Christian
Decision:	REF	Decision Date:	23/07/2009
Location:	25B Grand Parade N4 1LG		
Proposal:	Conversion of two bedroom flat into 1 x studio flat and 1 x 1 bedroom flat.		
Application No:	HGY/2009/1020	Officer:	Oliver Christian
Decision:	REF	Decision Date:	29/07/2009
Location:	Land at rear of 16-18 Glenwood Road N15 3JU		
Proposal:	Erection of single storey 2 bedroom bungalow.		
Application No:	HGY/2009/1072	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	07/08/2009
Location:	12 Kimberley Gardens N4 1LF		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/1076	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	29/07/2009
Location:	Flat C, 1 Vicarage Parade, West Green Road N15 3BL		
Proposal:	Conversion of top floor flat into 1 x two bedroom flat and 1 x one bedroom flat.		
Application No:	HGY/2009/1078	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/08/2009
Location:	4 Stanhope Gardens N4 1HT		
Proposal:	Change of use from HMO (House in Multiple Occupation) to 2 self-contained flats.		
Application No:	HGY/2009/1085	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	11/08/2009
Location:	2A Woodlands Park Road N15 3RT		
Proposal:	Conversion of ground floor commercial unit into 1 x one bed self-contained flat.		

Application No: **HGY/2009/1146** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/08/2009
 Location: 30a Cranleigh Road N15 3AD
 Proposal: Installation of 2 x velux windows to front elevation and 1 x velux window to rear.

WARD: Seven Sisters

Application No: **HGY/2009/0570** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 13/07/2009
 Location: 70 High Road N15 6JU
 Proposal: Display of 1 x halo lit sign.

Application No: **HGY/2009/0660** Officer: Stuart Cooke
 Decision: GTD Decision Date: 09/07/2009
 Location: 29 Elm Park Avenue N15 6AR
 Proposal: Amendments to unlawful second storey extension.

Application No: **HGY/2009/0730** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 24/06/2009
 Location: 18 Daleview Road N15 6PJ
 Proposal: Conversion of existing property into two self-contained flats.

Application No: **HGY/2009/0829** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 08/07/2009
 Location: 1-29 Templeton Road N15 6RX
 Proposal: Colour render works to the front facade of the building.

Application No: **HGY/2009/0849** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 10/07/2009
 Location: 52 Crowland Road N15 6UU
 Proposal: Conversion of property into two self contained flats.

Application No: **HGY/2009/0854** Officer: Oliver Christian
 Decision: GTD Decision Date: 08/07/2009
 Location: Sainsbury Car Park, Williamson Road N4 1UJ
 Proposal: Highways alterations to Williamson Road, amendments to Sainsbury's car park, amendment to area retail park car park.

Application No: **HGY/2009/0855** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 16/07/2009
 Location: 69 Wargrave Avenue N15 6TU
 Proposal: Erection of rear dormer window

Application No:	HGY/2009/0872	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	25/06/2009
Location:	Gladesmore Sports Centre, Crowland Road N15 6UR		
Proposal:	Approval Of Details pursuant to Condition 4 (hard landscaping) attached to planning permission reference HGY/2007/2282.		
Application No:	HGY/2009/0916	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	22/06/2009
Location:	381-481 Seven Sisters Road N15		
Proposal:	Approval Of Details pursuant to Condition 16 (Site Investigation) attached to planning permission reference HGY/ 2007/1093.		
Application No:	HGY/2009/0926	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	25/06/2009
Location:	Gladesmore Community School, Crowland Road N15 6EB		
Proposal:	Approval Of Details pursuant to Condition 5 (energy strategy) attached to planning permission reference HGY/2008/1433.		
Application No:	HGY/2009/0927	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	25/06/2009
Location:	Gladesmore Community School, Crowland Road N15 6EB		
Proposal:	Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2008/1433.		
Application No:	HGY/2009/0939	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/07/2009
Location:	159 Plevna Crescent N15 6DZ		
Proposal:	Replacement of existing metal single-glazed windows with UPVC (plastic) brown windows, and replacement of existing wooden doors with UPVC (plastic) blue doors.		
Application No:	HGY/2009/0955	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/07/2009
Location:	94 Crowland Road N15 6UX		
Proposal:	Erection of front / rear dormer extension		
Application No:	HGY/2009/0988	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/07/2009
Location:	92 Crowland Road N15 6UU		
Proposal:	Erection of front and rear dormer windows		
Application No:	HGY/2009/1005	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/07/2009
Location:	129 Gladesmore Road N15 6TJ		
Proposal:	Erection of front and rear dormer windows		
Application No:	HGY/2009/1007	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	29/07/2009
Location:	86 Leadale Road N15 6BH		
Proposal:	Retrospective erection of single storey rear extension and erection of front / rear dormer windows.		

Application No: **HGY/2009/1016** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 16/07/2009
 Location: 127 Craven Park Road N15 6BP
 Proposal: Erection of ground floor rear extension to side boundary, extension of first floor side extension up to side boundary, extension of approved loft extension over side extension with street side forming gable end

Application No: **HGY/2009/1048** Officer: Oliver Christian
 Decision: GTD Decision Date: 07/08/2009
 Location: 21-29 Tewkesbury Road N15 6SE
 Proposal: Internal alterations to approved layout to provide 3 x 3 beds and 6 x 2 bed self contained flats - Variation to condition 2 attached to planning permission reference HGY/2006/1265.

Application No: **HGY/2009/1098** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/08/2009
 Location: 134 Craven Park Road N15 6AB
 Proposal: Erection of front and rear dormer windows.

WARD: **Stroud Green**

Application No: **HGY/2009/0781** Officer: Justin Booij
 Decision: GTD Decision Date: 08/07/2009
 Location: 8 Perth Road N4 3HB
 Proposal: Tree works to include removal of overhanging branches of 1 x pear tree.

Application No: **HGY/2009/0789** Officer: Oliver Christian
 Decision: GTD Decision Date: 30/06/2009
 Location: 170 Weston Park N8 9PN
 Proposal: Conversion of existing therapy consultancy / residential accommodation into single dwellinghouse.

Application No: **HGY/2009/0801** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 06/07/2009
 Location: 31 Mount Pleasant Villas N4 4HH
 Proposal: Conservation Area Consent for demolition of ground floor single storey rear addition structure.

Application No: **HGY/2009/0825** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 15/07/2009
 Location: 42 Denton Road N8 9NS
 Proposal: Retention of the single storey rear extension, creation of a roof terrace with railings and erection of first floor conservatory.

Application No: **HGY/2009/0929** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 28/07/2009
 Location: 2 Lorne Road N4 3RT
 Proposal: Erection of single storey extension incorporating a roof and spiral staircase.

Application No: **HGY/2009/0934** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 04/08/2009
 Location: 21 Stapleton Hall Road N4 3QE
 Proposal: Erection of balustrade on rear first floor roof terrace.

Application No: **HGY/2009/0935** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 16/07/2009
 Location: Flat A, 73 Woodstock Road N4 3EU
 Proposal: Replacement of existing windows with timber double-glazed windows, and front / rear entrance doors with timber external doors. Conversion of two rear windows into doors.

Application No: **HGY/2009/1022** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 23/07/2009
 Location: 107 Mayfield Road N8 9LN
 Proposal: Erection of rear dormer window.

Application No: **HGY/2009/1052** Officer: Stuart Cooke
 Decision: GTD Decision Date: 23/07/2009
 Location: 61 Ridge Road N8 9LJ
 Proposal: Approval Of Details pursuant to Conditions 3 (materials), 4 (site levels) and 6 (site history / soil contamination) attached to planning permission reference HGY/2008/1233.

Application No: **HGY/2009/1082** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 18/08/2009
 Location: 186 Stroud Green Road N4 3RN
 Proposal: Change of use of ground floor from A1 (retail) to A2 (financial and professional services).

Application No: **HGY/2009/1094** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 18/08/2009
 Location: 23 Oxford Road N4 3HA
 Proposal: Erection of rear dormer window.

WARD: Tottenham Green

Application No: **HGY/2009/0749** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 24/06/2009
 Location: 8-55 Bramble Close N15
 Proposal: Replacement of existing windows with white PVCu double glazed windows.

Application No: **HGY/2009/0783** Officer: Oliver Christian
 Decision: GTD Decision Date: 21/07/2009
 Location: 2 Summerhill Road N15 4HD
 Proposal: Demolition of existing garage, erection of single storey and part infill first floor extension and conversion of property into four self contained flats

Application No: **HGY/2009/0799** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 14/07/2009
 Location: 19A Wakefield Road N15 4NJ
 Proposal: Approval Of Details pursuant to Condition 4 (sample of materials) attached to planning permission reference HGY/2006/0904 (partial discharge).

Application No: **HGY/2009/0812** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 08/07/2009
 Location: 10-24 Walton Road N15 4PP
 Proposal: Replacement of existing single glazed windows with new double glazed white PVCu windows.

Application No: **HGY/2009/0813** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 08/07/2009
 Location: 1-15 Newton Road N15 4PT
 Proposal: Replacement of existing single glazed metal windows to double glazed white PVCu windows.

Application No: **HGY/2009/0814** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 08/07/2009
 Location: 2-48 Newton Road N15 4PJ
 Proposal: Replacement of existing single glazed metal windows to double glazed white PVCu windows.

Application No: **HGY/2009/0820** Officer: Jill Warren
 Decision: GTD Decision Date: 13/07/2009
 Location: 171 High Road N22 6AU
 Proposal: Installation of new shopfront, installation of new roller shutter door, replacement of first floor windows with UPVC double-glazed windows, replacement of single-glazed skylight roof with insulated core 5 lead roof, creation of new goods in enclosure and DDA access ramp.

Application No: **HGY/2009/0842** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 14/07/2009
 Location: 69 Rangemoor Road N15 4NA
 Proposal: Replacement of the existing wooden windows / rear door with UPVC Double glazed windows / rear door.

Application No: **HGY/2009/0844** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 10/07/2009
 Location: 61 Hanover Road N15 4DL
 Proposal: Erection of single storey side extension.

Application No: **HGY/2009/0858** Officer: Stuart Cooke
 Decision: GTD Decision Date: 16/07/2009
 Location: 40 Dorset Road N15 5AJ
 Proposal: Erection of rear dormer window

Application No: **HGY/2009/0873** Officer: Jeffrey Holt
 Decision: REF Decision Date: 09/07/2009
 Location: 64 Springfield Road N15 4AZ
 Proposal: Conversion of property into two self-contained flats and erection of rear dormer window and skylight.

Application No:	HGY/2009/0886	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	11/08/2009
Location:	22 Wakefield Road N15 4NL		
Proposal:	Erection of single story rear extension.		
Application No:	HGY/2009/0905	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/07/2009
Location:	64 Grove Park Road N15 4SN		
Proposal:	Tree works to include crown reduction by 30% of 1 x Oak tree.		
Application No:	HGY/2009/0957	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/07/2009
Location:	165-195 (odd nos.) High Cross Road N17 9NU		
Proposal:	Conversion of flat roof to pitched roof.		
Application No:	HGY/2009/0958	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/07/2009
Location:	107-163 (odd nos.) High Cross Road N17 9NR		
Proposal:	Conversion of flat roof to pitched roof.		
Application No:	HGY/2009/0959	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/07/2009
Location:	130-160 (even nos.) High Cross Road N17 9PB		
Proposal:	Conversion of flat roof to pitched roof.		
Application No:	HGY/2009/0985	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	29/07/2009
Location:	687 Seven Sisters Road N15 5LA		
Proposal:	Use of ground floor rear and 1st and 2nd floors as 5 self-contained flats.		
Application No:	HGY/2009/1026	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	23/07/2009
Location:	Portland Place, 45-47 Portland Road N15 4SY		
Proposal:	Approval Of Details pursuant to Condition 3 (materials) and Condition 6 (refuse and waste storage) attached to planning permission reference HGY/2009/0032.		
Application No:	HGY/2009/1064	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	06/08/2009
Location:	Site at corner of Enterprise Row & Rangemoor Road N15 4LU		
Proposal:	Use as builders yard.		
Application No:	HGY/2009/1108	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	19/08/2009
Location:	95 Broad Lane N15 4DW		
Proposal:	Erection of single storey rear extension to ground floor shop.		

Application No: **HGY/2009/1110** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 19/08/2009
 Location: To Side Of Priscilla Wakefield House Harold Road N15 4NA
 Proposal: Installation of new green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.

Application No: **HGY/2009/1136** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/08/2009
 Location: 209 Philip Lane N15 4HL
 Proposal: Change of use of part of unit from A1 (retail) to radio controlled minicab office.

WARD: Tottenham Hale

Application No: **HGY/2008/1319** Officer: Stuart Cooke
 Decision: GTD Decision Date: 23/07/2009
 Location: The Volunteer, 131 Chesnut Road N17 9EU
 Proposal: Demolition of existing outbuilding and erection of 2 x 2 storey, three bedroom houses, and conversion of existing flat into 2 x one bed flats.

Application No: **HGY/2009/0158** Officer: Oliver Christian
 Decision: GTD Decision Date: 24/06/2009
 Location: 612 High Road N17 9TA
 Proposal: Approval Of Details pursuant to Condition 3 (materials), 5 (dustbin enclosure) and 7 (window surrounds, doors and Scotland Green elevation entrance) attached to planning permission reference HGY/2003/0322.

Application No: **HGY/2009/0454** Officer: Oliver Christian
 Decision: GTD Decision Date: 24/06/2009
 Location: The Narrow Boat & 148-152 Reedham Close N17 9PU
 Proposal: Approval Of Details pursuant to Conditions 4 (surface water drainage), 5 (landscape management) and 9 (energy strategy) attached to planning permission reference HGY/2007/2414.

Application No: **HGY/2009/0739** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 24/06/2009
 Location: Outside 628 High Road N17 9TP
 Proposal: Display of 1 x freestanding, internally illuminated advertising panel and public payphone attached to the reverse side of the panel.

Application No: **HGY/2009/0740** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 24/06/2009
 Location: Outside 570 High Road N17 9TA
 Proposal: Display of 1 x free standing, internally illuminated advertising panel and public payphone attached to the reverse side of the panel.

Application No: **HGY/2009/0746** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 24/06/2009
 Location: 530 High Road N17 9SX
 Proposal: Display of 1 x freestanding, internally illuminated advertising panel and public payphone attached to the reverse side of the panel.

Application No:	HGY/2009/0752	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	30/06/2009
Location:	12 Liston Road (rear of 6 Lansdowne Road) N17 9XE		
Proposal:	Erection of 3 storey block comprising 3 x two bed self-contained flats.		
Application No:	HGY/2009/0757	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	24/06/2009
Location:	R/O 20 - 70 Dowsett Road N17		
Proposal:	Approval Of Details pursuant to Conditions 11 (site investigation) and 12 (rain water run off) attached to planning permission reference HGY/2007/0635.		
Application No:	HGY/2009/0893	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/07/2009
Location:	5 Stirling Road N17 9UN		
Proposal:	Demolition of existing building and erection of 2 x 4 bedroom dwellinghouses.		
Application No:	HGY/2009/0909	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	22/07/2009
Location:	4 Lansdowne Road N17 9XE		
Proposal:	Erection of single storey rear extension, and replacement of existing single glazed timber windows with double glazed timber windows.		
Application No:	HGY/2009/0918	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	23/07/2009
Location:	484-486 High Road N17 9JF		
Proposal:	Erection of single storey rear extension and change of use of No. 486 to A3 (restaurant).		
Application No:	HGY/2009/0936	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/07/2009
Location:	1-23 (odd nos.) Dawlish Road N17 9HN		
Proposal:	Conversion of existing flat roof to a 20 degree pitched roof		
Application No:	HGY/2009/0940	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/07/2009
Location:	1-23 (odd nos.) Dawlish Road N17 9HN		
Proposal:	Replacement of existing metal frame casement windows / doors with white PVCU double-glazed units		
Application No:	HGY/2009/1006	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	05/08/2009
Location:	4 Lansdowne Road N17 9XE		
Proposal:	Conversion of existing property into 2 self-contained flats.		
Application No:	HGY/2009/1023	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	05/08/2009
Location:	93 Sherringham Avenue N17 9RT		
Proposal:	Erection of single storey rear extension.		

Application No: **HGY/2009/1027** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 05/08/2009
 Location: 38 Thackeray Avenue N17 9DY
 Proposal: Conversion of existing property into 2 x 2 bed self contained flat and erection of single storey first floor extension.

Application No: **HGY/2009/1036** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 29/07/2009
 Location: 22 Spencer Road N17 9UU
 Proposal: Use of property as two self contained flats.

Application No: **HGY/2009/1038** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 05/08/2009
 Location: R/O 20-70 Dowsett Road N17
 Proposal: Approval Of Details pursuant to Condition 13 (Aerial Dish) attached to planning permission reference HGY/2007/0635.

Application No: **HGY/2009/1145** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 19/08/2009
 Location: Warehouse, Honeysett Road N17 9DA
 Proposal: Change of use from (B8) storage to (A1) shop.

WARD: **West Green**

Application No: **HGY/2009/0791** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 06/07/2009
 Location: 19a Mannock Road N22 6AB
 Proposal: Certificate of lawfulness for erection of rear dormer window and insertion of 2 x velux windows to front elevation.

Application No: **HGY/2009/0832** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 08/07/2009
 Location: 432 West Green Road N15 3PT
 Proposal: Insertion of 4 x rooflights within the roof slope to allow conversion of roof space to form 1 x bedroom to upper floor flat.

Application No: **HGY/2009/0987** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 31/07/2009
 Location: 113 Higham Road N17 6NU
 Proposal: Erection of rear dormer window.

Application No: **HGY/2009/0995** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 31/07/2009
 Location: 164 Carlingford Road N15 3EU
 Proposal: Erection of rear dormer window.

Application No: **HGY/2009/1004** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 04/08/2009
 Location: 78 Somerset Close N17 6DN
 Proposal: Installation of new gate (for vehicle pedestrian access) to the boundary of the existing driveway and pavement.

Application No: **HGY/2009/1044** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 11/08/2009
 Location: 199 Boundary Road N22 6AL
 Proposal: Erection of single storey 1 bedroom dwellinghouse.

Application No: **HGY/2009/1090** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 18/08/2009
 Location: 17 Walpole Road N17 6BE
 Proposal: Erection of single storey rear extension at ground floor level.

Application No: **HGY/2009/1119** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 19/08/2009
 Location: 173 Downhills Way N17 6AH
 Proposal: Demolition of existing rear conservatory and erection of single storey rear conservatory.

WARD: **White Hart Lane**

Application No: **HGY/2009/0534** Officer: Robin Campbell
 Decision: REF Decision Date: 15/07/2009
 Location: 28 Cavell Road N17 7BJ
 Proposal: Certificate of Lawfulness for retention of existing outbuilding as one bedroom residential dwelling

Application No: **HGY/2009/0554** Officer: Ruma Nowaz
 Decision: REF Decision Date: 07/07/2009
 Location: 291 The Roundway N17 7AJ
 Proposal: Creation of vehicle crossover.

Application No: **HGY/2009/0747** Officer: Justin Booij
 Decision: REF Decision Date: 07/07/2009
 Location: 303 The Roundway N17 7AJ
 Proposal: Creation of vehicle crossover to a classified road.

Application No: **HGY/2009/0754** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 01/07/2009
 Location: 28 Great Cambridge Road N17 7BU
 Proposal: Installation of cashpoint machine.

Application No:	HGY/2009/0823	Officer:	Jill Warren	Decision Date:	07/07/2009
Decision:	PERM DEV				
Location:	278 Tower Gardens Road N17 7QE				
Proposal:	Internal alterations to the ground, first and loft floors, installation of 4 x rooflights to rear elevation and creation of a new window (Certificate of Lawfulness).				
Application No:	HGY/2009/0864	Officer:	Jill Warren	Decision Date:	07/07/2009
Decision:	GTD				
Location:	278 Tower Gardens Road N17 7QE				
Proposal:	Erection of single storey rear extension.				
Application No:	HGY/2009/0896	Officer:	Tara Jane Fisher	Decision Date:	22/07/2009
Decision:	REF				
Location:	104 Tower Gardens Road N17 7QB				
Proposal:	Replacement of existing external wooden doors / windows with uPVC doors / windows.				
Application No:	HGY/2009/0902	Officer:	Jill Warren	Decision Date:	28/07/2009
Decision:	GTD				
Location:	15 & 17 Great Cambridge Road N17 7LH				
Proposal:	Extension of roof with erection of rear dormer window and insertion of 4 x velux windows to front roofslope.				
Application No:	HGY/2009/0913	Officer:	Ruma Nowaz	Decision Date:	22/07/2009
Decision:	GTD				
Location:	29 Courtman Road N17 7HT				
Proposal:	Installation of Six UPVC windows and two UPVC Doors.				
Application No:	HGY/2009/0952	Officer:	Valerie Okeiyi	Decision Date:	30/07/2009
Decision:	REF				
Location:	48 Fenton Road N17 7JR				
Proposal:	Erection of part two, part single storey side extension and front porch.				
Application No:	HGY/2009/0960	Officer:	Robin Campbell	Decision Date:	31/07/2009
Decision:	GTD				
Location:	107 Tower Gardens Road N17 7PH				
Proposal:	Insertion of 1 x velux window to front roofslope and 2 x velux windows to rear roofslope.				
Application No:	HGY/2009/1015	Officer:	Valerie Okeiyi	Decision Date:	05/08/2009
Decision:	GTD				
Location:	199 The Roundway N17 7BP				
Proposal:	Erection of single storey rear conservatory.				
Application No:	HGY/2009/1081	Officer:	Jill Warren	Decision Date:	17/08/2009
Decision:	GTD				
Location:	45 Mayfair Gardens N17 7LP				
Proposal:	Erection of first floor side extension.				

Application No: **HGY/2009/1084** Officer: Robin Campbell
 Decision: GTD Decision Date: 11/08/2009
 Location: 51 Risley Avenue N17 7HJ
 Proposal: Erection of single storey side extension to provide an additional kitchen / dining room.

Application No: **HGY/2009/1087** Officer: Jill Warren
 Decision: REF Decision Date: 18/08/2009
 Location: To side of 280 Tower Gardens Road N17 7QE
 Proposal: Installation of 1 x green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.

WARD: Woodside

Application No: **HGY/2009/0756** Officer: Tara Jane Fisher
 Decision: PERM REQ Decision Date: 30/06/2009
 Location: 28 Woodside Road N22 5HT
 Proposal: Erection of rear dormer window and insertion of rooflights to front roofslope.

Application No: **HGY/2009/0776** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 01/07/2009
 Location: Car Repairs Garage, Left of 11 Ranelagh Road N22 7TL
 Proposal: Erection of first floor single storey extension.

Application No: **HGY/2009/0796** Officer: Robin Campbell
 Decision: GTD Decision Date: 06/07/2009
 Location: 694 Lordship Lane N22 5JN
 Proposal: Formation of new wheelchair ramp to front of garden.

Application No: **HGY/2009/0803** Officer: Robin Campbell
 Decision: GTD Decision Date: 06/07/2009
 Location: Ground Floor Flat 694 Lordship Lane N22 5JN
 Proposal: Erection of single storey rear extension (AMENDED DESCRIPTION)

Application No: **HGY/2009/0834** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/07/2009
 Location: Rear Yard 2 Park Avenue N22 7EX
 Proposal: Retrospective planning application for the conversion of garages into 2 x studios, sanitary facilities and kiln room.

Application No: **HGY/2009/0961** Officer: Matthew Gunning
 Decision: GTD Decision Date: 30/07/2009
 Location: Lordship Lane Primary School, Lordship Lane N22 5DD
 Proposal: Construction of external brick built cubicle for new main electrical service supply cable and metering (Option A).

Application No:	HGY/2009/0974	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	03/08/2009
Location:	93 Sylvan Avenue N22 5JA		
Proposal:	Erection of rear dormer window with insertion of 2 x velux windows to front elevation.		
Application No:	HGY/2009/0997	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	04/08/2009
Location:	7 Erica House, Acacia Road N22 5RY		
Proposal:	Retention of replacement windows / doors with UPVC double-glazed windows and doors.		
Application No:	HGY/2009/1011	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	04/08/2009
Location:	St Thomas More RC School, Glendale Avenue N22 5HN		
Proposal:	Approval Of Details pursuant to Conditions 4 (site investigation report), 6 & 7 (hard landscaping), 9 (site levels) and 10 (BREEAM) attached to planning permission reference HGY/2008/2160.		
Application No:	HGY/2009/1109	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	18/08/2009
Location:	St Thomas More RC School Glendale Avenue N22 5HN		
Proposal:	Approval Of Details pursuant to Conditions 8 (external lighting), 11 (sanitary fittings) and 23 (boundary treatment) attached to planning permission reference HGY/2008/2160.		
Application No:	HGY/2009/1140	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	19/08/2009
Location:	91 Perth Road N22 5QG		
Proposal:	Erection of dormer extension involving conversion of hipped roof to gable end and insertion of 2 x velux windows to front elevation.		

WARD: Not Applicable - Outside Borough

Application No:	HGY/2009/0706	Officer:	Stuart Cooke
Decision:	RNO	Decision Date:	09/07/2009
Location:	Queensland Road; Michael Sobell Sports Centre Market Road, Hornsey Street, Drayton Park N5 & N7		
Proposal:	Application for approval under planning condition AG16 of P011500 which requires that 40 coach parking spaces are provided within the stadium or outside the stadium as previously agreed by the council. The proposal is that coach parking be provided at a number of locations for the 2009/2010 football season onwards. Please note the availability of Queensland Rd and the Michael Sobell Sports Centre impact on the order of priority.		
Application No:	HGY/2009/0722	Officer:	Stuart Cooke
Decision:	RNO	Decision Date:	09/07/2009
Location:	Michael Sobell Sports Centre Holloway Road, Market Road, Hornsey Street N5 & N7		
Proposal:	Observation to L. B. of Islington for Approval under planning condition AG16(d) of P011500 which requires that 40 coach parking spaces are provided within the stadium or outside the stadium as previously agreed by the council. The proposal is that coach parking be provided at a number of locations for the 2009/2010 football season onwards. Please note that the availability of the Michael Sobell Sports Centre impacts on the order of priority.		
Application No:	HGY/2009/0798	Officer:	Stuart Cooke
Decision:	RNO	Decision Date:	09/07/2009

Location: Queensland Road; Michael Sobell Sports Centre; Holloway Road; Market Road; Hornsey Street; Drayton Park; Islington, N5 & N7 and Finsbury Park (within Haringey Borough)

Proposal: Application for approval under planning condition AG16(c) of P011500 which requires that 40 coach parking spaces are provided within the stadium or outside the stadium as previously agreed by the council. The proposal is that coach parking be provided at a number of locations for the 2009/2010 football season onwards. Please note the availability of Queensland Rd and the Michael Sobell Sports Centre impact on the order of priority.

Application No: **HGY/2009/0966** Officer: Matthew Gunning

Decision: RNO Decision Date: 30/07/2009

Location: 41 The Bishops Avenue N2 0BN

Proposal: Demolition of existing buildings and construction of a part two and part three storey detached house with basement level swimming pool, car parking and associated landscaping (Observations to L.B. Barnet).

Application No: **HGY/2009/0996** Officer: Stuart Cooke

Decision: RNO Decision Date: 11/08/2009

Location: 1 Twyford Avenue N2 9HH

Proposal: Single storey side and rear extension, following demolition of existing rear conservatory (Observations to L.B. Barnet).

Application No: **HGY/2009/1010** Officer: Stuart Cooke

Decision: RNO Decision Date: 11/08/2009

Location: 7 Spencer Avenue N13 4TS

Proposal: Conversion of single family dwelling into 1 x 1 bed and 1 x 2 bed flat (retrospective). (Observations to L.B. Enfield).

Application No: **HGY/2009/1144** Officer: Matthew Gunning

Decision: RNO Decision Date: 30/07/2009

Location: 290 Seven Sisters Road N4 2AB

Proposal: Observation to London Borough of Hackney for Installation of ATM to existing shopfront.



Agenda item:

[]

Planning Committee **On 15th September 2009**

Report Title: Development Control and Planning Enforcement work report	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose To advise the Committee of performance statistics on Development Control and Planning Enforcement.</p>	
<p>2. Summary Summarises decisions taken within set time targets by Development Management and Planning Enforcement Work since the 13th July 2009 Planning Committee meeting.</p>	
<p>3. Recommendations That the report be noted.</p>	
<p>Report Authorised by: <i>Paul Smith</i> Marc Dorfman Assistant Director Planning & Regeneration</p>	
<p>Contact Officer: <i>pp</i> 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>	

This page is intentionally left blank

Planning Committee 15 September 2009

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

July 2009 Performance

In July 2009 there were 167 planning applications determined, with performance in each category as follows -

80% of major applications determined within 13 weeks (4 out of 5 cases)

68% of minor applications were determined within 8 weeks (30 out of 44 cases)

83% of other applications were determined within 8 weeks (98 out of 118 cases)

For an explanation of the categories see Appendix I

Year Performance – 2009/10

In the financial year 2009/10, up to the end of July, there were 554 planning applications determined, with performance in each category as follows -

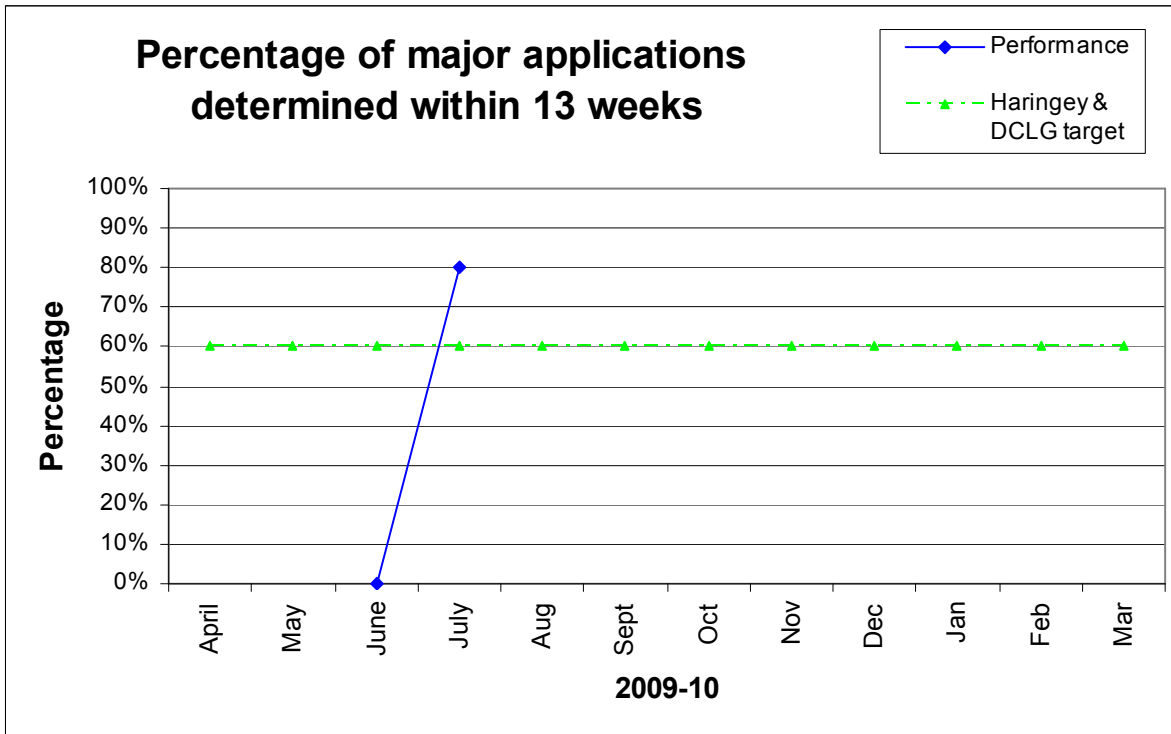
67% of major applications were determined within 13 weeks (4 out of 6)

77% of minor applications were determined within 8 weeks (93 out of 121 cases)

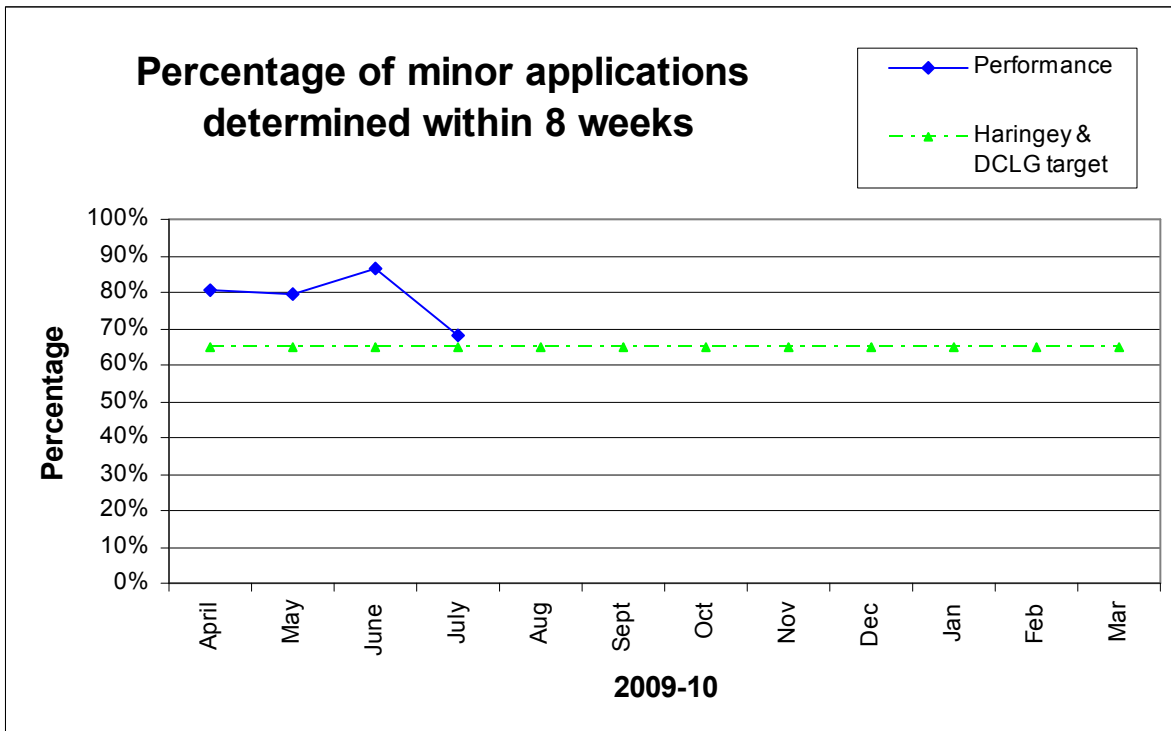
89% of other applications were determined within 8 weeks (382 out of 427 cases)

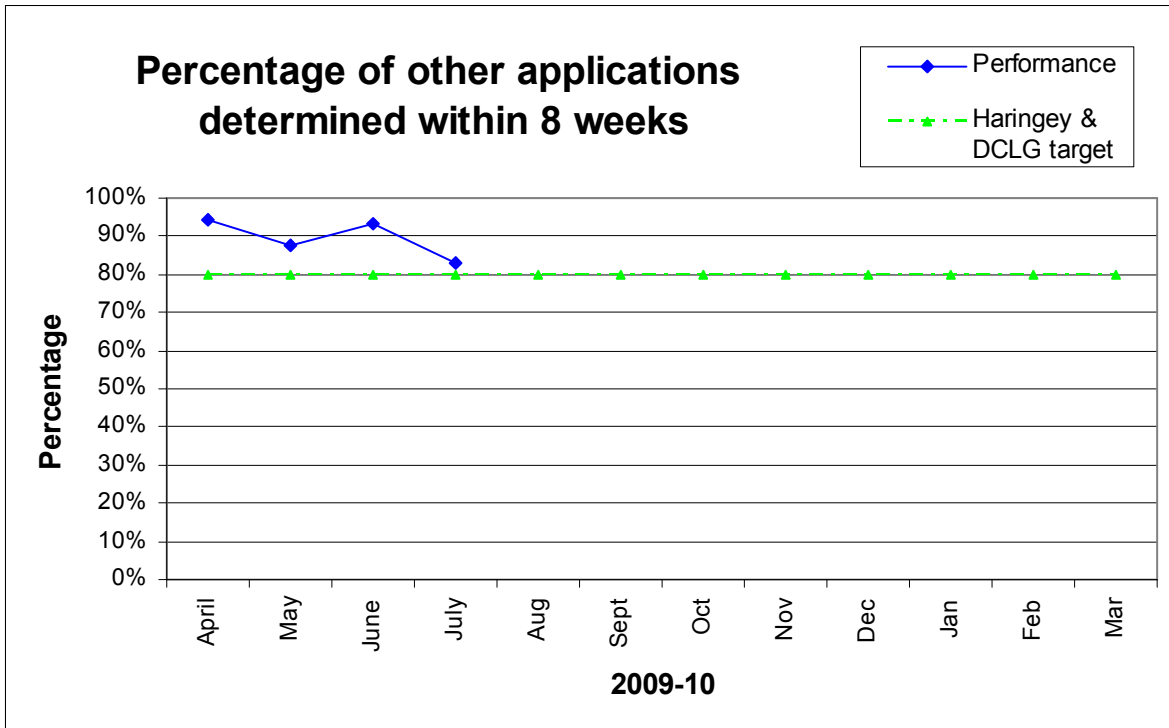
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2009/10



Minor Applications 2009/10



Other applications 2009/10**Last 12 months performance – August 2008 to July 2009**

In the 12 month period August 2008 to July 2009 there were 1716 planning applications determined, with performance in each category as follows -

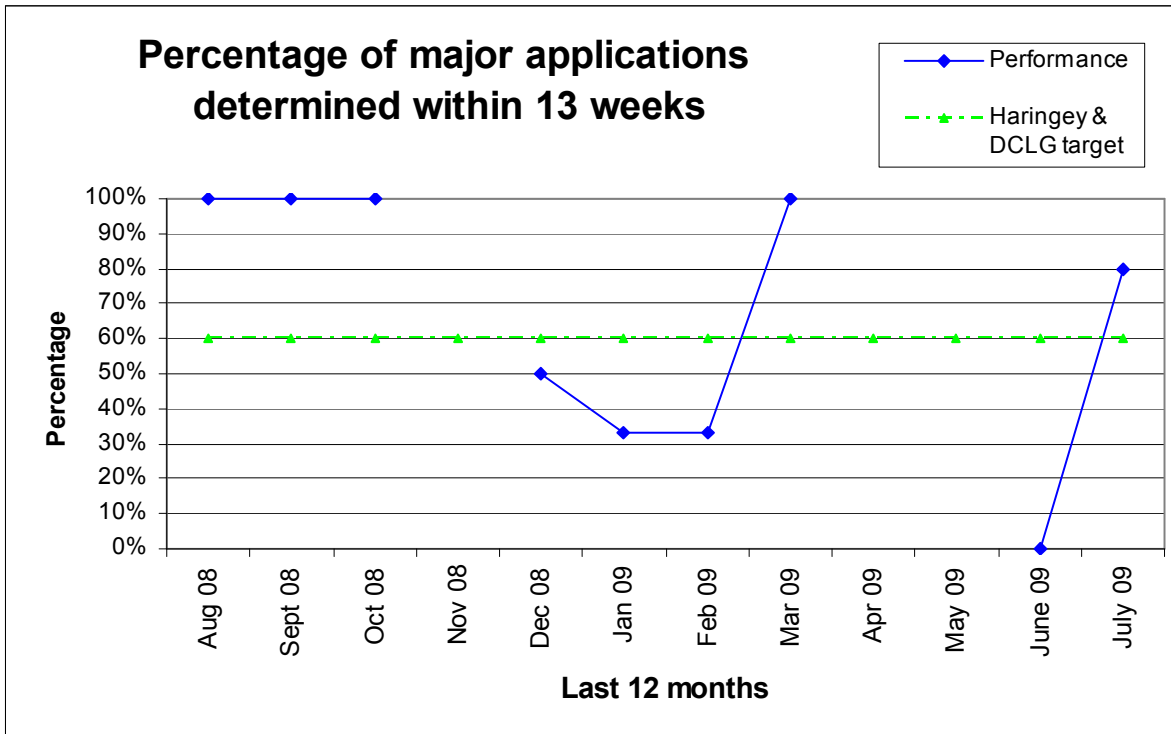
71% of major applications were determined within 13 weeks (17 out of 24)

79% of minor applications were determined within 8 weeks (347 out of 438 cases)

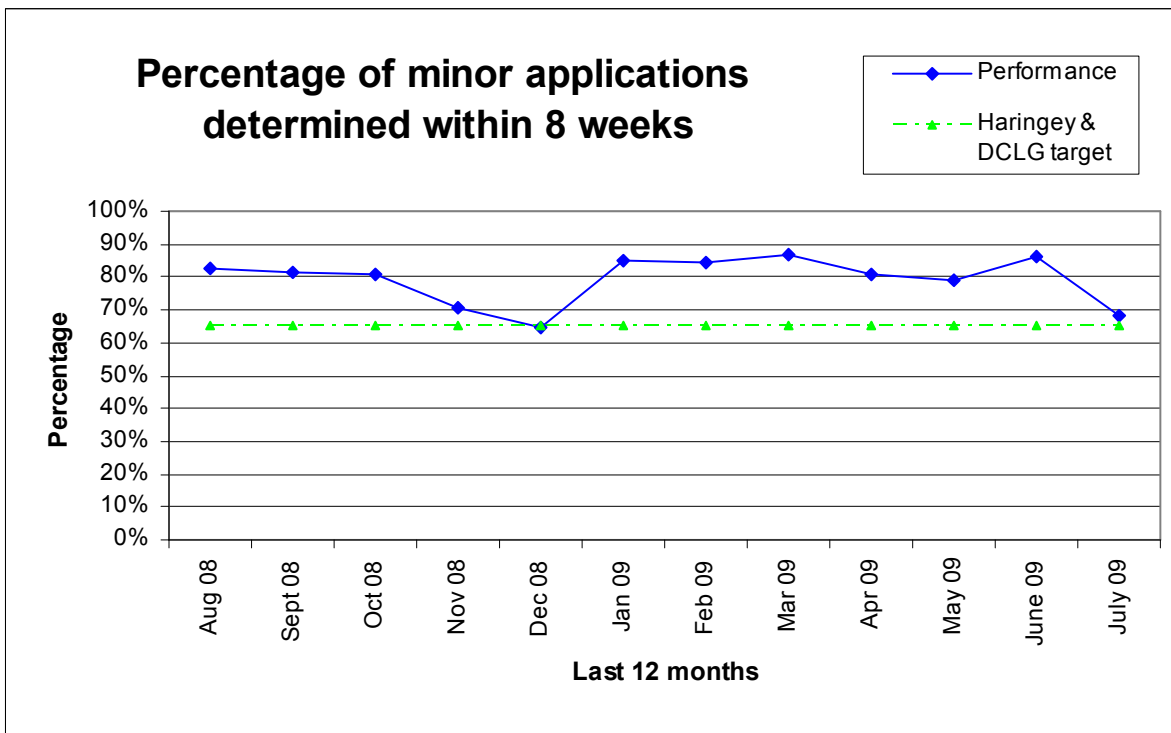
88% of other applications were determined within 8 weeks (1109 out of 1254 cases)

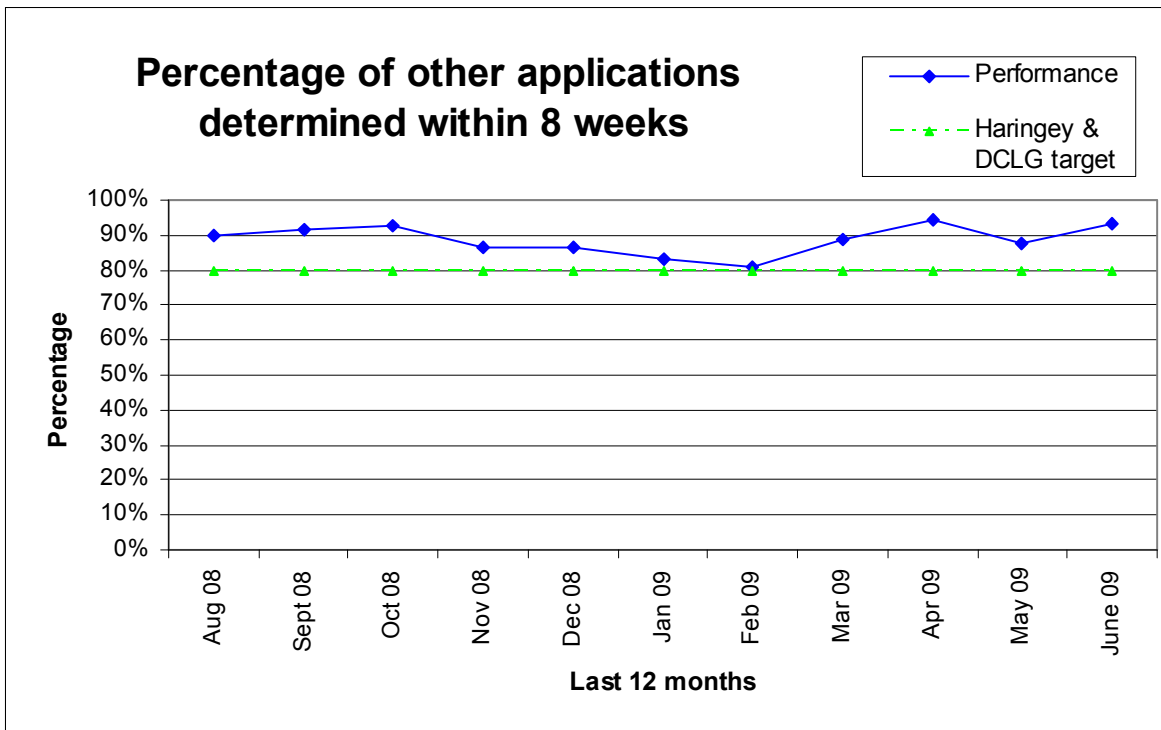
The 12 month performance for each category is shown in the following graphs:

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

July 2009 Performance

In July 2009, excluding Certificate of Lawfulness applications, there were 141 applications determined of which:

76% were granted (107 out of 141)

24% were refused (34 out of 141)

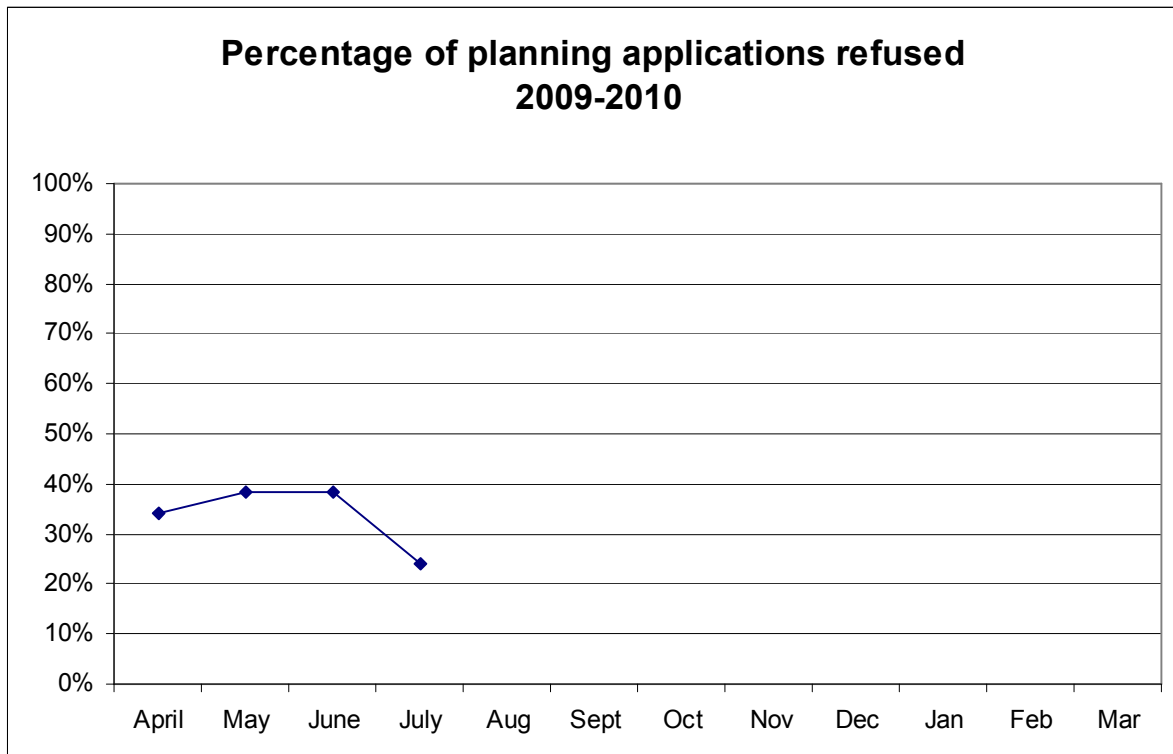
Year Performance – 2009/10

In the financial year 2009/10 up to the end of July, excluding Certificate of Lawfulness applications, there were 464 applications determined of which:

67% were granted (311 out of 464)

33% were refused (153 out of 464)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

July 2009 Performance

In July 2009 there were 6 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

50.0% of appeals allowed on refusals (3 out of 6 cases)

50.0% of appeals dismissed on refusals (3 out of 6 cases)

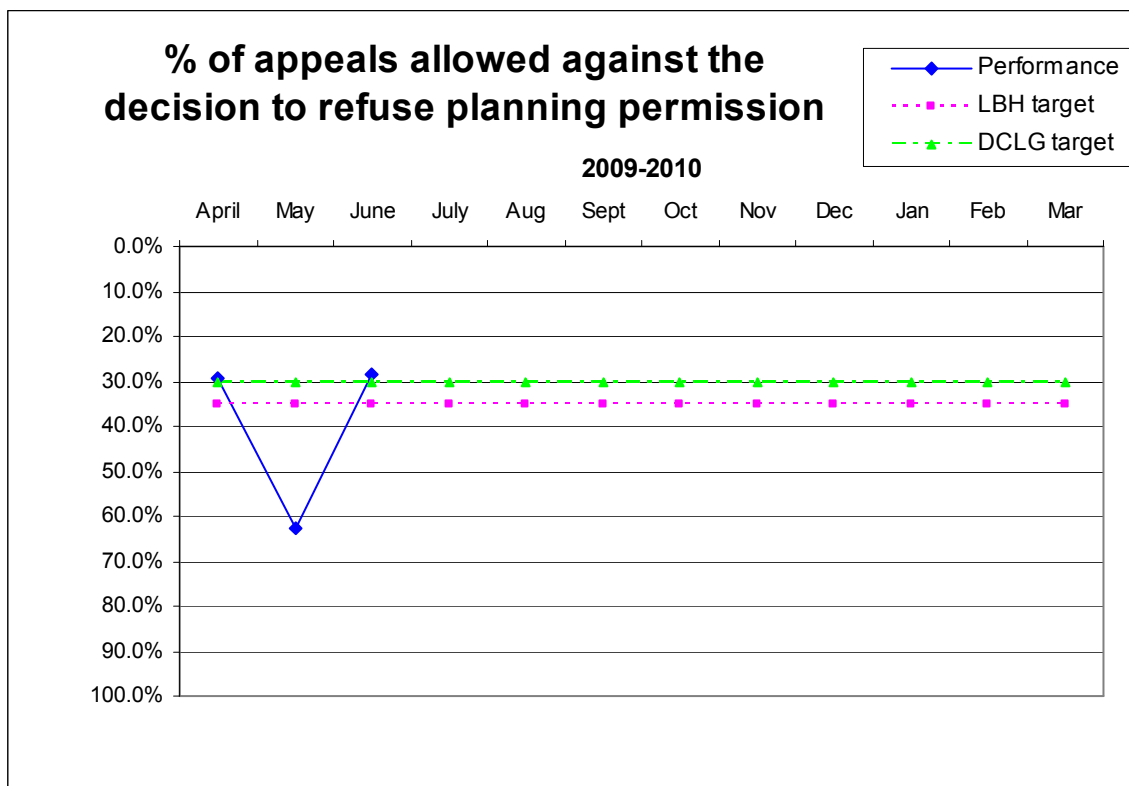
Year Performance – 2009/10

In the financial year 2009/10, up to the end of July, there were 38 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

39.5% of appeals allowed on refusals (15 out of 38 cases)

60.5% of appeals dismissed on refusals (23 out of 38 cases)

The monthly performance is shown in the following graph:



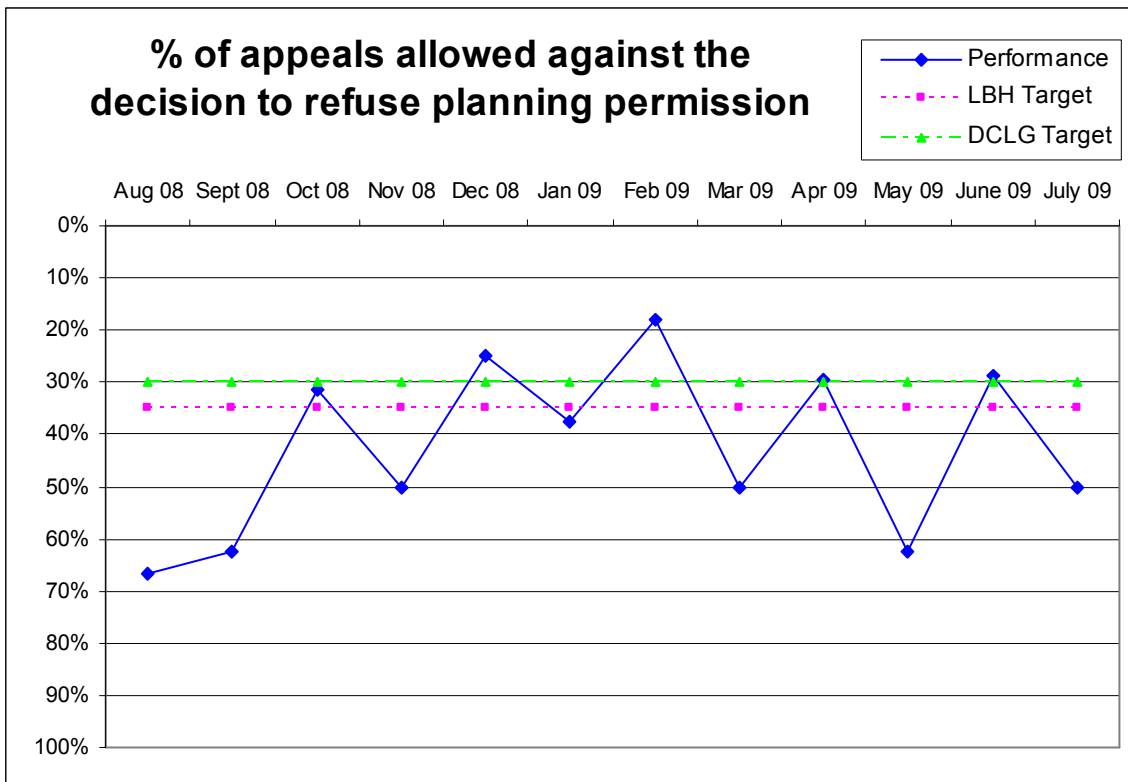
Last 12 months performance – August 2008 to July 2009

In the 12 month period August 2008 to July 2009 there were 126 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

38.1% of appeals allowed on refusals (48 out of 126 cases)

61.9% of appeals dismissed on refusals (78 out of 126 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 COMMITTEE MEETING

ENFORCEMENT INSTRUCTIONS COMPLETED

All Notices were served in June 09

S.330 – REQUESTS FOR INFORMATION SERVED

None

ENFORCEMENT NOTICES SERVED

None

BREACH OF CONDITION NOTICE SERVED

None

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

108 Turnpike Lane – unauthorised conversion to bedsits, 18/06/09

PROSECUTIONS SENT TO LEGAL

9 Broadway Parade, N8 9DE, unauthorised illuminated fascia
845 High Road, N17, unauthorised building works

APPEALS/ATTENDANCE – check with officer

None

SUCCESSFUL PROSECUTIONS – check with officer

None

CAUTIONS

150 Park Lane N17, unauthorised conversion to 3 flats, 22/06/09
90 Trinity Road N22, unauthorised window replacement, 23/06/09

This page is intentionally left blank



Agenda item:

[No.]**Planning Committee****On 15th September 2009**Report Title **Planning Enforcement Update**Report of **Niall Bolger Director of Urban Environment**Signed : *Niall Bolger* . 2nd Sept . 09Contact Officer : **Eubert Malcolm, Enforcement Response Service Manager,**
telephone **020 8489 5520**Wards(s) affected: **All**Report for: **Non-Key Decision****1. Purpose of the report**

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

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

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

4. Recommendations

4.1. That Members note the continued success of the service in delivering strong enforcement activity; maintaining low numbers of open caseloads, successful recruitment.

5. Reason for recommendation(s)

5.1. Good progress continues in maintaining low numbers of open cases, however, older cases now open reflect some of our most complex cases and those requiring further formal action.

5.2. All permanent posts are filled.

6. Other options considered

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

7. Summary

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

8. Chief Financial Officer Comments

8.1. The Service will have to be continued within the approved budget for the Service

9. Head of Legal Services Comments

9.1. The Head of Legal Services has no comments at the present time other than to continually liaise with planning enforcement in order to seek ways in which to further improve service delivery in a cost effective way.

10. Head of Procurement Comments –

10.1. Not applicable

11. Equalities & Community Cohesion Comments

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

12. Consultation

12.1. The service meets routinely with colleagues from Development Control and Legal Services to review performance and improvements.

13. Service Financial Comments

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

14. Use of appendices /Tables and photographs

- 14.1. Appendix 1 – The number of open cases by the year received
- 14.2. Appendix 2 – 2009/10 Performance indicators

15. Local Government (Access to Information) Act 1985

15.1. Planning Enforcement Review Full Report (2007)

16. Planning Enforcement Performance and Service Update

- 16.1. Appendix 1 demonstrates the number of open cases by the year received. Our current caseload is 379, including 183 cases remaining open 2009/10.
- 16.2. Appendix 2 reports on planning enforcement's performance indicators in the first quarter from April to July 09. Performance remains strong across the suite of indicators. ENF 1 (Successful resolution of a case after 8 weeks) is above target at 43%, ENF 2 (customer satisfaction) has proved problematic because levels of response remain too low to give an accurate picture. We have recently carried out telephone customer satisfaction surveys to improve the level of responses received although no results are yet available.
- 16.3. The service is currently at full establishment, with four permanent planning enforcement officers and a monitoring officer employed. We are continuing to employ one temporary officer to supplement resources for project work on the Ladder Roads.
- 16.4. In the first quarter of 2009/10 the service received 242 service requests. This is slightly below the levels in 2008/9, which was the highest levels since recording

began in 2001 and was a 15% increase on 2007/8 and a more than 50% increase on 2006/7.

- 16.5. The service is currently delivering two proactive conservation enforcement projects, at the Tower Gardens Estate and Myddleton Road. Tower Gardens currently has 26 live cases, one currently under appeal and 32 cases now liable for prosecution. A further number of cases are being resolved through discussions with Homes for Haringey. In Myddleton Road, we have 6 active appeal cases of which 5 will be resolved by public inquiry and a further 9 which are now liable for prosecution. -
- 16.6. The service is continuing to contribute to a corporate HMO and conversions action plan and is involved with two pilot areas, Myddleton Road and Haringay Green Lanes. This corporate strategy has an action plan which includes improvement that will support planning enforcement activity to prevent and reverse unauthorised development. Since we last reported there has been a significant data mapping for a series of Ladder Roads. This exercise which has layered a range of information on crime, planning history, housing and nuisance complaints, rubbish dumping and council tax. This information has been used to identify hotspot properties for joined up and proactive investigation. In one road, 16 properties were identified for proactive planning enforcement investigation through this process.

Appendix 1 – Table showing Planning Enforcement Caseload

Year	No. cases opened for investigation	No. cases remaining open
2001-2002	401	0
2002-2003	782	2
2003-2004	881	4
Sub total 2001/2 – 2003/4	2064	6*
2004-2005	898	2
2005-2006	939	12
2006-2007	686	12
Sub total 2004/5 - 2006/7	2523	26
2007-2008	914	36
2008-2009	1052	128
Sub total 2007/8 - 2008/9	1966	164
2009-2010 1.4 to 30/9/09	242	183
Total for all years		379

Of the 6 open cases pre 2004,

- 3 have been prosecuted and 2 are due to be prosecuted for the second time
- 1 warrant case
- 1 In court 1st hearing August 2009;
- 1 prosecution bundle submitted

Of the 26 open cases pre 2007

- 4 Enforcement Notice being appealed
- 4 have been prosecuted and are due to be prosecuted for a second time
- 4 warrant cases
- 14 cases where prosecution bundles have been prepared and or submitted to Legal Services

Appendix 2 - Table showing Performance indicators for Planning Enforcement 2009/10

Table of monthly performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output 2009/10 First quarter
ENF PLAN 1	Successful resolution of a case after 8 weeks - 01/01/2008 onwards	40%	43% (118) 275
ENF PLAN 3	Customer satisfaction with the service received	10% of cases to be sent	TBC
ENF PLAN 4	Cases closed within target time of 6 months - 01/01/2008 onwards	80%	89% (244) 275
ENF PLAN 5	Cases acknowledged within 3 days	90%	90% (210) 233
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	100%, 92%, 100%
Performance Indicator Number	Performance Indicator description	Performance output 2009/10 First Quarter	
ENF PLAN 7	Number of Planning Contravention Notices served	18	
ENF PLAN 8	Number of Enforcement Notices Served	21	
ENF PLAN 9	Number of enforcement notices appealed	29	
ENF PLAN 10	Number of enforcement notices withdrawn by Council	11	
ENF PLAN 11	Number of prosecutions/simple cautions for non-compliance with enforcement notice	8	
ENF PLAN 12	Number of Notices (Other) served	1	



Agenda item:

[]

Planning Committee

On 15th September 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: **Alexandra & Noel Park**

Report for: **Planning Committee**

1. Purpose

The following reports recommend Tree Preservation Order be confirmed.

2. Summary

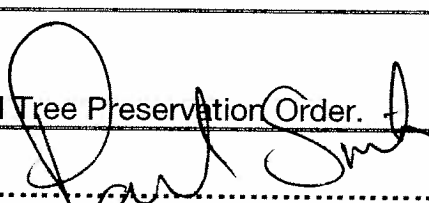
Details of confirmation of Tree Preservation Orders against tree located at:

- 1. Rear garden 185 Alexandra Park Road N22
- 2. Rear garden 56 Park Ridings N8

3. Recommendations

To confirm the attached Tree Preservation Order.

Report Authorised by:



Marc Dorfman
Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Senior Administrative Officer

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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.

This page is intentionally left blank

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: 185 Alexandra Park Road N22

Species: T1: Oak

Location: Rear garden

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The tree is of high amenity value due to species, age and conditions and is visible to local residents.
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 very significantly to local bio-diversity.

No objections have been received in regard to the TPO.

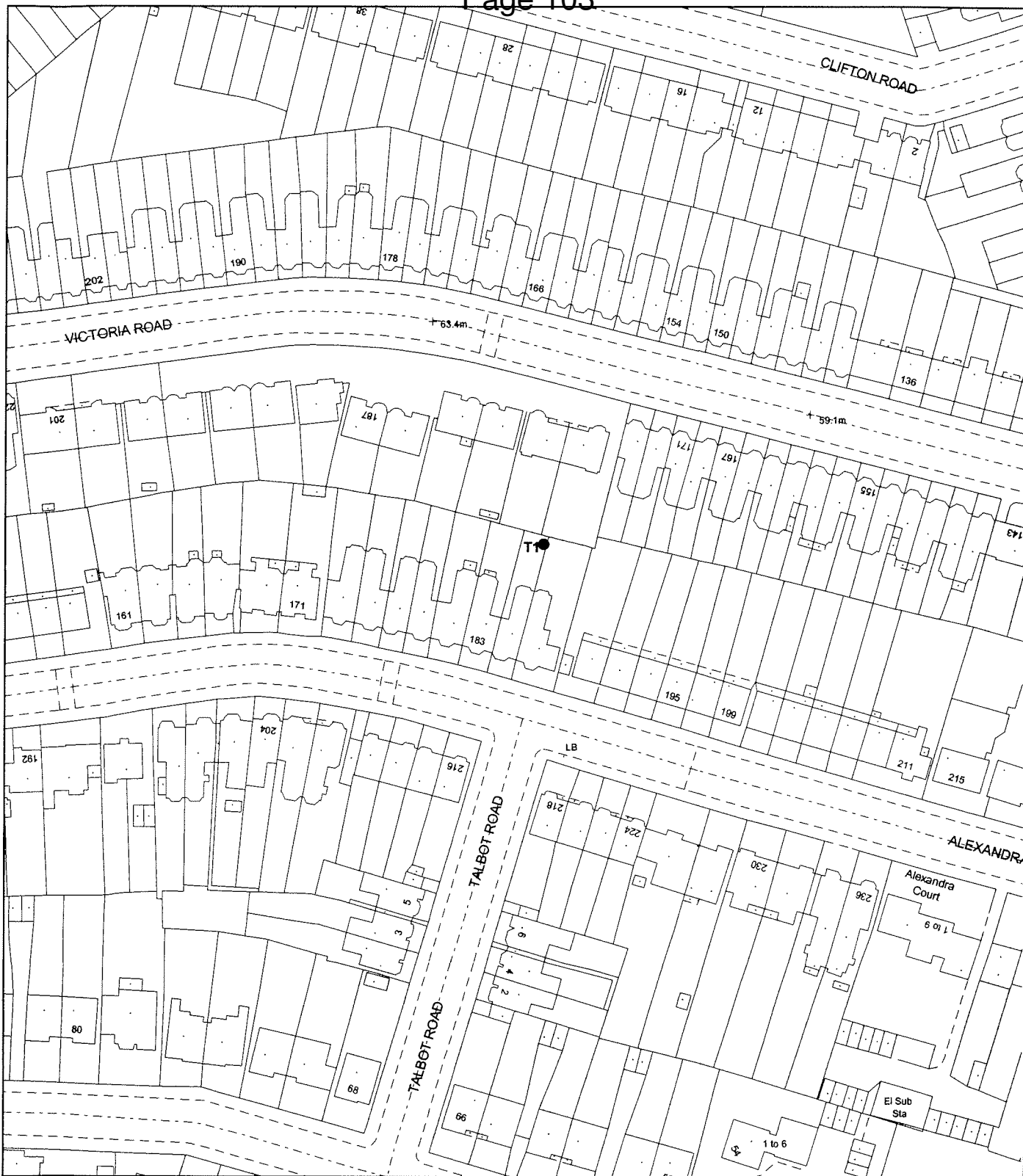
RECOMMENDATION

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

Paul Tomkins

**Paul Tomkins
Head Of Development Management North**

This page is intentionally left blank



This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199 (2008)

**Site plan
185 Alexandra Park Road N22
T1: Oak**

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

	Drawn by	AA
	Scale	1:1250
	Date	15/09/2009

This page is intentionally left blank

PLANNING COMMITTEE 15 SEPTEMBER 2009

TOWN AND COUNTRY PLANNING ACT 1990

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: 56 Park Ridings N8

Species: T1: Chusan Palm

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 place.
2. The tree appears healthy for its species and age. It has a predicted life expectancy in excess of 20 - 30 years.
3. The tree is suitable to its location.
4. The tree displays particularly good form and is unusual for the location.

No objections have been received in regard to the TPO.

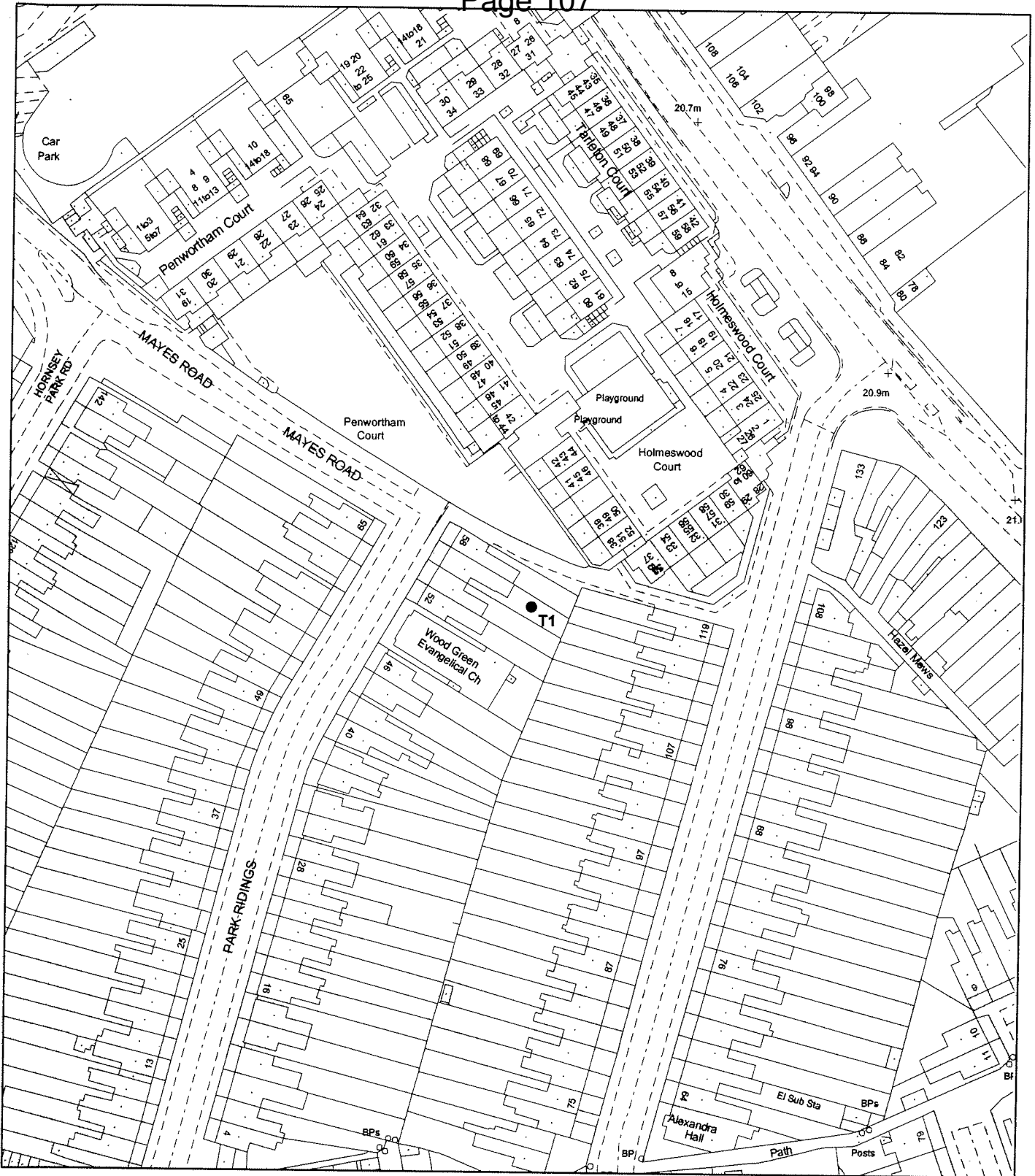
RECOMMENDATION

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

Paul Tomkins

Paul Tomkins
Head Of Development Management North

This page is intentionally left blank



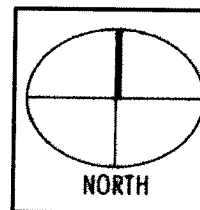
This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199 (2008)

**Site plan
56 Park Ridings N8
T1: Chusan Palm**

**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



Drawn by	AA
Scale	1:1250
Date	15/09/2009

This page is intentionally left blank

Agenda item:

[]

Report Title: Draft Design Guidance for South Tottenham House Extensions, September 2009	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected All	Report for: Planning Committee
<p>1. Purpose; To seek Members agreement for this Draft Design Guidance to be issued for public consultation, and for the duration of the consultation period to be used by the Planning Service for development control purposes.</p> <p>..</p>	
<p>2. Summary; There is a need for new Adopted Design Guidance for Extensions in the South Tottenham area to ensure good design and growing space to relieve overcrowding and provide additional habitable accommodation for large families.</p>	
<p>3. Recommendations;</p> <p>a) That the Draft Design Guidance for South Tottenham Extensions, September 2009, set out at Appendix 1 & 2, be issued for public consultation.</p> <p>b) For the duration of the consultation period the recommended examples of roof extension in the Draft Guide will be the only roof extensions supported by the Planning Service for development control purposes.</p> <p>c) That the Draft Design Guidance for South Tottenham Extensions, September 09 be agreed as policy for development Control purposes whilst public consultation is undertaken and until a final policy is agreed.</p>	
<p>Report Authorised by:  2-9-09</p> <p>Marc Dorfman Assistant Director Planning Policy & Development</p>	
<p>Contact Officer: Mortimer MacSweeney Design & Conservation Team.....Tel: 020 8489 2841</p>	
<p>1. Local Government (Access to Information) Act 1985</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

This page is intentionally left blank

**South Tottenham House Extensions
Report to Planning Committee,**

September 2009

Introduction

1. Haringey Council wants to recognize the need to relieve over crowding, and to provide for additional habitable accommodation for large families in part of South Tottenham. There is pressing case for new Planning Guidance to regularize roof extensions in the area, and ensure both adequate growing space and good design.
2. These matters were discussed with local residents and ward councilors. A public meeting was held on 20th May 2009, followed by a meeting with designated leaders on 25th June 2009. Draft illustrations of roof extensions were tabled for consideration. It was finally agreed that the three types set out in Appendix 1 should be recommended as good and well designed extensions, and be subject to formal policy public consultations.

Scale and character of the area

Diagram 1



The original South Tottenham residential terraces; diagrammatic view of house type

3. The traditional pattern of development of the area comprises late Victorian style 2 storey terrace houses, typically with shallow pitched roofs, lining a network of roads

laid out to a grid pattern with their back to back rear gardens. Within the overall area there is some visual variety between house types, between adjoining streets, and between terraces on the opposite sides of the street.

4. Within individual terraces, however, there is a general consistency in the use of a limited palette of external facing materials and detail design. Whilst this is not a conservation area, or an area of particular architectural sensitivity, the terraces have a consistency of scale and rhythm resulting in a uniformity of street character within the area.

Planning background

5. The Council's former UDP(1998) included a policy, DES 5.7, on Dormer Windows, Roof Extensions and Loft Conversions, which gave special consideration to the circumstances of the established Charedi Jewish Community in South Tottenham where there is a need to provide accommodation for large families.
6. This policy was not carried forward into the 2006 UDP, at which time the Council applied a policy approach which considered extension proposals in South Tottenham exactly the same basis as extension proposals elsewhere in Haringey, consistent with Policy UD3 and SPG1a.
7. In response to the need to provide urgent habitable accommodation in the area the Council drafted informal planning guidance in 2007, setting out where extensions may be acceptable. Whilst this guidance did not undergo a consultation procedure and was not adopted, it has been used for development control purposes and many roof extensions in the area have been permitted on this basis. The council now does not find this guidance good or acceptable.

Diagram 2



Appearance of some recent extensions to terraces in the area (diagrammatic view of terrace)

Concern about the effect of recent roof extensions being out of scale and character of the area

8. The Council is now concerned about the scale and size of recent roof extensions. Diagram 2 shows extensions substantially greater than a traditional dormer construction inserted into a roof. Typically these are flat roofed second floor extensions that cover almost the whole footprint of the original dwelling. With the exception of a narrow margin at the front eaves of the building, most extensions have virtually replaced the whole of the pitched roof structure.
9. These roof extensions have a significant effect not only on individual buildings but on the appearance of the area generally. They stand out on the skyline when viewed against the adjoining sloping roofs, and the effect is visually intrusive conflicting with the original scale and character of the terrace. The large numbers of large flat roofed extensions in recent years exacerbate the effect, and cumulatively these have started to change the scale and appearance of streets in the area.

Proposal for Guidance on House Extensions for South Tottenham

10. Therefore it is proposed that a Guidance Document be consulted on and then approved by the Planning Committee. The draft guidance and consultation response form are attached in the appendices.
11. If approved by Planning Committee, public consultation will be by postal survey to all residents (with the document and response form also available on our web site) from 1st October until 26th November (8 weeks). The final Design Guidance Document will hopefully be presented for approval to Planning Committee on 11th January, with the guidance to go live at the end of January.

Appendices:

Appendix 1: Draft Design Guidance

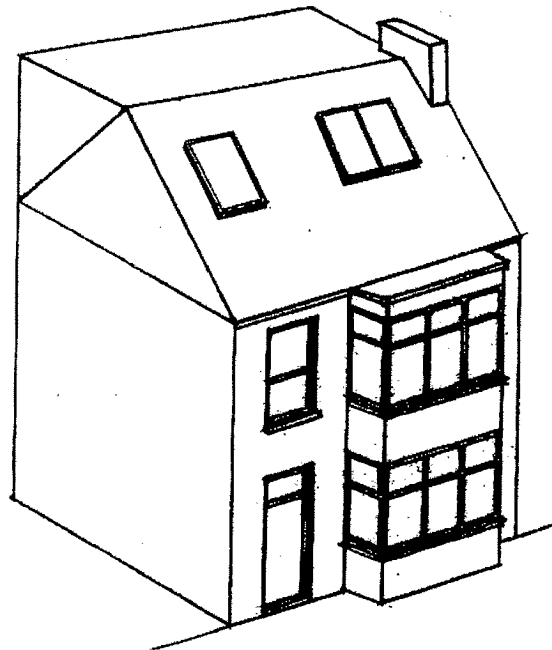
Appendix 2: Consultation Reply Form

South Tottenham House Extensions - Draft Design Guidance,

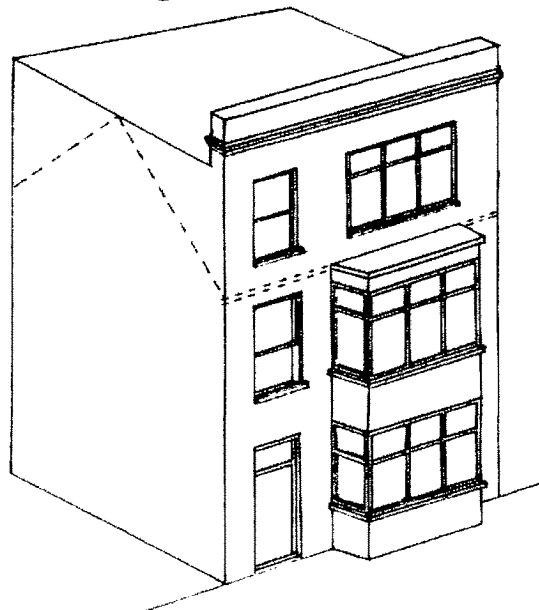
New Planning Guidance for roof extensions in the area.

1. Haringey Council wants to recognize the need to relieve over crowding, and to provide for additional habitable accommodation for large families in part of South Tottenham. There is pressing case for new Planning Guidance to regularize roof extensions in the area, and ensure both adequate growing space and good design.
2. These matters were discussed with local residents and local Ward Councillors, a public meeting was convened on 20.05.2009, followed by a meeting with designated leaders of the local community on 25.06.2009. Draft illustrations of various forms of roof extensions were tabled for discussion purposes, and the following were considered as good and well designed models for future roof extensions in the area. Three designs are proposed, and no others, as set out below;

Type 1; full width dormer to rear only with possible rooflights to front only; diagrammatic view of single house

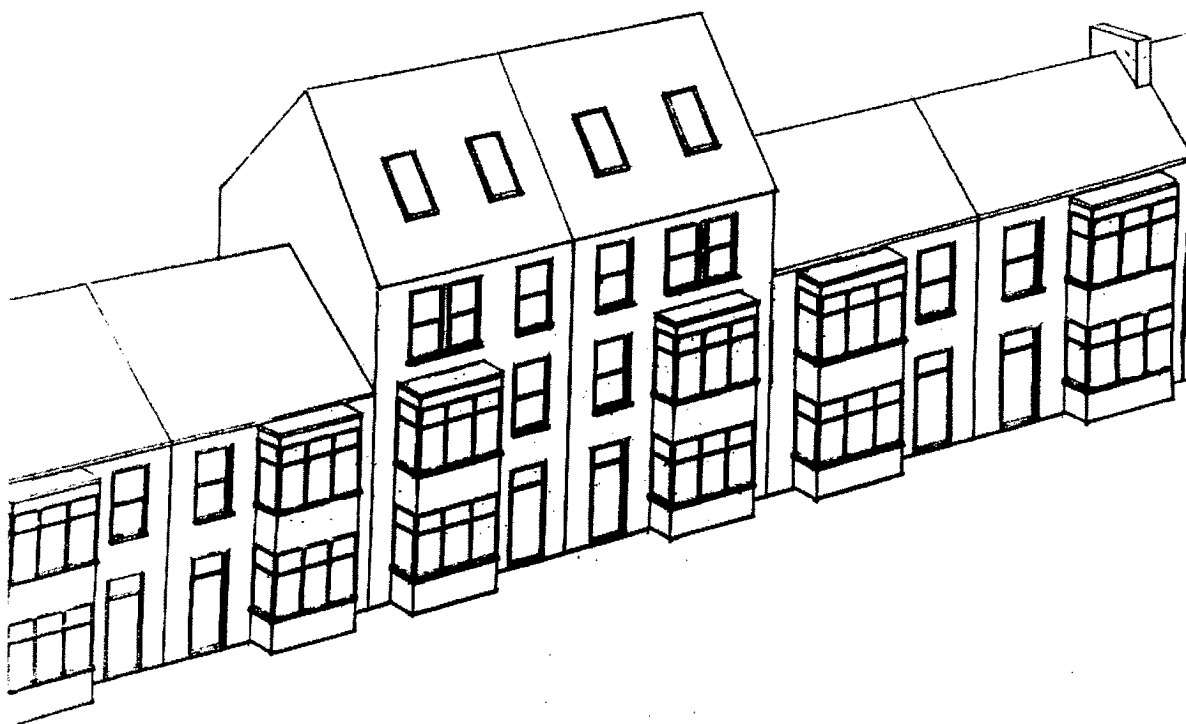


Type 2; whole floor extension with flat roof behind parapet in wall to match existing 1st floor construction; diagrammatic view of single house



Type 3; full 2nd floor extension with loft accommodation at 3rd floor level within pitched roof, in materials to match existing; diagrammatic view of terrace

Note: This option can only be implemented by adjoining pairs of houses, dwellings will need a secondary means of escape (i.e. a staircase) in case of fire, and will require very substantial structural alterations throughout to comply with the Building Regulations.



Design Considerations

3. In terms of facing materials to front elevations facing brickwork, render and hanging tiles at the upper level are predominant. In roof extensions hanging tiles set above the eaves line of the original dwelling are generally visually compatible with the plain tile covered traditional pitched roofs typical of adjoining 2 storey houses along the terrace. A specific palate of facing materials will need to be identified during the course of public consultation.
4. As further new roof extensions are built the scale and character of the area will be changed further. It is important that roof extensions follow approved design parameters to establish a consistency of scale and character for the terrace, streets, and eventually the whole area.
5. As new roof extensions are undertaken by individual owners it is recognized that it is likely to take a period of years before a whole terrace would be extended at roof level. The process is one of transition from a two storey street to a three storey street with a consistent scale and character, to a good standard of design, accommodating appropriate growth.
6. Each planning application will be dealt with on a case-by-case basis having regard to the impact on the of the appearance of the house itself, on the adjoining houses either side, as well as on the architectural unity of the terrace and overall character of the specific street itself.

Name:
Address:
Tel. / email:

please send to:6
Planning and Regeneration, Haringey Council
639 High Road, Tottenham, N17 8BD



possible streetscape in transition with Type 2 type extensions

Rear Extensions

7. Ground floor full width rear extensions may be considered acceptable and they should not extend more than 5 metres deep.
8. In considering proposals for rear extensions the Council will also consider their impact on the adjoining dwellings, with particular attention paid to protect privacy, maintaining sunlight and daylight, and maintaining a reasonable outlook for adjoining properties.

Defined Area

9. For the purposes of this Guidance, South Tottenham is defined as an area bounded by Crowland Road to the north, Markfield Recreation Ground and the River Lee to the east, Craven Park Road to the south and Tottenham High Road to the west, excluding the Conservation Area. See the attached map.

Important Note:-

10. This guidance applies solely to new development, is independent of and does not invalidate any previous planning decision for an extension to a house.

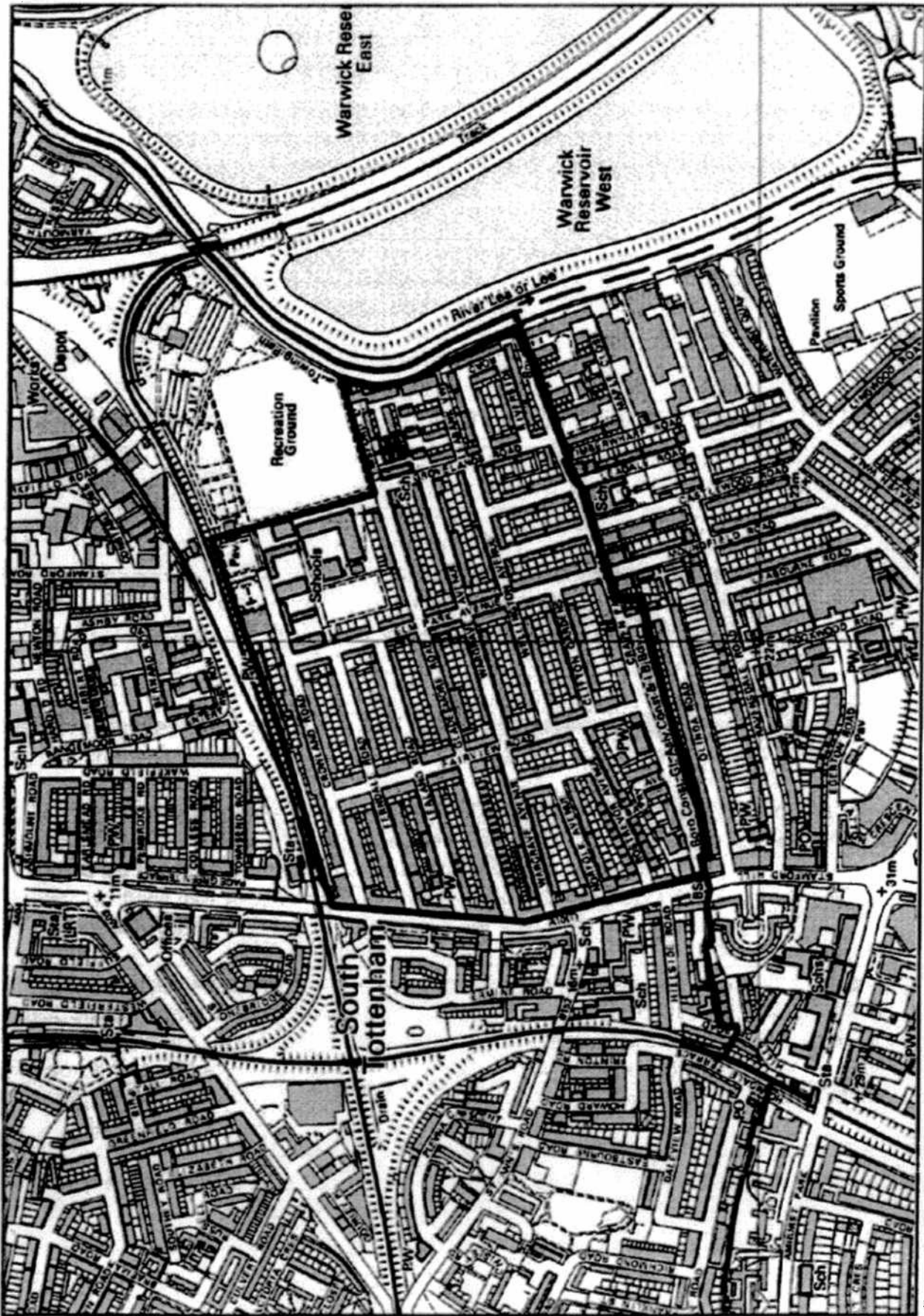
Contacts;

Mortimer MacSweeney; Principal Conservation Officer; Tel.: 020 8489 2841,

Paul Smith; Team Leader Development Management South; Tel.: 020 8489 5507

Name:
Address:
Tel. / email:

please send to:
Planning and Regeneration, Haringey Council
639 High Road, Tottenham, N17 8BD



(c) Crown Copyright. All rights reserved. LB Haringey 086401 (2007)

South Tottenham

Name:
Address:
Tel. / email:

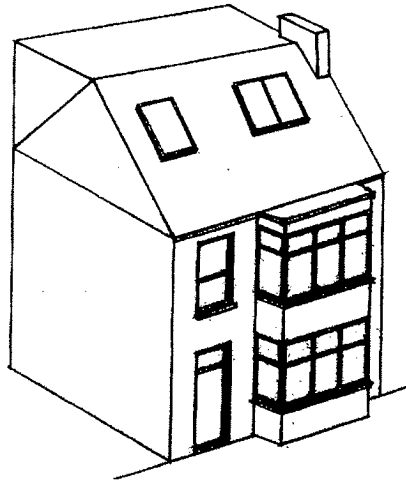
please send to:
Planning and Regeneration, Haringey Council
639 High Road, Tottenham, N17 8BD

**Appendix 2
South Tottenham House Extensions
Consultation Reply Form**

**Draft Design Guidance
September 2009**

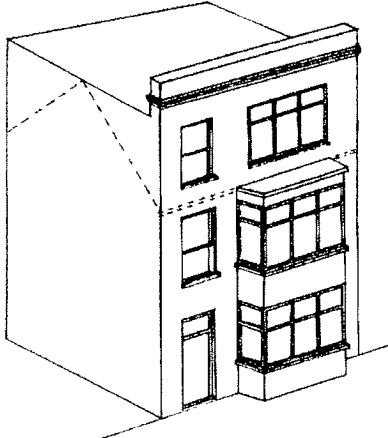
Please note all three types are proposed by the Council as acceptable. Please give your views:

Type 1;
full width dormer to rear only with possible rooflights to front only; diagrammatic view of single house



Comments:

Type 2; whole floor extension with flat roof behind parapet in wall to match existing 1st floor construction; diagrammatic view of single house



Comments:

Type 3; full 2nd floor extension with loft accommodation at 3rd floor level within pitched roof, in materials to match existing; diagrammatic view of terrace



Comments:

Note: this option can only be implemented by adjoining pairs of houses; dwellings will need a secondary means of escape (i.e. a staircase) in case of fire, and will require very substantial structural alterations throughout to comply with the Building Regulations.

Other Comments or designs you think are acceptable that you would like the Council to consider:

Please explain why.

Name:
Address:
Tel. / email:

please send to:
Planning and Regeneration, Haringey Council
639 High Road, Tottenham, N17 8BD



Haringey Council

Agenda item:

[]

Planning Committee	On 15th September 2009
---------------------------	------------------------------------------

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

This page is intentionally left blank

Planning Committee 15 September 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0723

Ward: Muswell Hill

Date received: 29/04/2009

Last amended date: 20TH August 09

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

Address: 185A Park Road N8

Proposal: Creation of 6 x multi use games areas and two tennis courts together with close netted wire fence 4 meters high; new gravel footpath and 1 metre high retaining wall along with the insertion of 3 x underground rainwater collect and holding tanks. Placing of 10 x new seating benches and planting of trees and refurbishment of existing building into changing rooms. (AMENDED DESCRIPTION & AMENDED PLANS).

Existing Use: Recreation / MOL

Proposed Use: Recreation / MOL

Applicant: Mr Chris Hadji-PanayiSport Club UK Ltd

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 located within the grounds formerly know as North Middlesex, Lawn Tennis and Bowls Club which is accessed of Park Road. The site comprises of a large clubhouse with an associated car park located to the northern part of the site. The site is largely dominated by the cricket pitch, however along the western boundary of the site there are three tennis courts and a bowling green with an associated pavilion building which is no longer actively used and are in a state of disrepair. The cricket pitch and clubhouse are actively used by North Middlesex Cricket Club.

The northern boundary of the site is bounded by the rear gardens of the properties on Cranley Gardens, while along the eastern boundary the site adjoins

the rear gardens of No's 171-191 Park Road There is a footpath along the southern boundary which links Wood Vale and Park Road. Along the western boundary there are a number of tennis courts. The application site falls within land designated as Metropolitan Open Land (MOL). The site does not falls within a Conservation Area.

PLANNING HISTORY

HGY/1992/1034 – Erection of single storey pavilion extension to provide additional changing room facilities and replacement tennis clubhouse. – Approved 13/04/1993

HGY/1995/1392 – Change of use from tennis clubhouse to function room/restaurant – Refused 20-02-96

HGY/2007/1710 – Retention of refrigeration unit and three air conditioning units – Refused 09-10-07

HGY/2007/2299 - Retention of three air-conditioning units –Approved 31/12/2007

HGY/2008/1743 - Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1) – Refused 02-12-08

HGY/2007/1834 - Demolition of existing storage and erection of new nursery building – Refused 23-10-07

HGY/2008/0380- Resiting of two storage containers to boundary of cricket ground –Refused 08/04/2008

HGY/2008/1743 - Change of use and Refurbishment of derelict storage building into Day Nursery Use Class (D1). – Refused 02-12-08

DETAILS OF PROPOSAL

This application is for the creation of 6 x multi use games areas (MUGA) (which could be used for basketball, netball and football) and two tennis courts to be enclosed by 4 meters high close netted wire fence. The proposal will also involve the creation of a new footpath and 1 metre high retaining wall along with the insertion of 3 x underground rainwater collect and holding tanks. In addition the proposal will involve the placing of 10x new seating benches and planting of trees and refurbishment of existing building along the western boundary of the site into changing rooms. This application has been amended from that initially submitted so as to maintain more open space and vegetation along the boundaries of the site. One of the large multi functional pitches has been lost with the introduction of two smaller tennis courts closer to the rear gardens of Cranley Gardens.

CONSULTATION

Transportation Group
Ward Councillors
Transportation Officer

171-191 Park Road
119- 185 Cranley Gardens
1-35a Wood Vale

RESPONSES

Letters of objection has been received from the residents of the following properties: No's 5, 99, 119, 121, 129, 133, 135, 137, 139, 143, 145, 151, 153, 161, 167, 169, 171, 175, 179 Cranley Gardens; No's 169, 181, 187, 191 Park Road; No's 2, 5, 9, 11, 17, 19, 21, 22, 25, 29, 35, 45, 77 Wood Vale; No's 8 & 69 Connaught Gardens; 94 Woodland Gardens, 7 Claremont Road N6, 9 Healey Street, NW1 and from Cranley Gardens Residents Association, Muswell Hill and Fortis Green Residents Association and CREOS (Crouch End Open Space). These objections are summarised as follows:

- Inappropriate sports facility for this location;
- Semi-commercial sports activity of this intensity is inappropriate for a residential area;
- The Pavillion club is already a major nuisance in the area and adding football will make this worse;
- Owners appear to have intentionally allowed this particular area of the site (existing tennis/bowls) to become run down;
- The proposal would result in substantial noise and other nuisance affecting properties immediately adjacent to and around the site;
- The security of adjoining properties would also be seriously prejudiced throughout this period;
- The ability of residents to enjoy relaxation in their gardens on fine days would essentially be completely abolished, through continual noise, notably the constant blowing of referees whistles and shouting by players and their supporters;
- Loss of peace and quiet presently enjoyed by residents;
- Noise and swearing associated with soccer;
- The development would be in clear breach of restrictive covenants applicable to the site;
- The proposal would constitute a breach of their basic human rights;
- Detrimental impact on MOL and detrimental impact on the character, appearance and openness of the area;
- Number of car parking spaces has been exaggerated;
- Additional cars and the resulting increase noise pollution to neighbours-already a registered problem relating to the Phoenix Bar;
- Additional cars entering and leaving onto to the already congested Park Road which will be further congested when the hospital opens and present increased dangers to Highgate Wood School pupils entering and leaving the area.
- Park Road is likely to become still more congested with the opening of the new Hornsey Central Hospital;
- Significant increases in congestion over prolonged periods, seven days a week;
- Overspill parking in Park Road, Cranley Gardens and other nearby roads;

- Aesthetic value of the area would be diminished considerably;
- Excessive hardsurfacing of the site;
- Concern that the applicant will seek to include floodlighting in the future;
- The rainwater recovery system would also seem likely to involve installation of plant and equipment of various substantial natures;
- Overdevelopment of the site;
- Astro turf would be an eyesore;
- 4m high fence will be visually intrusive;
- Out of character with the nature of the site and its designation as MOL
- Proposal involves substantial construction work on MOL;
- Impact on views;
- Impact on cricket matches – the two sports are incompatible at the same time & in close proximity;
- There is no assessment of traffic, noise, environmental impacts;
- Low intensity sport or parkland would be much more appropriate;
- Drawings and design statement do not give sufficient detail;
- Inadequate consultation;
- Detrimental effect on the local flora and fauna;
- Impact on bats and other important habitats;
- The facilities proposed are already available locally; namely Highgate Wood School, Powerleague on Colney Hatch Lane;

97 signed petition letters objecting to the application have been received as well as a petition with 75 signatures, also objecting.

Cllr Block – Objects to the application and raises concerns about the viability of the proposal;

Wood Vale Tennis Club - Support the principle of creating new recreation facilities however have concerns that the noise levels will go up and the character of the playing fields will be changed.

Letters of support have been received from the following residents of the following properties: No 10 Cranely Gardens, No 10 Wood Vale, No's 187 & 222B Park Road, No 1 Ossian Mews, N4, No 54 Graham Road N15, No 22 Highpoint, North Hill N6, No 58 Hermiston Avenue N8, No 9 Shanklin Road N8. In these letters of support some comments have been made, namely

- Would like to see an end time of sundown or 7pm, whichever is earlier, imposed as a condition;
- Would like the screen of trees that is to be planted to include hedges, to fill in the gap between trees and try and control the noise a bit more.
- Would like to see additional screening

St Thomas Moore School Sports Partnership – Support the application as it will improve and widen the range of sports which can be played at the facility. They point out that schools across the Borough use the facility;

A petition with the signatures of 162 people in support of the application has been submitted by the applicants (The Pavilion

Transportation -."Restricted width of the site access: - The width of the vehicular access is narrow and not sufficient for two cars to pass or indeed for this access to be shared with pedestrians and cyclists contrary to the UDP Policy M8. This problem is also compounded by the high level of predicted generated traffic ensuing from this development proposal. Although the data available from TRAVL trip prediction tool is old and may not accurately reflect the present day scenario, our interrogation with this database has revealed that, based on comparable London site (Campden Hill Lawn Tennis Court - W8), this development proposal (based on 2167sqm/ 5 additional courts) would generate a combined in and out movement of nil and 48 vehicles in the morning and evening peak hours respectively.

We have therefore considered that this restricted vehicular access would not be able to cope with this high vehicle movements, taking into account also that the entire length of the bus route Park Road is heavily parked and the significant level and speeds of vehicles traversing along this road. Hence, we would advise the applicant to create a 4.1metres- wide access which would allow entering and exiting vehicles to pass each other and ultimately ensure that these vehicles access and leave this site promptly without impeding the movement of buses and other traffic on Park Road. Alternatively, we would suggest that the applicant erects a priority signage indicating that 'priority is given to vehicles entering the site from Park road', in the form of roundel Ref.No 615, as contained in the 'Traffic Signs and General Directions 2002', at the exit from the western side of the site access at a point where the vehicular access starts narrowing down, eastbound towards Park Road.

Lack of disabled/cycle parking provision: While the Council's parking standard for this development, as detailed in Appendix 1of the UDP, states that 5 per cent of the parking spaces provided for a development of this nature shall be dedicated to the mobility impaired patrons/staff, which means that at least 4 of the car parking spaces should have been earmarked for these vulnerable road users, the applicant has not provided these parking facilities. In addition, while the parking standard stipulates that cycle parking provision must be made, the applicant has not provided any. We would have expected a development of this magnitude to provide a minimum of 20 cycle rack, enclosed under a secure shelter. This contravenes the UDP Policy M10

Consequently, the highway and transportation authority object to this application."

Comment: While Planning Officers note this objection from Transportation condition 5 and 7 seeks to address these objections. Condition 5 requires details of works to create a 4.1metres-wide access onto Park Road to be submitted to and approved in writing by the Local Planning Authority while Contion 7 requires 2 disable car parking spaces to be provided on site.

RELEVANT PLANNING POLICY

National Planning Policy

PPG2 Green Belt
PPG17 Planning for Open Space Sport and Recreation' (2002):
PPG 24 'Planning and Noise'

London Plan

3D.10 Metropolitan Open Land
3D.14 Biodiversity and nature conservation

Unitary Development Plan 2006

G9 Community Well Being
UD3 General Principles
UD4 Quality Design
ENV2 Surface Water Runoff
ENV6 Noise Pollution
CLT1 Provision of New Facilities
OS2 Metropolitan Open Land (MOL)
OS11 Biodiversity
OS13 Playing Fields
OS17 Tree Protection, Tree Masses and Spines
M6 Road Hierarchy
M10 Parking for Development

Supplementary Planning Guidance

SPG8d Biodiversity, Landscape & Trees

Other

Planning Policy Statement 'A Sporting Future for the Playing Fields of England'
Sport England
Sport England 'A guide to the Design, Specification and Construction of Multi Use
Games Areas (MUGAs) including Multi Sport Synthetic Turf Pitches (STPs) Parts
1, 2, 3'

ANALYSIS/ASSESSMENT OF THE APPLICATION

In terms of this application the principal issues are considered to be: (1) the principle of development and its impact on MOL; (2) the design and layout of the proposed development; (3) impact on the residential amenity of nearby residents; (4) traffic and car parking and (5) impact on ecology.

Principle of development/ Impact on MOL.

As pointed out above the site is located within Metropolitan Open Land (MOL) and this designation therefore severely limits the use of the site and buildings and the opportunities for development. Section 3.248 of the London Plan states that land designated as MOL is the same as 'Green Belt' in terms of protection from development, and therefore the principles of control over 'Green Belt', set out in PPG2, also applies to MOL. Policy OS2 of adopted Local Plan states that "the character and quality of MOL will be safeguarded" and that "limited development" serving the needs of the visiting public may be permitted if clearly ancillary to the identified purposes of MOL. The policy also states that "essential facilities for outdoor sports or recreation" will be acceptable where they do not have an adverse impact on the openness of the MOL.

In planning terms there is no material difference between the use of the land as tennis courts and the use as MUGA. In terms of this application the question is whether the use of the former bowling green area to accommodate 5 multi use games area courts would be acceptable in planning terms. As there are 15 tennis courts immediately next to this part of the site and given that this part of the site has been used for a sporting activity the provision of the 5 MUGA courts would be considered acceptable within the designation of the land for playing field/ sports use.

This application has been amended from that initially submitted so as to maintain more open space and vegetation along the boundaries of the site, particularly along the North West corner to the rear of No 133-139 Cranley Gardens where a gap of 22m will be maintained. In addition one of the large multi functional pitches has been lost with the introduction of two smaller tennis courts in a similar position although different orientation to two existing tennis courts.

The existing tennis courts and building in this part of the site are rather run down in appearance and have been the target of vandalism and other anti-social behaviour. Currently the bowling green area is being used for playing soccer in particular by trespassers who climb over the fence to gain access to this part of the site. The proposal would bring this part of the site into more active use and provide a more secure and managed sporting facility.

Design &Layout

The application proposes the establishment of a 6 MUGA courts and two tennis courts in this part of the site. Court No 1 will be the largest court and will measure 34m by 66m. The five other courts would occupy a slightly larger area to that occupied by the bowling green. These courts will be 25.5 m in depth by 17m in width. The courts will have a part astro/ part synthetic grass surface. As pointed out above two smaller tennis courts are in a similar position although in different orientation to two existing will be created. The new tennis courts will not be any closer to the rear boundary of the nearby properties on Cranley Gardens.

The playing surface will be have a similar appearance to the existing courts and the tennis courts surrounding this site, and as such would not have an adverse impact on the appearance and openness of the broader site.

In order to create these various courts the ground on this part of the site will in part have to be built up and levelled. This part of the site is already elevated above the existing cricket ground. The ground works to this part of the site will have to be engineered to enable the drainage into the 3 submerged water tanks. A new retaining wall will be constructed at the junction between the cricket ground and this part of the site. A red brick wall will be constructed next to the concrete retaining wall. The proposed courts will be bounded by 4 metre high green weld mesh.

The existing redundant old pavilion used in association with the bowling green will be brought back into use and used as changing rooms. The building has mains water and drainage in place. It is proposed to face this building in a Cedar shiplap, horizontal boarding treated with a clear weatherproof sealant. The windows will be replaced with high level split timber double glazed windows. The proposed courts will be bounded by a 4m high close netted wire fence.

A shingle stone footpath access path from the main pavilion building will be created. This has been moved away from the rear garden fence of Cranley Gardens by 4m, in order to protect the privacy and amenities to these properties and to provide a buffer and area for additional planting. Additional tree planting is proposed for the northern boundary of the site to help reduce the transmission of noise and disturbance to the adjoining residents. No lighting is proposed as part of this planning application.

Impact on Residential Amenity

As outlined above the Local Planning Authority have received a significant number of objections from local residents, who raise concern that the operational use of this part of the site as a MUGA; which they believe would lead to more activity and noise and disturbance which in turn would have a detrimental affect on residential amenity.

As outlined above the layout of the scheme has been amended from that initially submitted so that the MUGA is moved further away from the nearest residential properties (No 133-139 Cranley Gardens). The nearest MUGA court will be 44m

away from the northern boundary. The rear gardens of these properties on Cranley Gardens are in excess of 35m deep.

There is more screening along the western boundary of the site which adjoins other tennis courts and which are located behind the rear gardens of properties (No's 1 to 35a) on Wood Vale. The closest property on Wood Vale is 75m away from the boundary of the application site.

The distances between the MUGA and the nearest properties are well in excess of Sport England's guidance, which recommends a distance of 30 metres between a residential property (actual dwelling) and a MUGA. It is therefore considered that the proposal should not result in adverse impact from the noise generated with the MUGA in use. A restriction on the hours of use will be placed on the consent.

Traffic and Car Parking

Many of the objection letters received are on the grounds of additional traffic generation, congestion and parking difficulties for local residents on the adjacent and surrounding roads.

There are currently 45 car parking spaces on site which are located along the northern boundary of the site behind property No's 165 to 177 Cranley Gardens. A Transport Assessment has not been submitted with the application. Given that this part of the site has been previously used for sports and given the proposal does not involve flood lighting (i.e. which would generate evening activity) a transport assessment is not considered necessary in this instance.

The Council's Transportation Officer has expressed concern about the restricted width of the site access and therefore asks that a 4.1metres-wide access which would allow entering and exiting vehicles to pass each other be created. This would ensure that vehicles access and leave this site promptly without impeding the movement of buses and other traffic on Park Road. Alternatively, it is suggested that the applicant erects a priority signage indicating that 'priority is given to vehicles entering the site from Park road', in the form of roundel Ref.No 615, as contained in the 'Traffic Signs and General Directions 2002', at the exit from the western side of the site access at a point where the vehicular access starts narrowing down, eastbound towards Park Road.

The Council's Transportation Officer has asked the 5% of the parking spaces provided are disabled parking. Given that there are in fact only 45 spaces on site this would amount to 2 spaces. In addition 20 cycle rack in an enclosed secure shelter is requested to be provided on site. These will be secured by way of conditions.

Given that this MUGA will not have floodlighting it considered this development will generate a different levels of demand, traffic and car parking requirement when compared to a Powerleague operation which firstly have larger pitches and secondly normally cater for adults who play after work. The proposed MUGA will in part be used by schools who will travel by minibus and by member of the local

community who may car share (particularly parents bringing a number of children) or walk to this facility.

Given that the cricket is normally played on site between April and the end of September it is expected that the focus times for the playing of the different sports will differ therefore also having a bearing on the traffic flow and parking demand.

Impact on Ecology

The proposal will lead to further hardsurfacing of part of the site, however part of the site is already hard surfaced. The area of hardsurfacing has been reduced in order to bring the development further away from boundaries of the site which have vegetation and which is of importance for ecological reasons. Additional planting will be provided along the northern boundary of the site which will help biodiversity of the site as well reduce its visual impact. Given the extent of hardsurfacing to this part of the site and given the fact that there are numerous tennis courts surrounding this part of the site and the fact that this site has no specific ecological designation within the current UDP, the LPA would not be in a position to refuse this application on such a ground.

SUMMARY AND CONCLUSION

The proposed multi use games area as per the amended scheme in terms of scale layout and design is considered acceptable and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance and the traffic impact associated with the development will not adversely affect adjoining roads network. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', M6 'Road Hierarchy; M10 'Parking for Development; OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS17 'Tree Protection, Tree Masses and Spines' and is therefore recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/0723

Applicant's drawing No.(s) TMC/01, 02A & TMC/03.

Subject to the following condition(s)

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

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

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

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

3. That prior to the commencement of the development, hereby approved, full details of the surface treatment of all areas of hardsurfacing within the applicable part of the site as well as details of the close netted wire fence shall be submitted to and approved in writing by the Local Planning Authority. These areas shall then be constructed and marked out in accordance with the approved details prior to their first use, or other timescale as agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity of the area.

4. A scheme for native tree/shrub planting around the proposed MUGA (including details of species, number, size, location and density) shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved tree planting shall be completed within the first planting season following completion of the development approved. Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

5. Prior to development commencing details of the number of, type, finish and location of 20 secure cycle stands as well as 2 disable car parking spaces shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided in accordance with the approved details.

Reason: To ensure satisfactory facilities for cyclists and adequate disabled parking provision.

6. The MUGA shall not be used other than between the hours of 08.00 and 18.00 during the winter months (October to March) and between the hours of 08.00 and 21.00 during the summer months (April-September).

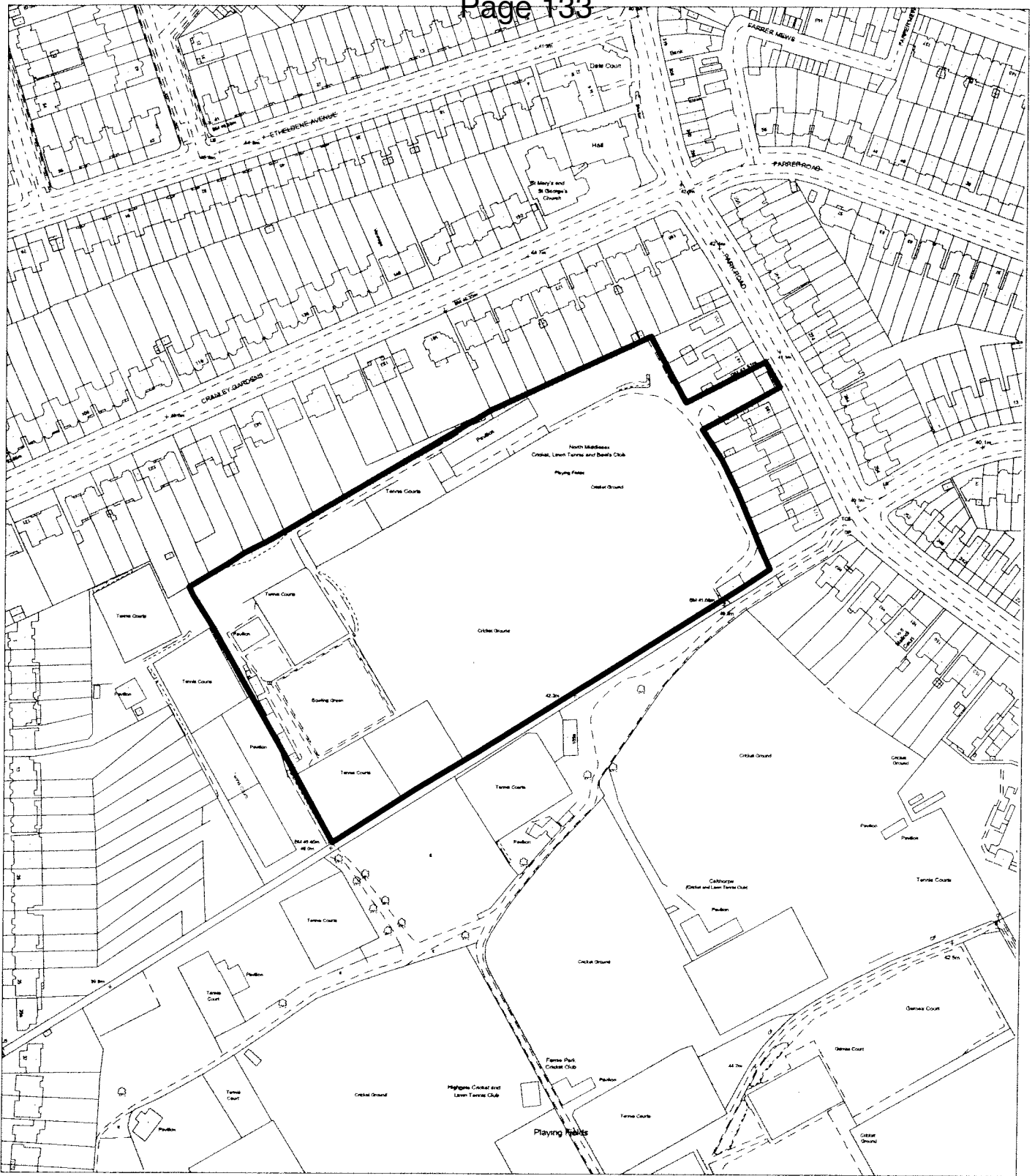
Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site.

7. No part of the development hereby permitted shall be brought into use until works to create a 4.1metres-wide access onto Park Road, which would allow

entering and exiting vehicles to pass each other, have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented. Reason: To minimise vehicular conflict and conflict of vehicles with pedestrians/cyclists and to ensure highway safety at this location.

REASONS FOR APPROVAL

The proposed multi use games area as per the amended scheme in terms of scale layout and design is considered acceptable and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance and the traffic impact associated with the development will not adversely affect adjoining roads network. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', M6 'Road Hierarchy', M10 'Parking for Development', OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields' and OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan.



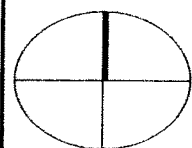
This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199 (2008)

Site plan 185A Park Road, N8

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

 NORTH	Drawn by	AA
	Scale	1:2500
	Date	15/09/2009

This page is intentionally left blank

Planning Committee 15 September 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1039

Ward: Seven Sisters

Date received: 18/06/2009

Last amended date: 03/08/2009

Drawing number of plans: 0891(PL)01, 02 rev C, 100A, 101A, 102A, 103, 200, 201A, 202, 203, 204A; A05 09; A05 09 FPS; A05 09 E (S1); A05 09 E (S2); SJA TPP 01

Address: Former Day Nursery Site, Plevna Crescent N15

Proposal: Erection of two x 4 bed houses, two x 5 bed houses and twelve x 2 bed flats with associated car parking, amenity space and new footpath

Existing Use: Vacant

Proposed Use: Residential

Applicant: Family Mosaic

Ownership: London Borough of Haringey

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Elizabeth Ennin-Gyasi

SUMMARY

The scheme propose 16 residential units comprising of 12 x 2 bed, 2 x 4 bed and 2 x 5 bed. It has been submitted on behalf of Family Mosaic Housing Association. It provides private garden space for the larger units and communal space for the flats.

The height, scale, massing and overall design is considered acceptable.

RECOMMENDATION

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

SITE AND SURROUNDINGS

The site is vacant and has been so for a number of years. It was formerly the 'Plevna Day Nursery'.

It is located fronting St Ann's Road; Plevna Crescent housing estate is at the rear.

It lies directly opposite the newly built 'Triangle Community Centre' which replaced many of the facilities that the former day nursery provided.

The site is bounded by a small open space area on the west side. The surrounding area is predominantly residential, characterised by Victorian terraced houses, modern built terraced houses and blocks of flats.

It is well located for public transport with several bus links on Seven Sisters Road and the High Road, as well as the tube and British Railway within close proximity.

PLANNING HISTORY

HGY2007/1951 - Planning permission refused for the Demolition of existing buildings and erection of four storey residential development to create 21 units in total: Comprising 5 x 4 bed houses fronting St Ann's Road, two separate blocks/wings to the east and west side of the site creating 6 x 3 bed flats, 6 x 2 bed flats, 4 x 1 flats with associated screen, enclosed cycle racks and refuse/recycling area – refused 4/12/2007

DETAILS OF PROPOSAL

The scheme proposes to erect two x 4 bed houses, two x 5 bed houses and twelve x 2 bed flats with associated 6 car parking spaces (including two for disabled persons), private garden space and communal amenity space and new footpath. Also communal cycle storage area and refuse storage area located close to the vehicle entrance on Plevna Crescent.

CONSULTATION

Ward Councillors
Transportation
Cleansing
Building Control
Design Team
Strategic & Community Housing
London Fire Brigade
Tree Officer
Crime Prevention Officer
Strategic & Community Housing

Residents:

38a, b, d St Ann's Road
1 - 203 Plevna Crescent
2 - 108 Plevna Crescent
1 - 149 Plevna Crescent
'Community Church of God' - Plevna Crescent
Flats 1 - 32 Latimer Road
Flats 1 - 128 Twyford House, Chisley Road
49 - 93 St Ann's Road
8 - 48 Eastbourne Road
2, 2a - 36 Howard Road
The Triangle, St Ann's Road

Development Control Forum

A Development Control Forum was held on 3rd august 2009 at The Triangle Centre, St Ann's Road.

Minutes of the meeting are attached as Appendix1.

RESPONSES

Residents:

No.99 Plevna Crescent – objects on grounds: excessive height, proposed number of units and appearance and car parking.

1 petition letter with 20 signatures – objection on grounds: four storey building, overcrowding, congestion, possible rise of crime.

One objection letter received on grounds including: height being out of keeping with adjacent buildings /four storey building, number of units/over density/ overcrowding, appearance, car parking/congestion, possible rise of crime.

Response to objections received from local residents

- The proposed development is three storeys, part single storey and not four storeys. It is considered that the proposed buildings would not be out of keeping in locality as many of the existing properties are three storeys or higher including Town Houses and block of flats in Plevna Crescent.
- The proposed density at 350 habitable rooms per hectare is within the range of 200- 450 habitable rooms per hectare specified by 'The London Plan' for a site such as this one located in urban area with PTAL rating of 3. The proposed number of units on the site is considered appropriate and has been design to minimise significant harm to neighbouring properties. Therefore it is not considered that the proposed development would create overcrowding in the area.

- The proposed external material would be brickwork which would conform to the appearance of existing buildings.
- The car parking provision is considered acceptable for the site and locality because of the availability of public transport. Further, the site has not been identified within the UDP as that renowned to have car parking pressure. In addition, the Council's Transportation Team considers that the level of predicted traffic for scheme: 'is significantly lower than that which would have been generated by the existing day nursery use.' They also consider that vehicle movements emanating from the proposed development would not have any significant adverse traffic impact on the adjacent roads. Therefore it is not likely that the proposed scheme would lead to congestion in the area. It is also considered that on street car parking within the estate is matter for the Estate's management.
- The proposed development would be required to comply with 'Secured by Design' and 'Designing out Crime' principles and is not considered that it would lead to crime.

Other Respondents:

London Fire Brigade: – They are satisfied with proposals.

Strategic & Community Housing: -

'1. Affordable Housing Provision

This development overall will yield 50% of its units as Affordable housing which is in keeping with the borough wide target policy to achieve 50% habitable rooms and the adopted London Plan Strategic target of 50%.

With regard to the intermediate housing to be provided, the Strategic and Community Housing's preference is for shared ownership units or Rent to homebuy as this provides an opportunity for affordable home ownership.

2. Dwelling Mix

The proposed development relative to its size offers a good supply of much needed 4 and 5 bed roomed family units. At present the Borough has an overriding shortage of 4 beds and over.

3. Wheelchair Provision

In-keeping with the SPD (10%) requirement the development yields 2 designated wheel chair units

In Conclusion:

The Strategic and Community Housing service supports this scheme it will provide the much needed large family units and wheel chair units.'

(Strategic & Community Housing Officers points noted)

Design Team: -

'We have had a look at this application and have only one objection: Flat 1, the ground floor flat on Plevna Crescent, should have an entrance from the street. This could be easily accomplished by flipping the flat plan, or the design could be amended to add an entrance. Currently the only entrance is off the private gated courtyard, leaving inactive frontage and potentially uncared for front gardens along Plevna Crescent.

Otherwise the proposal appears entirely acceptable and has the potential to be an interesting addition to the architecture of the borough.'

(The proposal has since been amended with entrance from the street on Plevna Crescent)

Transportation: –

'This site is located within a walking distance of Seven Sisters Road, High Road and on St. Ann's Road bus routes which provide some 28, 100 and 12 buses respectively (two-way) for frequent bus connection to Seven Sisters and Turnpike Lane tube stations. There are also South Tottenham and Stamford Hill surface rail stations within walking distances to the north and south of the development respectively. We have subsequently considered that majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site. In addition, our interrogation with TRAVL database suggests that based on comparable London sites (Bed Zed residential - SW6, Clarence Close - EN4, Riverside West - SW18, Stanley Close-SE9 and Winchester Mews - NW3), this development proposal (some 1710sqm GFA) would only generate 3 combined in and out vehicle movements during the morning or evening peak hours. We would highlight that apart from being negligible; this level of predicted traffic is significantly lower than that which would have been generated by the existing day nursery use. We have therefore accepted the applicant's consultant's (Ardent's) forecast, which is in line with ours and concluded that the supplementary vehicle movements emanating from this development proposal would not have any significant adverse traffic impact on the adjacent roads.

In addition, notwithstanding that this site has not been identified within the UDP as that renowned to have car parking pressure, the applicant has proposed 4 car parking spaces including 2 for the disabled, 12 secure cycle racks for the flats as well as integral cycle storage for the houses, as detailed on the site layout plan No.0891(PL)02B. We have also concurred with Ardent's parking survey which demonstrates that the immediate roads surrounding this site indeed have considerable spare capacity to accommodate any additional parking demand ensuing from this development. The applicant has also proposed an automatic gated access off Plevna Crescent, with the refuse bins located next to this road and separate pedestrian access running parallel to the vehicle access, for easy collection of refuse by the waste management services. However, we are concerned that the gate is sited close to the adjacent footway. Hence we will ask that it is set back to at least 6metres from the back of the footway into the site in order to create a waiting area for vehicles accessing this development to stay clear of

the adjoining footway, should the operation mechanism of this gate fails.

We also observed that the footway abutting the site on St Ann's Road and extending beyond its western periphery, is substandard and has uneven surface, with obvious cracks observed along this stretch. Furthermore, pedestrians in this area would benefit from the construction of an entry treatment at the junction of Plevna Crescent with St Ann's Road to slow vehicles down. We will therefore ask the applicant to enter into S.278 agreement under the Highways Act 1980 for the implementation of these highway safety measures.

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

1. enters into S.278 agreement under the Highways Act 1980 for the implementation of works associated with upgrading the footway abutting the site and stretching beyond its western end on St Ann's Road and, an entry treatment at this road's junction with Plevna Crescent.

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

2. submits a scheme for the setting back of the gate to at least 6metres into the site.

Reason: To prevent any obstruction to the pedestrian movements along the adjoining footway by vehicles accessing this development.

Informatives

1. The necessary works to alter the existing vehicle crossover, will be carried out by the Council at the applicant's expense, once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

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

(Transportation Officers points noted and conditions attached)

RELEVANT PLANNING POLICY

PPS1 Delivering Sustainable Development

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

PPS3 Housing

PPS3 2006 sets out central Government guidance on a range of issues relating to the provision of housing. It states that the Government is

committed to maximising the re-use of previously developed land -brownfield land in order to promote regeneration. PPS3 also sets out the Governments commitment to concentrating additional housing developments in urban areas, new emphasis on providing family housing with consideration given to the needs of children to include gardens & play areas. Also, the importance of ensuring housing schemes are well-designed and creates sustainable communities. The need for development to include affordable housing is also set out in PPS3.

London Plan

The current London Plan issued in February 2008 by the Greater London Authority, forms the Spatial Development Strategy for Greater London. It contains key policies covering housing, transport, design and sustainability in the capital.

The London Plan sets housing targets for individual boroughs for the period up to 2016/2017. The target for Haringey is 6,800 additional 'homes' (680 per year).

In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. For a site such as this one with PTAL rating of 2 to 3, within urban setting; the density range suggested is 200 – 450 habitable rooms per hectare.

The London Plan encourages residential developments to have lower car parking provision in areas with high PTAL scores and /or close to town centres. Also an element of car-free housing should be included where accessibility and type of housing allows.

With regards to affordable housing provision; the strategic target is 50 per cent, within which the London wide objective is 70 per cent for social housing and 30 per cent for intermediate housing provision.

G3 Housing Supply

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

- M9 Car-Free Residential Developments
- M10 Parking for Development
- HSG1 New Housing Developments
- HSG 4 Affordable Housing
- HSG 7 Housing for Special Needs
- HSG10 Dwelling Mix

OS10 Other Open Space

SPG1a Design Guidance

Housing Supplementary Planning Documents (adopted October 2008)

SPG8a Waste and Recycling

SPG10a The Negotiation, Management and Monitoring of Planning

Obligations

SPG10b Affordable Housing

SPG10c Education needs generated by new housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The application is seeking permission to erect two x 4 bed houses, two x 5 bed houses and twelve x 2 bed flats with associated 6 car parking space (including two for disabled persons), private garden space and communal amenity space and new footpath. Also communal cycle storage area and refuse storage area located to the vehicle entrance on Plevna Crescent. The original proposal has been revised by locating the entrance door on Flat 1 to the street on Plevna Crescent to create an active frontage. The main issues relating to the proposal are:

- Principle of residential use
- Size, bulk and design,
- Density
- Dwelling mix and room sizes
- Loss of light and loss of privacy
- Amenity provision
- Waste disposal
- Sustainability
- Parking
- Section 106 Agreement

Principle of residential use

The site is located in a predominantly residential area and is a previously developed land, consequently its re-use for residential would be in line with PPS3. It states that the Government is committed to maximising the re-use of previously developed land -brownfield land in order to promote regeneration. Also the London Plan sets housing targets for Local Authorities for the period up to 2016/17. The target for Haringey is 6,800 additional 'homes' (680 per year). These targets are generally reflected in Unitary Development Plan policy G3 'Housing Supply'. In principle the redevelopment of this site for residential purposes will contribute toward the Council meeting its housing targets, in line with policies G3 'Housing Supply' and HSG1 'New Housing Developments'.

The strategic target for affordable housing provision as set out in the London Plan is 50 per cent, within which the London wide objective is 70 per cent for social housing and 30 per cent for intermediate housing provision. This is

reflected in the Council's Unitary Development Plan policy HSG4 'Affordable Housing' and HSPD which requires 10 or more units to provide 50% affordable housing and a borough wide tenure of 70% social rented and 30% intermediate housing.

The proposed scheme would create 16 residential units and the applicant has agreed to enter into Section 106 Agreement to secured 50% for affordable housing. Also within the overall 50% to achieve 50% intermediate housing and 50% social rented. This would achieve 20% more intermediate housing, which is considered to be suited to the site and locality. Accordingly the proposed development would meet guidelines as set out in the London Plan and Unitary Development Plan policy HSG4 'Affordable Housing'.

Size, bulk and design

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

The proposed development which is generally three – storey comprise of two x 4 bed houses, two x 5 bed houses and twelve x 2 bed flats. The units have been arranged in a U –shape with the flatted accommodation fronting St Ann's Road and Plevna Crescent and the four houses on the western side of the site fronting the open space area. The original proposal has been revised by locating the entrance door on Flat 1 to the street on Plevna Crescent to create an active frontage.

The scale and massing of the scheme has been designed to be in keeping with the existing buildings in the immediate surrounding area which are predominately three -storey high. Also House 1 has been design to steps down to 1 storey towards the boundary with 149 Plevna Crescent to minimise overshadowing and overlooking of that property and its garden. Similarly House 4 steps down to 1 storey where it turns at the corner and joins the proposed flats on St Ann's Road to allow sunlight in the rear gardens of the new houses. The massing of the flats is broken down by having a lower, flat roof over the communal stairs to break the buildings into four separate elements. The scheme has been design with pitched roof which would link with existing surrounding buildings. The roof is pitched north-south to allow for the installation solar panels on the south facing roofs in order to maximise solar energy and at 27 degrees to minimise the building height and overshadowing.

The external materials would be brickwork with aluminium/ timber composite widows and zinc-coated aluminium finish for the roof. The roof has been designed to have parapet walls with hidden gutters, rather than overhanging eaves to create a modern appearance for the development. The capping to the parapet walls will also be in zinc-coated aluminium to match. However,

the scheme would be subject to a condition for details of external materials to ensure the appearance of the development is appropriate to the locality.

The applicant has commissioned a tree survey and arboricultural report, which indicates that the design of the development would minimise the effect on the trees on the existing open space. Also whilst the scheme proposed the removal of trees on the site, there would be new tree planting and some trees will be retained with enforced protective fencing for the root areas.

The proposed development has been designed to accord to the Council's policies for wheelchair accessible housing, 'Lifetime Homes' and 'Building for Life' standards. The applicant has undertaken their own informal assessment on the 'Building for Life' criteria and scored 15.5 points out of 20 points.

Therefore the proposed scheme is considered to be sensitively designed to fit in well within the existing street & townscape and as such minimise any adverse effect on the surrounding area consistent with policies UD3 'General Principles', UD4 'Quality Design' and SPG1a.

Density

The current Council's policy on density has been superseded by regional advice from 'The Greater London Authority' as set out in 'The London Plan' dated February 2008. In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. For a site such as this one with PTAL rating of 2 to 3, within urban setting; the density range suggested is 200 – 450 habitable rooms per hectare.

The proposed scheme would provide two x 4 bed houses, two x 5 bed houses and twelve x 2 bed flats. This would have 60 habitable rooms and create a density of 350 habitable rooms per hectare. The proposed density therefore accords with current requirement as specified by the 'The London Plan'.

Dwelling mix and room sizes

In terms of the mix and standard of accommodation provided, Policy HSG 10 'Dwelling Mix' and Housing Supplementary Planning Documents (adopted October 2008) set out the Council's standards. The policy encourages the provision of a mix of dwelling types and sizes and outlines minimum flat and room size requirements for new residential developments, which ensures that the amenity of future occupiers are protected. In particular HSPD encourages affordable housing of three and four bedroom properties to meet the Borough's need for large units. This is based on 'The Housing Needs Survey' undertaken in 2007 which identifies a shortfall for all sizes of accommodation but particularly affordable housing for three and four bed properties.

The recommended percentage dwelling mix for new residential development as stated in HSPD for affordable housing, allows 19% for 1 bed, 26% for 2 bed, 27% for 3 bed and 28% for 4+ bed units. This scheme would provide

75% for 2 bed and 25% for 4+ beds. Although not entirely as recommended in guidelines set out in HSPD, it is considered that the proposed dwelling mix is suited to the particular site and nature of the scheme, which is relatively small-scale. Furthermore the scheme would provide four large units in the form of two x 4 bed houses and two x 5 bed houses, which would meet the need in the Borough for larger units.

It is therefore considered that the proposed dwelling mix would be appropriate to the scheme and site.

The two-bedroom units internal floor area would range from 68m² to 86m² and generally conforms to the Councils standard as set out HSPD. The four-bedroom & five-bedroom units would allow well over 100m², which would exceed the Councils standard as set out HSPD.

The unit sizes are considered to provide a satisfactory standard of accommodation.

All the units/rooms are considered to have adequate light and ventilation. As such the proposed units are considered to comply with policy HSG10 and HSPD (adopted October 2008).

Loss of light and loss of privacy

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

It is considered that the proposed development has been designed to minimise loss of light and privacy to adjacent properties and also within the new scheme. This includes stepping down to 1 storey of House 1 towards the boundary with 149 Plevna Crescent to minimise overshadowing and overlooking of that property and its garden. Similarly House 4 steps down to 1 storey where it turns at the corner and joins the proposed flats on St Ann's Road to allow sunlight in the rear gardens of the new houses. The design of the scheme means none of the existing properties nearby would be significantly overlooked. Additionally the proposal has been design to avoid habitable rooms directly facing to reduce overlooking and loss privacy within the development.

In addition the applicant has undertaken a 'Daylight and Sunlight Study' in relation to nearby properties and the existing open space and concluded that there will be a 1% reduction in sunlight availability. This is better than the 'Building Research Establishment' (BRE) minimum requirement which permits a loss of up to 20%. Therefore the proposed development will have a low impact on the light currently received by neighbouring properties and would passed the BRE overshadowing to gardens and open space test. The study's findings also concluded that the proposal has been designed to satisfy all the requirements set out in BRE Digest 2009' Site Layout Planning for Daylight and Sunlight Study'.

Amenity provision

Amenity space has been designed into scheme in the form of private gardens for the housing and communal rear garden space for the flats. Also Flat1 which is designed for a disabled person would have private patio space accessible to a wheelchair user. It considered that the combined amenity provision is sufficient and acceptable, given the availability of public open space in the local area. Therefore on balance the proposed amenity space provision is considered to meet guidelines set out in HSPD (adopted October 2008).

Waste disposal

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

Sustainability

The re-use of brownfield land is regarded as an important sustainable feature of the development which complies with the thrust of both national and London wide guidance. In addition, the scheme provides secure bicycles storage for all of the units.

Sustainable features include:

- Renewable energy in the form of solar hot water panels to provide 50% of the domestic hot water demand (together with passive design measures, to reduce CO₂ emissions by 32%.
- Composting facilities for each house
- Home office within each unit
- Rain water butts for each house and 2 for the communal garden
- Low u-values for walls, roofs and floors

Car parking

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

Residents on the Plevna Housing estate raised concerns regarding the increase in on street parking. The roads on the estate are under the control of

the Council's Housing Service and as such it is considered that on street car parking within the estate is matter for the Estate's management.

The proposal incorporates 6 parking spaces including two for people with disabilities. The site benefits from several bus links on Seven Sisters Road and the High Road as well as the Tube and British Railway line within close proximity. In addition: The site has not been identified within the UDP as that renowned to have car parking pressure. Also the scheme provides bicycle storage space for all the units to give a sustainable option for travelling to and from the site. Vehicle access will remain as existing from Plevna Crescent.

Further, the Council's Transportation Group considers that the level of predicted traffic for scheme 'is significantly lower than that which would have been generated by the existing day nursery use. We have therefore accepted the applicant's consultant's (Ardent's) forecast, which is in line with ours and concluded that the supplementary vehicle movements emanating from this development proposal would not have any significant adverse traffic impact on the adjacent roads'.

Section 106 Agreements

Policy UD8 Planning Obligations, SPG10c 'Education needs generated by new housing' and SPG10b Affordable Housing set out the requirement for development in the borough to provide contributions to enhance the local environment where appropriate, in line with the national guidance set out in Circular 1/97.

The applicant has agreed to enter into an Agreement of S106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980 to include provision to achieve improvements to the local environment and facilities in the Borough. The main features of the S106 Agreement and Section 278 are:

- The provision of affordable housing at 50% of the total units = 8 units to achieve 4 x 2bed flats for intermediate housing and 2 x 4bed + 2x 5bed for social rented.
- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £95, 307.00
- A contribution of £20,000 toward highway works, cycle routes within the vicinity of the development,
- An agreement under section 278 of the Highway Act 1980 for implementation of works associated with upgrading the footway abutting the site and stretching beyond its western end on St Ann's Road and, an entry treatment at this road's junction with Plevna Crescent.
- An administration/recovery cost of £3,000

SUMMARY AND CONCLUSION

The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The proposed height of the buildings at three storey would conform to the predominate height of existing buildings in the locality and the overall design would not comprise the local area in general. The proposed density conforms to current guidelines set out in The London Plan and the proposed housing provision would contribute the Council's housing target.

The provision of car parking is considered acceptable given the site's closeness to public transport links and the assessment by the Council's Transportation Team that the level of predicted traffic from the scheme would be 'significantly lower than that which would have been generated by the existing day nursery use.' They also consider that vehicle movements emanating from the proposed development would not have any significant adverse traffic impact on the adjacent roads.

The proposal is acceptable in that it is considered consistent with Unitary Development Plan policies especially: UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10, HSG 4 'Affordable Housing', HSG 7 'Housing for Special Needs', M9 'Car-Free Residential Developments' and SPG1a 'Design Guidance', SPG10c 'Education needs generated by new housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY2009/1039 ("the Planning Application"), subject to a pre-condition that [the applicant and] [the owner(s)] of the application site shall first have entered into an agreement or agreements with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974] [and] [under Section [278] of the Highways Act 1980] in order to secure:

- Affordable housing at 50% of the total of the total units = 8 units to achieve 4 x 2bed flats for intermediate housing and 2 x 4bed + 2x 5bed for social rented.
- Education contribution of £ 95, 307
- A contribution of £20,000 toward highway works, cycle routes within the vicinity of the development
- Footway improvement under Section 278 Agreement
- Recovery/administration costs of £3,000

RECOMMENDATION 2

That, in the absence of the agreement(s) referred to in resolution (1) above being completed by 16 September 2009, planning application reference number HGY/2009/1039 be refused for the following reasons:

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

RECOMMENDATION 3

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

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

RECOMMENDATION 4

That following completion of Agreement referred in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2009/1039 and applicant's drawing No.(s): Applicant's drawing 0891(PL)01, 02 rev C, 100A, 101A, 102A, 103, 200, 201A, 202, 203, 204A; A05 09; A05 09 FPS; A05 09 E (S1); A05 09 E (S2); SJA TPP 01
Subject to the following condition(s)

GENERAL

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 AND LANDSCAPING:

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

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

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

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

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

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

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

OTHERS:

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

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

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

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

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

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

Reason: To avoid overdevelopment of the site.

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

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

11. A scheme for the setting back of the gate to at least 6metres into the site shall be submitted to, approved in writing by, and implemented in accordance with the requirements of the Local Planning Authority.

Reason: To prevent any obstruction to the pedestrian movements along the adjoining footway by vehicles accessing the development.

12. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1). The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2). (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical

energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

2). (b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site: Resulting carbon savings to be calculated.

2). (c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 20% subject to feasibility studies carried out to the approval of LB Haringey.

3). All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2) consistency to be approved by LB Haringey prior to the commencement of 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. The proposed development must achieve level 4 Code for Sustainable Homes.

Reason: To ensure that development is in line with National Policy and Local Policy Guidance.

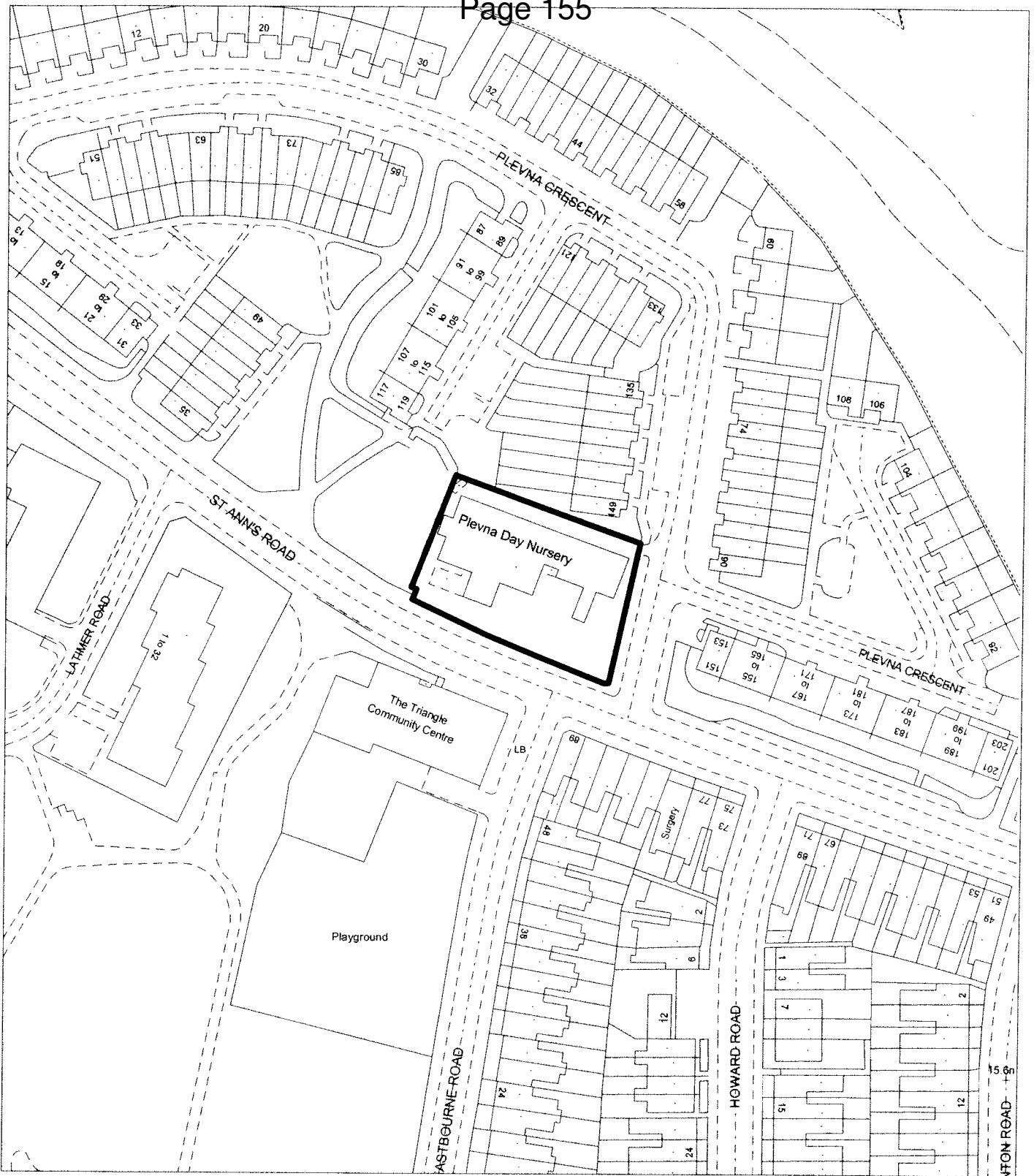
INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE: The necessary works to alter the existing vehicle crossover will be carried out by the Council at the applicants expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

REASONS FOR APPROVAL

The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The proposed height of the buildings at three storey would conform to the predominate height of existing buildings in the locality and the overall design would not comprise the local area in general. The proposed density conforms to current guidelines set out in The London Plan and the proposed housing provision would contribute the Council's housing target. The provision of car parking is considered acceptable given the site's closeness to public transport links and the assessment by the Council's Transportation Team that the level of predicted traffic from the scheme would be 'significantly lower than that which would have been generated by the existing day nursery use.' They also consider that vehicle movements emanating from the proposed development would not have any significant adverse traffic impact on the adjacent roads. Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan Policies: UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10 'Dwelling Mix', HSG4 'Affordable Housing', HSG7 'Housing for Special Needs', M9 'Car-Free Residential Developments' and SPG1a 'Design Guidance', SPG10c 'Education Needs Generated by New Housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

This page is intentionally left blank



This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199 (2008)

Site plan

Former Day Nursery Site, Plevna Crescent, N15

**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

	Drawn by	AA
	Scale	1:1250
	Date	15/09/2009

This page is intentionally left blank

Planning Committee 15 September 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2008/2196**Ward:** Fortis Green**Date received:** 12/11/2008**Last amended date:** 11/02/2009**Drawing number of plans:** PPSK 001 B, 010 D, 011 D, 020 E, 021 D, 022 D, 023 D, 024 D, 025 D, 026 D, 027 C, 030 C, 031 C & 032 C.**Address:** Coppetts Wood Hospital, Coppetts Road N10**Proposal:** Demolition of existing building except for the administration building that fronts Coppetts Road; the conversion of the administration building fronting Coppetts Road, and the erection of seven blocks between 2/4 storeys in height to provide a total of 58 units with associated parking, access roads and landscaping. (Amended Description).**Existing Use:** C2**Proposed Use:** C3**Applicant:** Royal Free Hampstead NHS Trust**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Borough Road

Officer Contact: Valerie Okeiyi**RECOMMENDATION**

GRANT PERMISSION subject to conditions and to Section 106 Agreement

SITE AND SURROUNDINGS

The application site falls within the London Borough of Haringey, although the boundary with the London Borough of Barnet lies to the east of the site, along Coppetts Road. To the west of the site is open land, which is designated as a MOL. The site is not near a conservation area.

The hospital site formerly occupied a much larger area and provided accommodation for the infectious disease hospital, this land was disposed of and the land redeveloped for residential purposes in the late 1990's which is known as Osier Crescent. The piece of land subject to this application is occupied by a number of buildings and the

main hospital administration building largely vacant which fronts the site onto Coppetts Road.

There are a number of trees on the site, none of these trees are protected by a TPO.

Vehicular access into the site is from Osier Crescent, which is accessed from Coppetts Road, however, pedestrian access is from Coppetts Road direct. The site is close to the junction of Colney Hatch Lane, which provides access to the North Circular Road.

PLANNING HISTORY

Planning-**HGY/1998/1692**-GTD-22-02-99-Coppetts Wood Hospital Coppetts Road London -Outline planning permission for redevelopment for residential purposes.

Planning-**HGY/2000/1243**-GTD-07-12-00-Coppetts Wood Hospital Coppetts Road London -Erection of a temporary 36 bed nurses accommodation block on north east corner of site.

Planning-**HGY/2001/0144**-GTD-13-09-01-Coppetts Wood Hospital Coppetts Road London -Redevelopment for residential purposes to erect 116 new dwellings comprising (12 x 1 bed & 56 x 2 bed flats, 22 x 3 bed houses and 26 x 4 bed houses) with access from Coppetts Road.

Planning-**HGY/2002/1177**-GTD-08-10-02-Coppetts Wood Hospital Coppetts Road London -The Installation of one tri-sector antenna inside a replica weather vane on roof of hospital, and erection of equipment cabinet for telecommunication purpose.

Planning-**HGY/2008/1380**-WDN-09-09-08-Coppetts Wood Hospital, Coppetts Road London -Demolition of existing building except for the administration building that fronts Coppetts Road; the conversion and extension of the administration building fronting Coppetts Road, and the erection of seven blocks between 2 / 4 storeys in height to provide a total of 63 units with associated parking, access roads and landscaping.

DETAILS OF PROPOSAL

The proposal after further amendments seeks to demolish the existing building except for the administration building that fronts Coppetts Road and convert it into 15 residential units. The remainder of the site is proposed to be redeveloped to accommodate six blocks, ranging from 2 to 4 storeys in height containing a further 43 units with associated parking, access roads and landscaping.

Materials used will include; buff stock brickwork, buff grey stock brickwork, insulated render panels with painted finish, timber framed double glazed windows, natural slate roofing tiles in grey and grey/green, hardwood entrance doors with glazed vision panel, timber fascias (painted finish white), timber framed double glazed doors (painted finish white), toughened glass balconies with powder coated aluminium base, painted brickwork, glazed railings, stained timber refuse enclosure, brickwork to match existing building (banding/quoins feature).

CONSULTATION

Transportation Group
Cleansing
Legal Services
Building Control
Strategic & Community Housing
Ward Councillors
Muswell Hill/Fortis Green/Coldfall Residence Association
LB Barnet
Andrew Snape – Crime Prevention Officer
London Fire Brigade
1 – 335 (o) Osier Crescent
2 – 174 (e) Osier Crescent
1 – 229 (o) Marriot Road
102 – 114 (e) Coppetts Road
22 – 76 (e) Coppetts Road
50 – 76 (e) Coppetts Road
Greenfields Special School, Coppetts Road
1 – 3 (c) Strawberry Terrace, Coppetts Road
78 – 100 (e) Coppetts Road
1 – 21 (c) Martins Walk
Coppetts Wood Primary School, Coppetts Road

RESPONSES

Transportation Team comments for the previously withdrawn application ref: HGY/2008/1380

This proposed development is on 'Bus 234' route which offers some 6 buses per hour between East Finchley station and Barnet and, within a walking distance of the busy bus route, Colney Hatch Lane, which provides some 48 buses (two-way) per hour for frequent bus connections to Highgate tube station. We have subsequently considered that some of the prospective residents of this development would use sustainable travel modes for their journeys to and from this site. In addition, our interrogation with TRAVL database suggests that based on comparable sites (Chad Cres. Kariba Cl. Congo Dr-N9, Osier Crescent-N10 and Tysoe Avenue- EN3), a development of this magnitude would only generate a combined vehicle movements, entering and exiting, of some 13 vehicles during the morning or evening peak hour. Even with the applicant's consultant's (WSP's) higher traffic prediction of 17 vehicle movements in the morning peak, it is deemed that this level of vehicular trips would not have any significant adverse effect on the adjacent roads.

Furthermore, notwithstanding that this area has not been identified within the Council's UDP as that renowned to have car parking pressure, the applicant has proposed 41 car parking spaces and, 63 bicycle racks distributed (1 per unit) around and enclosed within the secure shelters in each block, as indicated on the Ground Floor Plan Nos.07021/PPSK/010A and.07021/PPSK/011A. It is also proposed that the existing Osier Crescent vehicular access will serve this site.

However, there is the concern the last 3 years accident analyses carried out by WSP have indicated that those accidents associated with pedestrians and cyclists were due to drivers not paying particular regard to these vulnerable road users especially around the junctions of Coppetts Road with Wilton Road and Halliwick Road. Also, we are currently looking at improving the footway along this section of Coppetts Road including the provision of a footway at the eastern side around the intersection of this road with Trott Road. We will therefore be seeking some financial contribution towards upgrading the pedestrian crossing at Wilton Road junction to a raised crossing and improved visibility at this junction and, the construction of footway at the eastern side of this road around Trott Road.

Andrew Snape – Crime Prevention

- We have held a meeting with the Architect for the site and hope that this consultation can continue throughout the life of the project.
- The homes would benefit from the enhanced security standards detailed in the “Secured by Design Scheme” (www.securedbydesign.com) and I recommend that consideration is given to achieving the standards. The communal door security is a key crime prevention tool on this type of development and I urge the Developer to use a high security specification at these points. We can give further advice as necessary.

Waste Management

No comment

Muswell Hill/Fortis Green Association comments prior to the revisions;

- The number of dwellings proposed with little amenity space will constitute overdevelopment of the site.
- The lack of adequate public transport, schools, medical facilities and infrastructure in general makes the site inappropriate for the proposed development, particularly when considered with the recent development of the Lynx Depot site.
- The parking provision of 46 spaces for 63 units is inadequate. The will contribute to the parking pressures in the area.
- The quality of the overall design is inappropriate and the proposed extension to the retained building will be damaging to the building.

Objections received from 7 residents prior to the revised scheme;

- The proposed development will increase parking pressures in the area
- The amount of cycle spaces is excessive
- The proposed development would lead to further road accidents
- The lack of adequate public transport, schools, medical facilities and infrastructure in general makes the site inappropriate for the proposed development.
- There is already a large enough development at the former Lynx Depot, allowing another huge development on the site is inappropriate

- The scale of the proposed development is inappropriate for this suburban location
- The proposed development should continue to respect the existing style and design of Osier Crescent
- The proposed contemporary extension to the administration building will not be sympathetic to the building
- The height of the pitch roofs is still a concern adding an extra storey.
- The clock tower should be reinstated on the building
- The proposed materials for the development are inappropriate

**Development Control Forum was held on: 8th January 2009
Minutes are attached as Appendix.**

RELEVANT PLANNING POLICY

Central Government Guidance

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

Haringey Council Unitary Development Plan 2006

UD2 'Sustainable Design and Construction'

UD3 'General Principles'

UD4 'Quality Design'

UD7 'Waste Storage'

UD8 'Planning Obligations'

HSG1 New Housing Developments

HSG2 Change of Use to Residential

HSG4 Affordable Housing

HSG10 Dwelling Mix

HSG9 Density Standards

ENV3 'Water Conservation'

ENV9 'Mitigating Climate Change: Energy Efficiency'

ENV10 'Mitigating Climate Change: Renewable Energy'

M3 'New Development Location and Accessibility'

M4 'Pedestrians and Cyclists'

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

M10 'Parking for Development'

Supplementary Planning Guidance

SPG 1a 'Design Guidance and Design Statements'
Housing SPD 2008

ANALYSIS/ASSESSMENT OF THE APPLICATION

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

- Principle of Residential
- Design & appearance and effect upon character and appearance of the local area
- Residential Impact
- Layout
- Density
- Dwelling Mix
- Parking and Transportation
- Energy Efficiency & Renewable Energy
- Affordable Housing
- Planning Obligations/Section 106

Principle of residential

The Royal Free Hampstead NHS Trust seeks to transfer its unit at the Coppetts Wood hospital a former infectious disease hospital closer to the Royal Free Hospital. As such the site provides the opportunity to provide much needed new housing in the Borough. The proposal accords with the aim of Policy HSG 2 in that the building has not been in B1, B2 or B8 use, a change of use is therefore allowed. Additionally the site does not lie within a Defined Employment Area. The surrounding area is predominantly residential in character and it will provide an acceptable environment for residential use. Furthermore, the principle of making full re-use of previously developed and accessible land for housing purposes complies to PPS3.

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

Policy UD3 and UD4 generally seek to achieve a high standard of design. The general design approach is to create new buildings which will reflect the main hospital administration building that will be retained. The main building that fronts Coppetts Road is of architectural merit as it includes some interesting features including heraldic crest over the existing entrance, and some ornate gable mouldings. The remainder of the site which comprises buildings that have no real architectural merit is proposed to be redeveloped to accommodate six blocks, ranging from 3 to 4 storeys in height. Blocks A, B, C, E & G would be three storey and block F in the centre of the site would be four storeys. Block D the retained building is two main storeys in height but will have rooms in the roof.

The main alterations to Block D will include an existing single storey building on the south east elevation that will be extended to second floor level and further minor external alterations will be carried out including insertion of new windows. The proposed two storey side extension to the building has now been omitted from the scheme.

After a number of discussions and revisions blocks A,B,C,F, E & G have been further reduced in overall ridge height by approximately 2 metres. A further reduction in the fussiness of the roof ridge line has also been proposed by removing a number of the variations in ridge heights. The palette of materials have been reduced to be more in keeping with the retained building fronting Coppetts Road, incorporating greater use of brick including soldier course, banding and quoins. Block B has had its third floor removed and block G has had its second floor removed.

The reduction in overall height, scale and massing of blocks A,B,C,F, E & G reflect the retained building and neighbouring residential buildings i.e. Osier Crescent and Strawberry Terrace. The proposed fenestration will reflect the traditional windows of the retained building i.e. mullions are shown throughout the scheme in windows and doors and the choice of materials and reduced 'fussiness' is also sensitive to the retained building, adjoining buildings and the distinctiveness and character of the surrounding area.

Residential Impact

Policy UD3 seeks to avoid any loss of amenity to adjacent occupiers as a result of development.

The overall height, scale and massing of blocks A,B,C,F & G have been further reduced in such a way to avoid an adverse impact on the neighbouring buildings; Block G now includes the removal of the second floor level on the western adjacent to 241 Osier Crescent. Block B has had its third floor removed and the end unit in block C has been turned around so that the gable end now fronts Coppetts Road. This results in a low eaves height immediately adjacent to 1 – 3 Strawberry Terrace and a pitched roof rising at an angle away from the boundary with these properties. The only four storey block will be located in the centre of the site; well away from the boundaries of Osier Crescent and Strawberry Terrace. The proposed windows and balconies have been designed to ensure that there is no overlooking into neighbouring properties i.e. All units located on the southern boundary are a minimum of 20m away to avoid overlooking into the existing houses at 295 to 315 Osier Crescent and the first and second floor bedroom windows in the south elevation of block E have been revised with them now shown in the flank elevation of the end unit; again to avoid overlooking into the houses at 295 to 315 Osier Crescent.

Layout

As previously discussed the proposed scheme will include 58 residential units in blocks A – G. Block A will comprise of 3 x 1 bed and 6 x 3 bed, Block B; 6 x 1 bed and 3 x 2 bed, Block C: 6 x 1 bed and 3 x 2 bed, Block D (retained block) ; 5 x 1 bed, 9 x 2 bed and 1 x 3 bed, Block E 3 x 4 bed, Block F 4 x 2 bed and 4 x 3 bed and block G; 5

x 2 bed. All the unit sizes and room sizes are consistent with the floor minima identified in the Housing SPD 2008.

The proposed residential development has external amenity space throughout the site totalling 829 square metres. Furthermore all the flats have generous external terraces. The only exception is Block D which is the retained hospital administration block.

Density

The London Plan sets densities for development in urban areas and recommends a density range of 450-700 habitable rooms per hectare. Policy HSG9 states that residential development in the borough should normally be provided at a density range of between 200 – 700 habitable rooms per hectare.

The site has a density of approximately 248 habitable rooms per hectare and therefore complies with the density range set out in the Haringey UDP.

Dwelling Mix

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

After further revisions a number of larger family dwelling are provided i.e. 3 and 4 bed units. The scheme provides an appropriate mix of dwelling types that will meet the housing need for private housing and affordable housing.

All the flats on the development, where applicable, will conform to Lifetime Homes. All of the new build units at ground floor level will also be able to provide fully wheelchair accessible living accommodation.

Parking and Transportation

The application proposes 41 parking spaces with the scheme and a sufficient number of cycle spaces. The Council have no objections to the proposal subject to condition. The Transportation's teams comments are as follows;

Notwithstanding that this area has not been identified within the Council's UDP as that renowned to have car parking pressure, the applicant has proposed 41 car parking spaces and, 63 bicycle racks distributed (1 per unit) around and enclosed within the secure shelters in each block, as indicated on the Ground Floor Plan Nos.07021/PPSK/010A and.07021/PPSK/011A. It is also proposed that the existing Osier Crescent vehicular access will serve this site.

However, there is the concern the last 3 years accident analyses carried out by WSP have indicated that those accidents associated with pedestrians and cyclists were due to drivers not paying particular regard to these vulnerable road users especially around the junctions of Coppetts Road with Wilton Road and Halliwick Road. Also, we are currently looking at improving the footway along this section of Coppetts Road including the provision of a footway at the eastern side around the intersection of this road with Trott Road. We will therefore be seeking some financial contribution towards

upgrading the pedestrian crossing at Wilton Road junction to a raised crossing and improved visibility at this junction and, the construction of footway at the eastern side of this road around Trott Road.

Energy Efficiency & Renewable Energy

A report detailing renewable energy options for the site has been supplied as part of the application. The report states that the Boroughs 10% renewable energy target be reached, as has the 25% mandatory code for sustainable homes energy credit. This will be achieved using solar hot water and biomass boiler. Furthermore, a sustainable approach to building design is provided i.e. a sustainable drainage system will be provided to reduce flood risk by controlling the rate and volume of surface water run off from developments. The system also has the potential to enhance the water quality. The proposed development is considered consistent with policies ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency and ENV10 'Mitigating Climate Change: Renewable Energy'

Landscaping

The tree condition survey that was carried out by Ecosulis recorded all 43 trees on site. The trees on site represent a mix of native and non-native species comprising semi-mature and mature trees. There are a significant number of trees on the northern edge. None of the trees are protected by a Tree Preservation Order. Furthermore The trees were carefully examined for signs of disease, bio-mechanical failure, presence of hung up or broken branches, fungi, and signs of root plate movement., the applicant also commissioned a report on the impact these proposals would have to the wild life and ecology.

Affordable Housing

Policy HSG4 states that housing developments capable of providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%. This means that not every site will have a 50% provision; but this is counter-balance by those sites on which 100% affordable housing is obtained.. Financial Viability assessments play a role in indicating the desired level of affordable housing.

As a result of the design changes, the number of residential units proposed reduces from 63 to 58 units. 21 affordable units are intended at the site, which gives an affordable housing provision of 38% (habitable rooms).

A "Three Dragons" assessment of economic viability and affordable housing provision was submitted with the scheme to justify why the 50% target of affordable housing can not be met. This assessment does build in the assumption that the site value is approximately £4.27 million; apparently based on comparable land values in the North London area. It also builds in a fairly standard 17% developer's profit. It indicates that if the level of affordable housing were greater than 38%, the residual value of the site of £4.27 million would not be met.

The proportion of affordable housing is similar to that achieved on the neighbouring former Lynx Depot site, (now completed and known as Gilson Place), of approximately 36%.

Planning Obligations/Section 106

Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

Education Contribution

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £201,933.

Affordable Housing

The applicant has agreed to provide 39% affordable housing with the scheme.

Transportation contribution

The applicant has agreed to contribute a sum of £100,000 towards upgrading the pedestrian crossing to a raised crossing and improving road visibility at Wilton Road junction and, the construction of footway at the eastern side of this road towards Trott Road.

Environmental contribution

The applicants has agreed to contribute a sum of £190,000 towards environmental improvements.

Recovery Costs

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

The applicant has agreed to a contribution of £8000 towards recovery costs/administration.

SUMMARY AND CONCLUSION

The proposal for the demolition of existing building except for the administration building that fronts Coppetts Road; the conversion of the administration building fronting Coppetts Road, and the erection of seven blocks between 2/4 storeys in height to provide a total of 58 units with associated parking, access roads and landscaping is considered acceptable for the following reasons;

The 58 units proposed will assist in meeting the boroughs housing targets. The site will provide an acceptable environment for residential use, the scheme seeks to retain the existing main hospital building fronting Coppetts Road. After a number of revisions the scheme would now blend in well with Osier Crescent; which was the first part of Coppetts Wood hospital to be redeveloped. Due to the reduction in height, scale and massing and relocation of first and second floor windows in block E to avoid overlooking; the proposal would not have an adverse impact on neighbouring properties. The overall unit sizes and room sizes are consistent with the floor minima identified in the Housing SPD 2008 and the external amenity space is sufficient. The overall dwelling mix is appropriate. Car parking is provided to meet the Borough standards. The borough's 10% renewable energy target has been reached and a sustainable approach to building design is provided. As such the proposal is in accordance with policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 New Housing Developments, HSG2 Change of Use to Residential, HSG4 Affordable Housing, HSG10 Dwelling Mix, HSG9 Density Standards, ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M3 'New Development Location and Accessibility', M4 'Pedestrians and Cyclists', M5 'Protection, Improvement and Creation of Pedestrian and Cycle Routes', M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG 1a 'Design Guidance and Design Statements', SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight' and Housing SPD 2008.

Given the above this application is recommended for APPROVAL.

RECOMMENDATION 1

(1) That Planning Permission be granted in accordance with planning application reference number HGY/2008/2196, subject to a pre-condition that DTZ Architects and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £201,933 as an Educational Contribution, 39% Affordable Housing, £100,000 as transportation contributions, £190,000 as environmental improvements, and £8,000 towards recovery costs. The overall total is £499,993

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

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the

planning application reference number HGY/2008/2196 be refused for the following reason:

The proposal fails to provide an Education, Affordable, Housing and Transportation Contribution in accordance with the requirements set out in Supplementary Planning Guidance 12 'Educational Needs Generated by New Housing Development' attached to the Haringey Unitary Development Plan.

RECOMMENDATION 2

That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2008/2196

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2008/2196

Applicant's drawing No.(s) PPSK 001 B, 010 D, 011 D, 020 E, 021 D, 022 D, 023 D, 024 D, 025 D, 026 D, 027 C, 030 C, 031 C & 032 C.

Subject to the following condition(s)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. That the detailing of all the sustainable features which form part of the approved scheme including solar hot water, biomass boiler equipment etc shall be submitted for approval by the Local Planning Authority and implemented thereafter.

Reason: To ensure the development is sustainable.

10. That details of a scheme of the layout of the hard surface to be permeable to allow rain water to run through the surface to the soil underneath shall be submitted and approved by the Local Planning Authority before commencement of works.

Reason: In order to ensure rainwater is able to soak away into the soil rather than become surface water running off into the public drainage system.

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

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

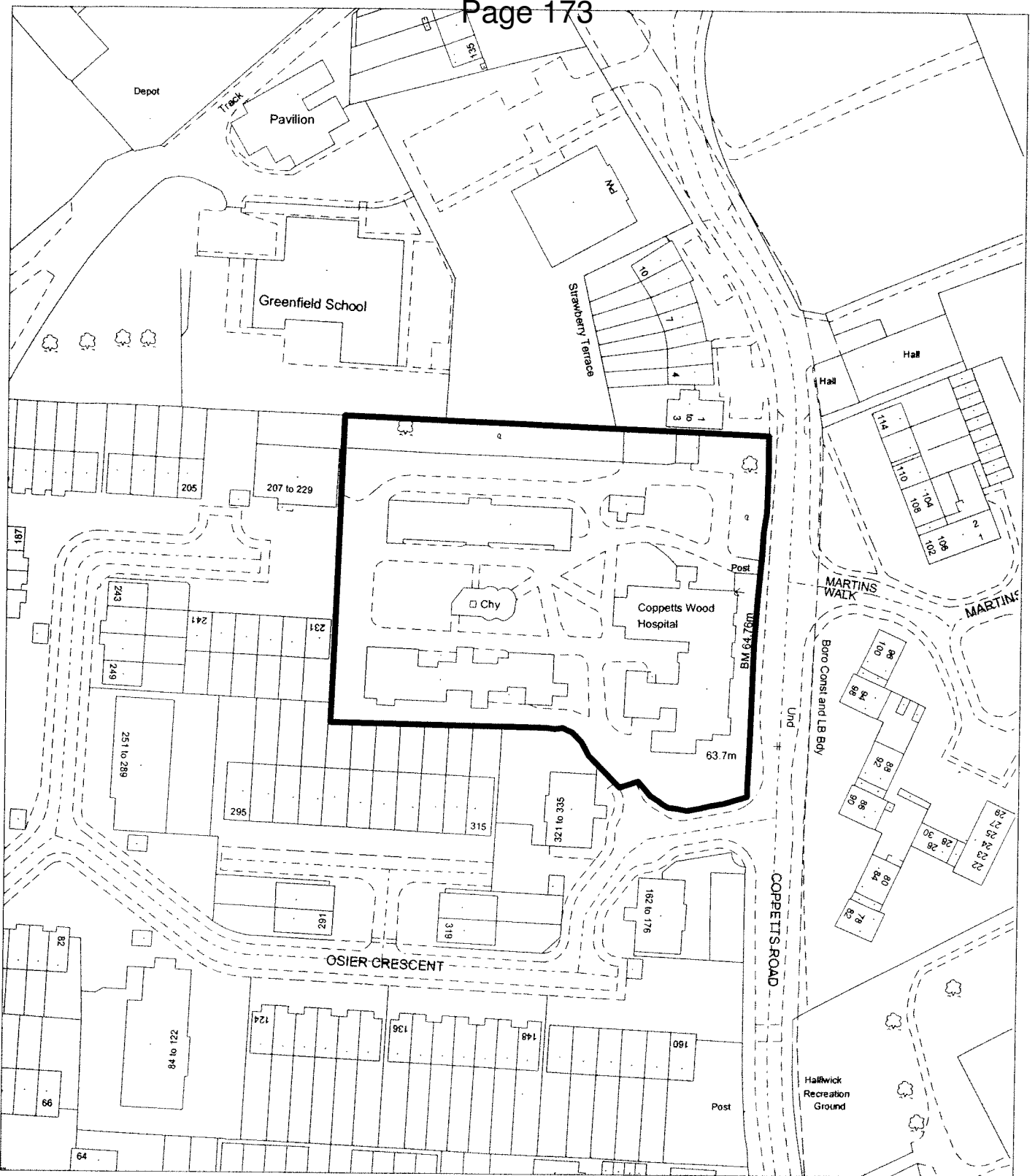
REASONS FOR APPROVAL

The proposal for the demolition of existing building except for the administration building that fronts Coppetts Road; the conversion of the administration building fronting Coppetts Road, and the erection of seven blocks between 2/4 storeys in height to provide a total of 58 units with associated parking, access roads and landscaping is considered acceptable for the following reasons;

The 58 units proposed will assist in meeting the boroughs housing targets. The site will provide an acceptable environment for residential use; the scheme seeks to retain the existing main hospital building fronting Coppetts Road. After a number of revisions the scheme would now blend in well with Osier Crescent; which was the first part of Coppetts Wood hospital to be redeveloped. Due to the reduction in height, scale and massing and relocation of first and second floor windows in block E to avoid overlooking; the proposal would not have an adverse impact on neighbouring properties. The overall unit sizes and room sizes are consistent with the floor minima identified in the Housing SPD 2008 and the external amenity space is sufficient. The overall dwelling mix is appropriate. Car parking is provided to meet the Borough standards. The borough's 10% renewable energy target has been reached and a sustainable approach to building design is provided. As such the proposal is in accordance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG4 'Affordable Housing', HSG10 'Dwelling Mix', HSG9 'Density Standards', ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M3 'New Development Location and Accessibility', M4 'Pedestrians and Cyclists', M5 'Protection, Improvement and Creation of Pedestrian and Cycle Routes', M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG 1a 'Design Guidance and

Design Statements', SPG 3b 'Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight' and Housing SPD 2008.

This page is intentionally left blank



This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199 (2008)

Site plan

Coppetts Wood Hospital, Coppetts Road, N10

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

	Drawn by	AA
	Scale	1:1250
	Date	15/09/2009

This page is intentionally left blank

Planning Committee 15 September 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2009/1131**Ward:** Noel Park**Date received:** 01/07/2009**Last amended date:** 01/09/2009**Drawing number of plans:** E01-00, E01-01, E01-02, E02-00, E02-01, E03-01, P02-00A, P02-01A P02-02, P02-RFA, P03-00A, P03-01A, P03-02 & 3D-01-15.**Address:** Site of Alexandra Works, 50 Clarendon Road N8**Proposal:** Demolition of existing buildings and erection of a new three storey building to include 6 x new commercial units (B1 uses) and residential units, comprising of 5 x one bed and 1 x two self contained flats (amended description)**Existing Use:** B1 / Sui Generis**Proposed Use:** B1 & B2**Applicant:** MIS Properties**Ownership:** Private**PLANNING DESIGNATIONS**

Road Network: Borough Road

Officer Contact: Valerie Okeiyi**RECOMMENDATION**

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is an irregular shaped backland site located behind properties No's 33 to 43 Hornsey Park Road. The site has frontage onto Clarendon Road along the southern boundary, adjoins the rear gardens of properties on Hornsey Park Road along the eastern boundary and adjoins the 'Virgin' building site along the western boundary.

The site that is now vacant consists of one large part single part two storey building and was occupied by two garages; one general car repair garage and the other a specialised garage for the tuning of Formula One racing cars. A number of small businesses occupied the first floor level, including a Greek TV station and a stainless glass panel manufacture.

The existing building has a painted brickwork finish, metal windows and asbestos concrete corrugated roofing. The building is generally in a poor state of repair. The use of the building, in particularly the first floor is restricted by the internal floor to ceiling height and the numerous level changes.

The site is accessible from three different points. The main access is from the southern facing frontage fronting onto Clarendon Road. There is also a right of way onto the western side of the site, between two existing industrial buildings, onto Clarendon Road. The third access is via a single lane access road which runs off Hornsey Park Road and between the flank elevations of No's 41 and 43 Hornsey Park Road. The majority of the application site is located with the 'Haringey Heartlands Development Framework Area' and a 'Defined Employment Area' (Clarendon Road Industrial Area). The application site does not fall within a Conservation Area.

PLANNING HISTORY

HGY/1992/0880 - Extension to existing mezzanine to form new first floor and alterations to facades. – Granted 02-03-93

HGY/1994/0050 - Alterations to elevations including installation of new windows. – Granted 08-03-94

HGY/1994/0773 - Erection of 1.8m satellite dish to front of building. – Granted 12-07-94

HGY/2000/1064 - Erection of a three metre high digital antenna on existing roof structure. – Granted 12-09-00.

HGY/2006/1975- Demolition of existing buildings and erection of 3 storey building with 413.2 sqm of commercial (B1) floorspace at ground and 1st floor level and 2 x one bed and 3 x two bed flats at ground, 1st and 2nd floor levels with associated bin and cycle storage and parking. REF-04-12-06 – Appeal dismissed on the 11th of June 2008

DETAILS OF PROPOSAL

This application is for the demolition of the existing building and its replacement with a new mixed use scheme; comprising of employments (B1) and residential use (C2). The scheme will consist of a three storey building fronting onto Clarendon Road. A similar scheme was dismissed on appeal on the 11th of June 2008.

The proposed building that has been further amended to include a 3m set back on second floor level that will now accommodate 5 x one bed and 1 x two bed self contained flats on the first and second floor and 6 commercial units with 725sqm

of commercial floor space on ground, first and second floor level. The proposed development will be accessed via the access point off Hornsey Park Road and the right of way onto Clarendon Road. This scheme will also have associated landscaping, bin and cycle storage and 4 car parking spaces at the rear end of the site.

A similar scheme was submitted Ref:HGY/2006/1975 but was refused due to the loss of a significant amount of employment floorspace (413.2sqm) in the form of small scale employment units.

CONSULTATION

Transportation
Cleansing
Legal Services
Building Control
Strategic and Community Housing
Ward Councillors
Crime Prevention
London Fire Brigade
23-105 (o) Hornsey Park Road
60 - 70,50a, b, c, 36, 32, 33 Clarendon Road
First floor, 30 Clarendon Road
Unit B, 30 Clarendon Road
Clarendon Day Centre, 20
11 – 19 (o) Clarendon Road
1 The Ave
12 – 52 (e) Hornsey Park Road
West Indian Cultural Centre
Thames Water

RESPONSES

Arboriculturist comments for application reference HGY/2006/1975 – Require that a planning condition be placed specifying the planting of a replacement tree to mitigate against the loss of the Eucalyptus tree, and additional new trees to increase overall tree cover. The Council's Arboriculturist Officer considered that this development can be constructed with no detrimental effects on any significant trees.

Building Control – Access for Fire Fighting is not considered acceptable as there are no suitable turning facilities within the site, appliances will not be within 45m of all flat entrance doors.

Comment: This will be addressed by provision of Dry Risers.

Transportation - This proposed development is located in an area with medium public transport accessibility level, with the busy bus route Turnpike Lane, which offers some 35 buses per hour (two-way), for frequent connection to/from Turnpike Lane station. It is therefore deemed that majority of prospective

residents and some clients/staff of the B1 units of this development would use public transport for their journeys to/from the site. In addition, this site has not been identified within the Council's SPG as that renowned to have car parking pressure. The site is also located within the Wood Green Outer CPZ operating Monday - Saturday 0800 - 1830hrs and it abuts the Wood Green Inner CPZ operating Monday - Sunday 0800 - 2200hrs, which provides adequate on-street car parking control at this location.

This is an application for the proposed development which has previously been refused (Ref: HGY/2006/1975) on employment grounds. The applicant has taken into consideration some of the comments in the planning report in respect of the parking provision and has provided only 4 parking spaces for the B1 use, none for the residential units and 6 (six) secure cycle racks. The applicant has also indicated that the residential units could be dedicated as 'car free' development.

Using the TRAVL database for comparable sites to assess the forecast trip generation, it is expected that for the B1 units there will be 17 incoming vehicle trips and 12 outgoing vehicle trips during the morning peak. During the evening peak there will be 6 inbound vehicle trips and 17 outbound vehicle trips. We have subsequently considered that this proposed development would not have any significant impact on the subsisting generated car trips or indeed car parking demand at this location.

However, we do have concern for the unsuitable vehicular access: Whilst it is recognised that the Hornsey Park Road access is currently being used, we have considered that, taken into account the level of the generated traffic associated with the B1 use (17 vehicles in the am peak), it is very narrow (approximately 3.0m wide and 41m long) and would cause increased pedestrian/vehicle and vehicular conflict, should its usage be intensified. However since the inadequacy of the access onto Hornsey Park Road was not a reason for refusing the previous application and not covered in the Inspectors Report, it is therefore considered that the issue of the access for the proposed development is not a reason for refusal of the current application.

Virgin Media – There are concerns with the scale of the development and close proximity to the two Virgin Media buildings as during the development stage vibration and dust will be a cause for concern to their existing equipment. There is also concerns with the removal of the asbestos roof that could cause a health concern to staff. The access between the two buildings is also a concern

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Guidance 3: Housing
Planning Policy Guidance 4 Industrial Commercial Development and Small Firms
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise

The London Plan - 2004

Policy 2A.3 Areas for Intensification
Policy 3A.1 Increasing London's supply of housing
Policy 4B.3 Maximising the potential of sites
Policy 4B.6 Sustainable design and construction

Adopted Unitary Development Plan, 2006

G1 Environment
G2 Housing Supply
AC1 The Heartlands/ Wood Green
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
UD8 Planning Obligations
EMP1 Defined Employment Area – Regeneration Area
EMP3 Defined Employment Area – Employment Locations
ENV9 Mitigating Climate Change: Energy Efficiency
ENV11 Contaminated Land
HSG1 New Housing Development
HSG9 Density Standards
HSG10 Dwelling Mix
M3 New Development Location and Accessibility
M4 Pedestrian and Cyclists
M10 Parking for Development
OS15 Open space deficiency and development
OS17 Tree Protection, Tree Masses and Spines

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
Housing SPD (October 2008)
SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight
SPG3c Backlands Development
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG7a Parking Standards
SPG7b Vehicle and Pedestrian Movement

SPG8a Waste and Recycling

SPG9a Sustainability Statement

SPG10a The Negotiation, Management and Monitoring of Planning Obligations

ANALYSIS/ASSESSMENT OF THE APPLICATION

Principle of Residential Use/ Commercial Use

Although the application site is located within a defined employment area as per policy EMP1 this policy read in conjunction with policy AC1 (The Heartlands/ Wood Green) encourage redevelopment and intensification of use. The redevelopment of this site will still retain a high proportion of employment use on site.

The application site falls in side the south eastern corner of the 'Haringey Heartlands Development Framework Area' which was adopted in April 2005. This scheme for this site meets the development principles of the Development Framework for this area, which seek to make appropriate provision for high density employment uses as part of a mixed use schemes.

The redevelopment of this site is also in accordance with the broader principles of Central Government Planning Policy (PPGa and PPSs), in Paragraph 27 of PPS1 which seeks to "to promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings'.

The proposal provides 6 x new commercial units (B1 use) with 725sqm of commercial floor space compared to the previous planning application Ref:HGY/2006/1975 which only provided 413sqm of commercial floor space contrary to policy EMP1 and the Haringey Heartlands Development Framework. As this current proposal has addressed the previous reasons for refusal dismissed by the inspector on appeal by providing a higher level of commercial floor space the proposal would achieve significant new employment spaces particularly for small businesses that is appropriate for this scheme.

Guidance from the Central Government and the London Plan set housing targets for Local Authorities. The London Plan sets housing targets for individual Boroughs for the period up to 2016. These targets are generally reflected in Unitary Development Plan policy HSG 1 New Housing Developments. This development will contribute towards the Council meeting its target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing development. Policy AC1 seeks to ensure that development should have regard to the development framework for the area which seek to ensure comprehensive and co-ordinated development would provide a minimum of 1000 new homes

The provision of residential on the site would therefore make a useful contribution to the Boroughs housing stock. The site is located in close proximity to a established residential area and close to a number of public transport facilities.

The proportion of residential use proposed within the scheme is appropriately balanced with commercial use to effectively reflect the policies and objectives for the site designated as a Defined Employment area and Haringey Heartlands Development framework.

Use of the Commercial Building

Under the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 the proposed B1 use could be used for either office (other than uses within Class A2), research and development and light industrial uses. In this instance a condition will be placed on this consent restricting the permitted change of part of the floorpace to a B8 (storage and distribution) use. This condition is considered necessary because of the restrictive access arrangements to the site and the difficulties that may arise from some B8 uses (i.e. trade counter use).

Layout and Design

The ground floor will be occupied by commercial units 1 – 4 and first and second floor level will be occupied by commercial unit 5 –6 towards the rear section of the building.

The first and second floor levels after further amendments will consist of 5 x 1 bed and 1 x 2 bed self contained flats that will occupy the front section of the proposed building. The one bed units will have a floor area of 59.9sqm and the two bed unit will have a floor area of 73sqm. All the room sizes of the proposed development are consistent with the floorspace minima identified in the Housing SPD (October 2008).

In the previous scheme the proposed building was divided into two separate blocks i.e. the front section for residential and the rear section for commercial with a courtyard separating the two buildings. This has now been linked forming one building providing more commercial space.

The scheme provides external amenity space which would be appropriate to the needs of future occupants in the form of balconies fronting Clarendon Road and facing towards the rear gardens of the houses at 53 – 41 Hornsey Park Road. It will also provide a large communal garden (125sqm) on roof level.

The three storey building will match the adjacent 'Virgin' building, in terms of its height and its relationship to the street. However after further amendments to reduce the bulk of the building, the three storey section now steps down to two storeys on the side of the building which adjoins the sites boundary line along the rear gardens of the properties on Hornsey Park Road. This is now similar to the previous scheme that the planning appeals inspector had no objection to although the appeal was dismissed. The lift shaft in multi red stock will not be highly visible from the street frontage. The building will have a flat roof that will also facilitate a green roof.

The ground floor commercial use of the building is characterised and highlighted by recessed glazed façade with high level metal louvres and use of dark grey brickwork finish and after further amendments red multi stock brick rather than Staffordshire blue brindle smooth brick will continue to the front and rear sections of the building and lift shaft. The upper storeys of the front section of the building are faced with white render finish, deeply recessed timber faced balconies and glazed balustrade.

Impact on Neighbours

After further amendments that include setting back by 3 metres the second floor of the building on the side that adjoins the sites boundary line along the rear gardens of the properties on Hornsey Park Road. It is considered that the proposed building on site will not be any more overbearing when viewed from the rear of properties on Hornsey Park Road when compared with the existing building on site. The scheme has been designed to minimise overlooking of the rear gardens/ rear elevations of the properties on Hornsey Park Road in that no windows are included on the first and second floor levels of the proposed residential units facing towards these properties on Hornsey Park Road except for the bathroom window that will be obscure glazed. The proposed x 2 balconies with full height double glazed windows/doors on the recessed floor facing towards Hornsey Park will be set away at a distance of 24 metres in accordance with SPG 3b. Additional tree planting is also proposed on the boundary facing the properties on Hornsey Park Road to add screening. To further add some trees and shrubs exists in the rear gardens of the properties on Hornsey Park Road.

In terms of the commercial use this building will have a large expanse of glazing facing towards the rear elevation of the adjoining properties on Hornsey Park Road. However, bearing in mind that the existing building, which sits closer than the proposed, has a similar large amount of glazing along this section of the building, it is considered that the proposed development will not adversely affect the residential amenity of adjoining occupiers. There will be a 22 metre gap between the proposed first/second floor glazing along this section of the building and the nearest windows along the rear elevation of the adjoining properties. A condition will be imposed to ensure that these windows are in fully obscured glass.

In terms of noise and disturbance to residents from the proposed B1 use, it is considered that this will not be significantly different, and may in fact be less than the previous uses on site.

Residential Density

This residential part of the site encompasses a habitable room density of 328 habitable rooms per hectares (HRH). The Adopted Unitary Development Plan (UDP) states that residential development in the borough as a general guideline should be in the density range of 200-700 habitable rooms per hectares.

In terms of the London Plan (2004), the plan categorises density ranges in terms of location, setting, existing building form and massing. Based on the density matrix (as shown in Table 4b.of the plan) the site is considered to be within an urban area with terrace houses and flats are the predominant housing type, the site is close to a town centre and a density of 200-450 HRH would be acceptable.

The proposed residential density is therefore considered to be acceptable and to be in keeping with both the density standards of the Adopted UDP and the London Plan.

Access and Parking

The applicant has provided 4 parking spaces for the B1 use, none for the residential units and 6 (six) secure cycle racks. The applicant has also indicated that the residential units could be dedicated as 'car free' development.

The access to the commercial units will be through the access road which runs between the flank elevations of the No's 41 and 43 Hornsey Park Road. These units also have a secondary/service access from Clarendon Road (west) through the existing right of way access.

The Building Control Team object to the scheme because access for Fire Fighting is not considered acceptable as there are no suitable turning facilities within the site. The applicants have therefore included dry risers in the scheme to resolve this issue.

Transportation comment:

We have subsequently considered that this proposed development would not have any significant impact on the subsisting generated car trips or indeed car parking demand at this location.

However, we do have concern for the unsuitable vehicular access: Whilst it is recognised that the Hornsey Park Road access is currently being used, we have considered that, taken into account the level of the generated traffic associated with the B1 use (17 vehicles in the am peak), it is very narrow (approximately 3.0m wide and 41m long) and would cause increased pedestrian/vehicle and vehicular conflict, should its usage be intensified. However since the inadequacy of the access onto Hornsey Park Road was not a reason for refusing the previous application and not covered in the Inspectors Report, it is therefore considered that the issue of the access for the proposed development is not a reason for refusal of the current application.

Impact on Trees/ Landscaping

Along the front of the existing building, fronting onto Clarendon Gardens and outside the site boundary, an existing Eucalyptus tree is to be removed and replaced with native species, such as silver birch or hornbeam. The Council's Arboricultural Officer commented on the previous scheme that this Eucalyptus tree has been subject to poor maintenance in the past and is of little amenity value. A condition will be placed on this consent to ensure that a replacement tree is planted and maintained.

There is also a Horse Chestnut tree located in an adjacent rear garden to one of the properties on Hornsey Park Road. This tree is within 1m of the boundary of the proposed development site. It is considered that the existing structure would have restricted the rooting zone of this tree. Damage may occur to this tree during demolition works however it is considered that the new scheme can be constructed with no detrimental effects on this tree.

The proposed development will have landscaping along the east and north boundaries. The entrance to the upper aspects of the proposal on ground floor will all be accessible through hard landscaping to the front and rear of the site.

Sustainability

The flat roof is proposed to support an extensive green roof system to contribute to the environmental sustainability of the scheme.

The onsite use of photovoltaic cells is proposed to the front and rear section of the building catering residential and commercial use respectively, along with the installation of energy-efficient boilers and heating systems, all of which contribute to the overall goal of reducing energy demands by 20% as well as providing 10% of the energy required from on site sources.

Refuse

A secure refuse enclosure with recycling facility for residential units 1 – 6 and commercial unit 1 is located close to the front entrance and accessible directly from the street level (Clarendon Road). A separate refuse store with recycling facility is provided for commercial units 2-6 accessible from Hornsey Park Road. The refuse areas are easily accessible from the main road for collection.

Planning Obligations/Section 106

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

Traffic Management Order 'Car Free' contribution

The applicant has agreed to contribute a sum of £1000 under the relevant Traffic Management Order (TMO) towards controlling on-street parking in the vicinity of the development.

Environmental contribution

The applicants has agreed to contribute a sum of £20,000 towards environmental improvements

Recovery Costs

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

The applicant has a agreed to a contribution of £1000 towards recovery costs/administration.

SUMMARY AND CONCLUSION

The proposed redevelopment of this site with a mixed use scheme comprising of residential and commercial use unlock the full potential of the site, provides a better frontage onto Clarendon Road, contributing to the development objectives of the 'Haringey Heartlands Development Framework', while at the same time protecting the residential amenities of neighbouring occupiers.

The scale, bulk and massing of the proposed development will not be significantly greater to that of the existing building. The proposed development will not give rise to a loss of privacy or result in a significant degree of overlooking of the rear elevations/ rear gardens of the properties fronting on Hornsey Park Road. The density of the proposed development is considered appropriate for a built up site located in close proximity to good transport links and a town centre.

The proposed development is considered to be in accordance with Policies AC1 'The Heartlands/ Wood Green'. UD3 'General Principles', UD4 'Quality Design', EMP1 'Defined Employment Area – Regeneration Area', HSG 9 'Density Standards', M10 'Parking for Development'; OS17 'Tree Protection, Tree Masses and Spines' and Supplementary Planning Guidance 'SPG 1A 'Design Guidance and Design Statements' and SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight'.

RECOMMENDATION 1

(1) That Planning Permission be granted in accordance with planning application reference number HGY/2009/1131, subject to a pre-condition that Vivendi Architects and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £1000 as Traffic Management Order contribution for a car free scheme , £20,000 as environmental improvements, and £1,000 towards recovery costs. The overall total is £21,350.

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

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2009/131 be refused for the following reason:

The proposal fails to provide an Environmental and Traffic Management Order 'Car Free' Contribution in accordance with the requirements set out in Supplementary Planning Guidance 10a The Negotiation, Management and Monitoring of Planning Obligations attached to the Haringey Unitary Development Plan.

RECOMMENDATION 2

That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2009/1131

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/1131

Applicant's drawing No.(s) E01-00, E01-01, E01-02, E02-00, E02-01, E03-01, P02-00A, P02-01A P02-02, P02-RFA, P03-00A, P03-01A, P03-02 & 3D-01-15.

Subject to the following condition(s)

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

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

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

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

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

a. those existing trees to be retained.

b. those existing trees to be removed.

c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. A supporting statement shall be submitted demonstrating that (a) the residential element of the proposed development shall comply with the requirements of Code 3 of the 'Code for Sustainable Homes' and (b) consistency with the submitted Energy Assessment, along with details of the extensive green roof system, photovoltaic cells, along with the installation of energy efficient boilers and heating system shall be submitted, and approved in writing with the Local Planning Authority and thereafter implemented in accordance with any written approval given by the Local Planning Authority.

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

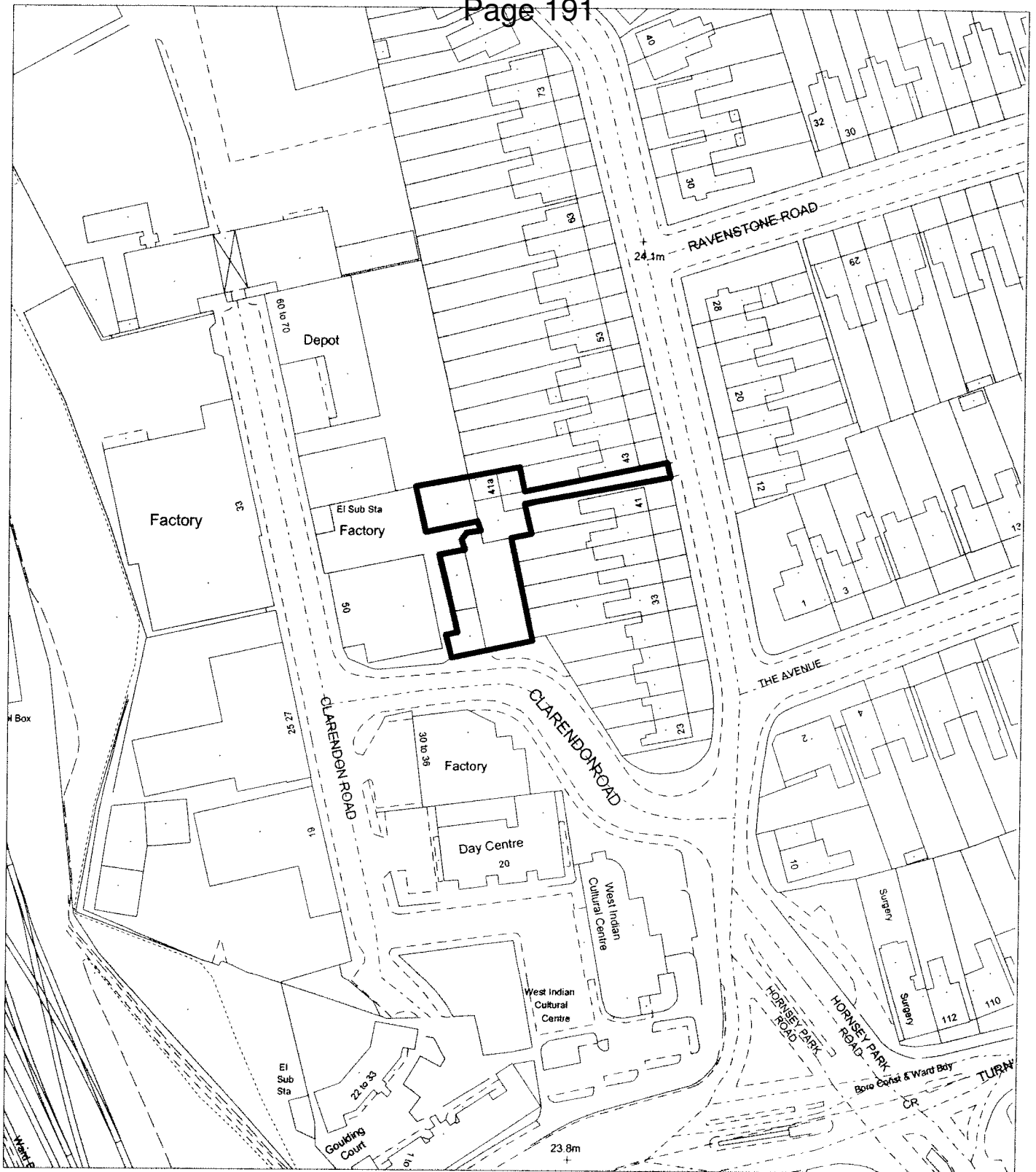
INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASONS FOR APPROVAL

The proposed redevelopment of this site with a mixed use scheme comprising of residential and commercial use unlock the full potential of the site, provides a better frontage onto Clarendon Road, contributing to the development objectives of the 'Haringey Heartlands Development Framework', while at the same time protecting the residential amenities of neighbouring occupiers.

The scale, bulk and massing of the proposed development will not be significantly greater to that of the existing building. The proposed development will not give rise to a loss of privacy or result in a significant degree of overlooking of the rear elevations/ rear gardens of the properties fronting on Hornsey Park Road. The density of the proposed development is considered appropriate for a built up site located in close proximity to good transport links and a town centre. The proposed development is considered to be in accordance with Policies AC1 'The Heartlands/ Wood Green', UD3 'General Principles', UD4 'Quality Design', EMP1 'Defined Employment Area - Regeneration Area', HSG 9 'Density Standards', M10 'Parking for Development', OS17 'Tree Protection, Tree Masses and Spines' and Supplementary Planning Guidance SPG 1a 'Design Guidance and Design Statements' and SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' of the Haringey Unitary Development Plan.

This page is intentionally left blank



This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199 (2008)

Site plan

Site of Alexandra Works, 50 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

	Drawn by	AA
	Scale	1:1250
	Date	15/09/2009

This page is intentionally left blank

Planning Committee 15 September 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1279

Ward: Bounds Green

Date received: 24/07/2009

Last amended date: N/A

Drawing number of plans: 2186 S01, S02, S03, S04, PO7A, P09A, P10, P11, P12, P13, P14 & P15

Address: Bounds Green Group Practice, Gordon Road N11

Proposal: Two story extension to an existing purpose-built doctor's surgery to accommodate six extra consulting rooms with associated waiting areas.

Existing Use: Medical Centre

Proposed Use: Medical Centre

Applicant: Dr Jacqueline Mansfield - Bounds Green Group Practice

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located on Gordon Road, N11 and consists of the Bounds Green Group Practice (BGGP), a medical centre consisting of 8 consulting rooms, 2 treatment rooms and ancillary office space. The existing building on the site is a two-storey brick and tile detached building set back some 16 metres from Gordon Road. There is a car parking area and soft landscaping within the front forecourt between the road and the medical centre building.

To the south-western boundary is an access road leading to an NHS Health Centre at the rear of the proposal site. Next to the access road is Baden court, a 2-storey brick residential development consisting of a cluster of 8 one-bedroom flats around a landscaped courtyard. On the other side of the proposal site, to the north-east, is Edwards Drive and Passmore Edwards House, a residential development comprising 36 one-bedroom flats in three-storey buildings. Both of

the adjacent residential sites are supported housing developments. At the end of Gordon road is a Scout Hall and park, which is designated within the Haringey Unitary Development Plan (2006) (UDP) as Significant Local Open Land and an Ecological Site of Borough importance (Grade I).

The subject site is within close proximity to public transport links including the Bounds Green Underground Tube Station on the Piccadilly Line and bus routes along Bounds Green Road and Durnsford Road. The proposal site itself is not within a Conservation Area or any other specific designation within the UDP.

PLANNING HISTORY

Planning HGY/1990/0171 - The Surgery Gordon Road London - Erection of a two storey 5 doctor medical practice surgery with car parking to be constructed on the existing open spaces and car parking site – GTD 26-06-90

Planning HGY/1990/0205 - Hospital Site Gordon Road London - Approval of details of planting scheme and boundary fencing pursuant to permission granted 19 July 1988 (HGY/37009) – GTD 24-02-90

Planning HGY/1992/0377 - Bounds Green Group Practice The Surgery Gordon Road London - Variation to planning permission HGY41598 involving removal of the covered walkway, relocation of the main entrance and alteration to roof shape, together with details pursuant to Conditions 2 (materials) and 3 (landscaping) of permission Ref HGY/41598 - GTD 16-06-92

DETAILS OF PROPOSAL

This application seeks planning permission for the erection of a two-storey extension to the existing Bounds Green Group Practice Building.

The applicants have received funding to improve and increase their training facilities for trainee GP's. The funding comes from the London Deanery and is being paid and supported through the local Primary Care Trust. The PCT also runs the NHS Health Centre directly behind the practice.

The extension will provide additional rooms which will be used for training purposes, additional services such as further health checks, screening for dementia and cardio vascular clinical services, as well as a space for the Patients Participation Group who hold twice weekly drop in coffee mornings, carer groups, fitness and walking classes.

The proposed scheme would extend into the existing car parking area. The extension would be 5.70m wide, 12.60m long and two storeys in height, being approximately 5.90m to the eaves and 8.0m to the top of the pitched roof. It is proposed to construct the extension with brick and tiles to match the existing and painted timber windows. The existing gross internal floor space is 445 square metres. The floor area of the extension would be 144 square metres.

The location of the new addition would result in the loss of 6 car parking spaces, resulting in 5 on-site parking spaces. The existing vehicular access will remain

unaltered. Cycle parking is proposed to the south-eastern boundary. The existing bin store area will remain.

Solar and PV panels and solar shading of windows are proposed on the south elevation. Landscaping and planting is proposed around the new extension.

Currently there are 6 doctors and 2.5 doctors in training and a total of 8 full-time staff and 16 part-time staff employed by the practice. The extension would create an additional 6 consulting rooms. It is proposed to take on an additional 1 – 2 doctors in training should the extension be approved. It is envisaged that there would be 13 full-time staff and 16 part-time staff following the completion of the development.

CONSULTATION

Haringey Transportation Group
Haringey Arboriculturalist
Ward Councillors
Bounds Green and District Residents Association
1 – 3 (o) Edward Drive, N11
2 – 40 (e) Dunsford Road, N11
Flat 1 – 8 (c) Boden Court, Gordon Road, N11
1 – 15 (o) Gordon Road, N11
18 – 30 (e) Gordon Road, N11

RESPONSES

Haringey Transportation Group

This proposed doctor's surgery extension is in an area with high public transport accessibility level, with Bounds Green tube station and Bowes Park train station a walking distance away. We have subsequently considered that the majority of the prospective patrons and staff of this development would use sustainable travel modes for their journeys to and from this site. There is also the presence of Bounds Green controlled parking zone (CPZ) which controls on-street car parking at this location and operates from Monday to Friday, between 10am and 12 noon. It is therefore deemed that this proposed development would not have any significant adverse impact on the existing generated traffic or indeed car parking demand on the adjoining roads.

Nevertheless, although the applicant has proposed to retain 5 of the existing 10 car parking spaces, it was observed during our site visit that considerable number of spare spaces are available on the nearby Passmore Gardens and a few on this road to accommodate the patron's ad hoc parking demand associated with this development. We would also highlight that the CPZ in place at this location would minimise the staff's car parking impact. Consequently, the highway and transportation authority would not object to this application.

24 Dunsford Road, N11

Object to the application on the grounds that the proposed first and second floor

extension would cause significant harm to the residential amenity currently enjoyed by the occupiers due to the siting, scale and design which would have an unacceptable overbearing impact. Windows on ground, first and second floor look directly onto the courtyard. The proposed conversion into houses and a business unit will result in a significant loss of privacy. Noise levels will increase during work times. Parking problems will be introduced. The Bounds Green Practice is directly visible from our living room windows and the business unit represents a significant appearance and function change at Bounds Green Group Practice. Natural views from our garden will be blocked. Property prices will be detrimentally affected. Security will be affected.

Officer comment on the above: -

It should be noted that the proposal does not include a change of use and does not include any residential elements. The property at 24 Durnsford Road is directly adjacent to the rear boundary of the NHS Health Centre but is unlikely to be directly affected by this development due its distance away from the site (approximately 145m) and the development being due north of 24 Durnsford Road. Thus there will be no loss of light to 24 Durnsford Road. Furthermore, the extension will be no higher than the existing building and will therefore not significantly impact views from residential properties on Durnsford Road. The issue of property prices is not a planning matter.

RELEVANT PLANNING POLICY

National Planning Policy

PPS 1: Delivering Sustainable Development
PPG 13: Transport
PPS 22: Renewable Energy

PPS1 – Delivering Sustainable Communities

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

PPG13 - Transport

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

PPS 22 – Renewable Energy

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

Regional Planning Policies

The London Plan (2008)

The Development Plan for the area comprises the London Plan Consolidated with Alterations since 2004 (February 2008). The London Plan is a material consideration for local authorities when determining planning applications and reviewing their Unitary Development Plans. Of specific relevance are the following sections: 3A.17 - Health Objectives, 3A.18 - Locations for Health Care and 3A.19 - Medical Excellence.

Local Planning Policies

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

Haringey Unitary Development Plan (2006)

G9	Community Wellbeing
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
ENV3	Water Conservation
ENV9	Mitigating climate change: Energy Efficiency
ENV10	Mitigating climate change: Renewable Energy
ENV13	Sustainable Waste Management
M4	Pedestrians and Cyclists
M10	Parking for Development
CW1	New Community Facilities

Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance
SPG8	Waste and Recycling
SPG3b	Privacy, Overlooking, Aspect, Outlook and Daylight, Sunlight
SPG4	Access for All – Mobility Standards
SPG7a	Vehicle and Pedestrian Movements
SPG8b	Materials
SPG8c	Environmental Performance

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in this case derive from the principle of the use and design in terms of height, bulk and massing, materials, amenity, traffic generation and parking, waste and sustainability.

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

1. The Principle of the Development
2. Design – Height, Bulk, Massing and Materials
3. Transportation and Parking
4. Sustainability

The Principle of the Development

PPS1 along with the London Plan (3A.17 – 3A.19) and Local Planning policy seek to ensure health and community facilities are appropriately located to meet the needs of the community. Haringey UDP Policy G9: Community Wellbeing states that development should meet the borough's needs for enhanced community facilities from population and household growth. It is an object to increase the overall stock of good quality community and health facilities in Haringey, especially in areas of shortage, and to improve existing facilities.

The existing site is currently in use as a healthcare facility, as is the site immediately to the rear. The expansion of the existing use in this location is deemed to be appropriate in principle subject to compliance with relevant national, regional and local planning policies. As such, the development is deemed to be in line with policy G9 'Community and Wellbeing' of the Haringey Unitary Development Plan (2006).

Design - Height, Bulk, Massing and Materials

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

Policy UD3 and SPG3a state that the Council will require development proposals to demonstrate that there are no significant adverse impacts on residential amenity or other surrounding uses in terms of loss of daylight, sunlight, privacy, overlooking, aspect along with the avoidance of air, water, light and noise, pollution, smell or nuisance.

The proposed scheme would extend into the existing car parking area. The extension would be 5.70m wide, 12.60m long and two storeys in height, being approximately 5.90m to the eaves and 8.0m to the top of the pitched roof. It is proposed to construct the extension with brick and tiles to match the existing and painted timber windows. The existing gross internal floor space is 445 square metres. The floor area of the extension would be 144 square metres.

The overall design and scale of the building is deemed to be appropriate for the site. The external envelope stays well within the curtilage with the side and front elevations of the extension set back from the boundaries. The roof is subsidiary to the main roof and ends with a gable on the Gordon Road elevation. The roof line of the extension will be no higher than the ridge of the existing building. The nearest adjacent properties are both separated from the proposal site by access roads, one leading to the Health Centre to the rear and the other being Edwards Drive. As such, there will be a significant distance between the nearest buildings and the proposed extension and no adverse impact on the amenity of the occupiers of Baden Court or Passmore Edwards House. One neighbour to the rear, 24 Durnsford Road has raised concern regarding loss of light, privacy and views. However, the location and distance of the property from the proposal site is unlikely to result in any harm to the amenity of this property.

The materials to be used in the design are brick and tiles and painted timber windows. It is proposed to use materials to match the existing and thus the development will be in keeping with the character of the existing building and not detract from the street-scene. A condition of consent will require the external materials to match the existing. Landscaping around the new development will further enhance the visual amenity of the site and will be subject to conditions of consent. On this basis, the proposal is considered to accord with policy UD3, UD4, SPG1a, SPG3a and SPG8b.

Transportation and Car Parking

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

Policy M10 states that the Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and peoples with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration. Development proposals will be assessed against the parking standards set out in the UDP which are in turn assessed against the London Plan matrix. M4 along with SPG7a require new proposals to have a building design and layout and location which encourage walking and cycling.

The main concern regarding the extension is the loss of 6 of the 11 existing car parking spaces while simultaneously intensifying the existing use. Haringey Transportation Group has been consulted on the proposal and do not object to the development on Highways and Transportation grounds. Despite the loss of a number of on-site parking spaces the site is within an area with high public transport accessibility level, with Bounds Green tube station and Bowes Park train station within walking distance. In addition, several bus routes serve Bounds Green Road and nearby Durnsford Road. Haringey Transportation Team considers that the majority of the prospective patrons and staff of this development would use sustainable travel modes for their journeys to and from this site.

The existence of a controlled parking zone (CPZ) along Gordon Road, which restricts parking between 10am and 12 noon Monday to Friday prevents commuter parking in this locality. As such, there is available on-street parking throughout the day. The Transportation team observed that a considerable number of car spaces were available on nearby Passmore Gardens, as well as along Gordon Road to accommodate patrons ad hoc parking. As such, the Transportation Team do not consider that the proposed development would have any significant adverse impact on car parking demand on the adjoining roads.

Furthermore, the plans indicate that space will be allocated for motor-cycle parking as well as a dedicated bicycle parking area adjacent to the site entrance. Staff are encouraged to use public transport and the practice is currently introducing a Cycle to Work Scheme. In addition, the BGGP is moving to a shift system with some staff arriving after 12 noon.

The BGGP is also in the advanced stages of discussion with the Primary Care Trust for agreement to use the adjacent Health Centre car park (to the rear of the proposal site). Some discussions have also taken place regarding the potential use of the nearby Scout Hall car park. The committee may wish to specify a condition of consent which deals with this matter or even require a legal agreement between the BGGP and PCT to formalise this arrangement. However, the Haringey Transportation Team has not indicated that additional off-street parking is necessary and as such the committee may consider that an informal agreement between the two parties would suffice.

The existing vehicular and pedestrian access to the site will remain unaltered by the development.

Overall, the scheme is considered to be acceptable on Highways and Transportation grounds, in line with the intent of policy PPG13 and Haringey Unitary Development Plan (2006) policies M10, M4 and SPG7a.

Sustainability

All new developments should comply with the requirements of The London Plan and the Haringey Unitary Development Plan (2006), Supplementary Planning guidance (SPG's) and Supplementary Planning Documents (SPD's) in terms of sustainability.

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

Policy ENV3 states that all new development should incorporate water conservation methods. Policy ENV9 states that the council will encourage energy efficiency and a reduction in carbon dioxide emissions, while ENV10 encourages the use of renewable energy technologies.

The design statement states that in terms of Sustainable Design and Construction, the proposal will endeavour to be built to a standard above the current National Requirements, using sustainable materials and on-site renewables. The plans indicate that six solar and PV panels would be incorporated into the south facing roof slope. In addition, the south facing windows would be fitted with solar shading.

The practice is encouraging the use of sustainable modes of transport for both staff and clients as discussed in detail above.

Policy UD7 and SPG8 requires all new development to include adequate provision for the storage and collection of waste and recyclable material. The existing waste storage area will not be altered as a result of the development.

Landscaping will be important, particularly in the interface between the proposed extension and Gordon Road. Where possible, landscape screening should be undertaken to soften and reduce the impact of the proposed building. As a condition of consent, a full and detailed landscaping plan will be required, showing both proposed hard and soft landscaping.

Overall, the development is considered to be in line with the intent of policy UD2, ENV3, ENV9, UD7 and SPG8.

SUMMARY AND CONCLUSION

The Council accepts the principle of the development to continue and expand the existing health facility use. The proposed scheme is considered appropriate in terms of design, bulk, height, siting and materials and will not result in any adverse impact on the amenity of neighbouring properties or the locality generally. The scheme is not found to be unacceptable in terms of traffic generation, parking or pedestrian safety and will contribute to sustainability

objectives in both its design and construction and the use of renewable energy technology.

Overall, it is considered that the proposal is in line with the intent of National, Regional and Local Planning Policies including policy G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' ENV3 'Water Conservation' ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy' M4 'Pedestrians and Cyclists' M10 'Parking and Development', of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', of the Haringey Supplementary Planning Guidance (October 2006). On this basis, it is recommended that planning permission be GRANTED subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2009/1279

Applicant's drawing No's: 2186 S01, S02, S03, S04, PO7A, P09A, P10, P11, P12, P13, P14 & P15.

Subject to the following conditions:

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

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

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

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

MATERIALS, LANDSCAPING

3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.

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

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

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

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

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

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

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

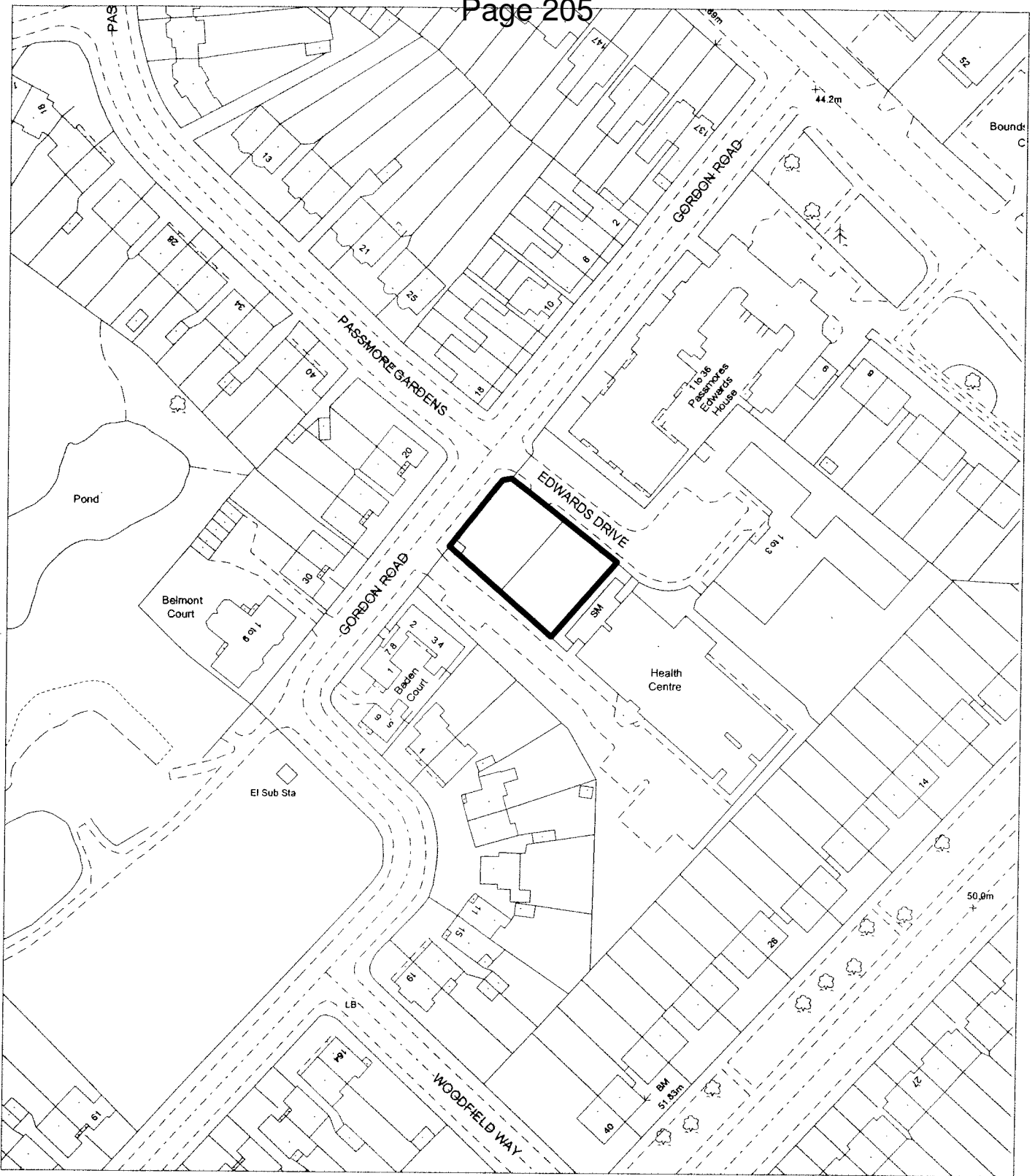
CONSTRUCTION HOURS

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

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

REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with the intent of Policies G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M4 'Pedestrians and Cyclists', M10 'Parking and Development' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', of the Haringey Supplementary Planning Guidance (October 2006).



This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199 (2008)

Site plan

Bounds Green Group Practice, Gordon Road, N11

**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

	Drawn by	AA
	Scale	1:1250
	Date	15/09/2009

This page is intentionally left blank

Planning Committee 15 September 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1041

Ward: Woodside

Date received: 17/06/2009

Last amended date: N / A

Drawing number of plans: 01, 02, 03, 10, 11 & 12.

Address: 606 Lordship Lane N22

Proposal: Conversion of upper floors into eight self contained flats (1 x 3 bed, 2 x 2 bed, 5 x 1 bed).

Existing Use: Public House Function Rooms and Ancillary Residential

Proposed Use: Eight flats

Applicant: Magic Drinks Ltd

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is situated at 606 Lordship Lane and the corner of Dunbar Road outside the conservation area. It comprises of a public house on the ground floor with three floors above that have been vacated for some time. To the rear is a beer garden. The first floor had a large function room and bar at the front, with a toilet, office and kitchen and the second and third floors were arranged as staff accommodation with various bathrooms/WCs and kitchens.

The adjacent buildings comprise of commercial on the ground floor and residential on the upper floors. Directly opposite the site are blocks or residential flats i.e. Andrula Court and Coldham Court.

PLANNING HISTORY

Planning-**HGY/1991/0943**-GTD-20-09-91-606 Lordship Lane London -Erection of 1.5m satellite dish.

Planning-**HGY/1998/0842**-GTD-25-08-98-The Lordship 606 Lordship Lane London -Formation of two additional fire exits to front elevation.

Planning-**HGY/1998/0999**-GTD-25-08-98-606 Lordship Lane London -Installation of various non-illuminated and illuminated signage at ground and first floor level.

Planning-**HGY/2007/0433**-WDN-16-04-07-The Lordship Pub, 606 Lordship Lane Wood Green London -Upgrading of existing radio base station comprising of addition of three antennas, two dish antennas, one Node B equipment cabinet and development ancillary thereto (Part 24).

Planning-**HGY/2009/1041**-PENDING-----606 Lordship Lane London -Conversion of upper floors into eight self contained flats.

Planning-**OLD/1953/0314**-GTD-18-11-53-606 Lordship Lane -Advertisement.

Planning-**OLD/1970/0581**-GTD-10-02-70-606 Lordship Lane -Display of 6 illuminated box signs, 1 illuminated barrel sign & 1 illuminated symbol sign.

DETAILS OF PROPOSAL

Conversion of upper floors into eight self contained flats

CONSULTATION

Transportation group
Ward Councillors
608 – 640 (e) Lordship Lane
Flat 1 – 18 © Coldham Court, Lordship Lane
Flat 1- 12 © Andrula Court, Lordship Lane
601 – 609 (o) Lordship Lane
Flats 1 -7 © Khalsa Court, 2C Acacia Road

RESPONSES

The proposed development is in an area with a high public transport accessibility level, which is served by 64 buses per hour (2-way) along Lordship Lane for connection to/from Wood Green station. The site is also located at the outmost section of Wood Green CPZ Outer Zone that operates from Monday to Saturday between 0800hrs and 1830hrs.

The proposed development requires 5 off-street car parking spaces in accordance with the current car parking standards and these spaces can be accommodated and demarcated at the existing carpark at the rear of the property. The carpark, which has a capacity for about 12 cars was previously reserved for the use of the function rooms on the upper floors of the property and staff/patrons of the pub on the ground floor and it is accessible from Dunbar Road. We have therefore considered that the proposed conversion of part of this property would not have any significant adverse impact on the local road network. However the applicant will have to provide 8 cycle racks in a secured shelter in accordance with the current car parking standards.

Consequently, the highway and transportation authority would not object to this application subject to: condition requiring the provision of 8 cycle racks.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 3: Housing

The London Plan - 2004

Policy 3A.1 Increasing London's supply of housing

Policy 3A.2 Borough housing targets

Policy 3A.3 Efficient use of stock

Policy 3A.4 Housing choice

Policy 4B.3 Maximising the potential of sites

Policy 4C.21 Design statements

Adopted Unitary Development Plan, 2006

UD3 General Principles

UD7 Waste Storage

M10 Parking for Development

HSG1 New Housing Development

HSG2 Change of Use to Residential

HSG9 Density Standards

HSG10 Dwelling Mix

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements

Housing SPD (October 2008)

SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight

SPG10c Educational Needs Generated by New Housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues are considered to be;

- 1) Principle of residential on the upper floors
- 2) The standard of residential accommodation
- 3) Dwelling Mix
- 4) Privacy and amenity of adjoining neighbours
- 5) Parking
- 6) Planning Obligations/Section106

1) Principle of residential on the upper floors

Guidance from the Central Government and the London Plan set housing targets for Local Authorities. The London Plan sets housing targets for individual Boroughs for the period up to 2016. These targets are generally reflected in Unitary Development Plan policy HSG 1 New Housing Developments. This development will contribute towards the Council meeting its target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing development.

The change of use of the upper floors to residential will mean the loss of a large function room at first floor level that has not been in use for a long time and vacated bedsits on the second and third floor.

The proposal accords with the aim of Policy HSG 2 in that the building has not been in B1, B2 or B8 use, a change of use is therefore allowed. It was previously bedsits on the upper floor; self contained flats is a more suitable form of accommodation on the upper floors. Additionally the site does not lie within a Defined Employment Area and there will be no adverse impact on the local environment. It is located within an established residential area and close to a number of public transport facilities. Residential development is considered appropriate for this site as it would be in accordance with the sequential approach advocated in policy HG1 'New Housing Development'.

The proposal will be carried out within the existing envelope and it is considered that internal alterations would be required for the conversion/modernisation of the building.

The retention of the Public House on the ground floor is welcome, in that it retains a local community facility; it happens not infrequently that the whole public house is lost in this type of conversion.

2) The Standard of residential accommodation

The residential accommodation on the upper floors will consist of 8 self contained units on first, second, third floor. The first floor will consist of four units comprising of 2 x 2 bed and 2 x 1 bed self contained flats. The second floor will

consist of three units comprising of 3 x 1 bed self contained flats and the third floor will consist of one large two bed self contained flat.

Flat 1(2 bed) has an internal floor area of 61.9m², flat 2 (1 bed): 40.8m², flat 3 (2 bed); 73.7m², flat 4 (1 bed) 54m², flat 5 (1 bed) 48.5m², flat 6 (1 bed); 40.1m², flat 7 (1 bed); 45.1m², flat 8 (3 bed);104m².

Although flats 2,6 and flat 8 are marginally below the minimum floor areas set out in figure 8.1 of the Housing SPD 2008, the flats however are well lit and are of a good standard of accommodation. The Council cannot therefore withhold planning permission under these circumstances.

The scheme provides external amenity space which would be appropriate to the needs of future occupants in the form of roof gardens for flat 1 and 2 on the first floor and a large communal roof garden on the second floor serving the remaining units.

3) Dwelling Mix

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

Although the proposal does not meet the Councils dwelling mix guidance it is considered; that the proposed mix is appropriate for the location as it is above a commercial building. The Council consider that larger family units are not always appropriate on upper floors above commercial properties.

4) Privacy and amenity of adjoining neighbours

Upon inspection of the site it is not anticipated that there will be any significant issues relating to impact on residential amenity, provided that there is adequate screening to the proposed roof terraces and roof gardens, to prevent loss of privacy to the rear gardens of Khalsa Court.

5) Parking

The proposed development is in an area with a high public transport accessibility level, which is served by 64 buses per hour (2-way) along Lordship Lane for connection to/from Wood Green station. The site is also located at the outmost section of Wood Green CPZ Outer Zone that operates from Monday to Saturday between 0800hrs and 1830hrs.

The proposed development requires 5 off-street car parking spaces in accordance with the current car parking standards and these spaces can be accommodated and demarcated at the existing carpark at the rear of the property. The carpark, which has a capacity for about 12 cars was previously reserved for the use of the function rooms on the upper floors of the property and staff/patrons of the pub on the ground floor and it is accessible from Dunbar Road. We have therefore considered that the proposed conversion of part of this

property would not have any significant adverse impact on the local road network. However the applicant will have to provide 8 cycle racks in a secured shelter in accordance with the current car parking standards.

Laying out of the car park with 5 spaces for the converted flats, would have about 7 spaces for patrons of the Public House.

6) Planning Obligations/Section106

According to SPG 10c, the Local Planning Authority will not seek a financial contribution towards the cost of education because there are not up to 5 family units in the scheme.

SUMMARY AND CONCLUSION

The proposal is considered acceptable because residential is considered appropriate on the upper floors. The proposed conversion will take place within the existing envelope and the pub will remain unchanged externally. The overall size and layout of the accommodation meets the requirements set out in the Housing SPD 2008 including amenity provision. There would be no adverse affect on the privacy and amenity of adjoining neighbours and there is existing parking provision at the site .

As such it would be in accordance with CSV1 Development in Conservation Areas, CSV5 Alterations and Extensions in Conservation Areas, UD3 General Principles, UD4 Quality Design, M9 Car Free Residential Developments, HSG1 New Housing Development of the Haringey Unitary Development Plan and the Councils Housing SPD 2008 and SPG 1a Design Guidance. It is therefore appropriate to recommend that planning permission be GRANTED.

GRANT PERMISSION

Registered No. HGY/2009/1041

Applicant's drawing No.(s)

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. A suitable soundproofing scheme to provide effective resistance to the transmission of airborne and impact sound shall be submitted to, approved in writing by, and implemented in accordance with the requirements of the Local Planning Authority for all compartment floors and party walls prior to the occupation of the premises.

Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a direct result of inadequate soundproofing.

4. Detailed plans shall be submitted showing a) the laying out of not less than 5 parking spaces for the use of residents, and b) 8 cycle racks which shall be enclosed within a secured shelter. Such plans to be submitted before commencement of development, and implemented prior to occupation of the flats.

Reason: To provide some off street parking and encourage the residents of the proposed development to increase their use of sustainable means of transport.

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

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

6. 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.

7. Details of roof garden, including surfacing and guard rails/parapet walls, screening shall be submitted to and approved in writing by the LPA prior to commencement of development.

Reason: To protect amenity and safety of the occupiers.

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

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

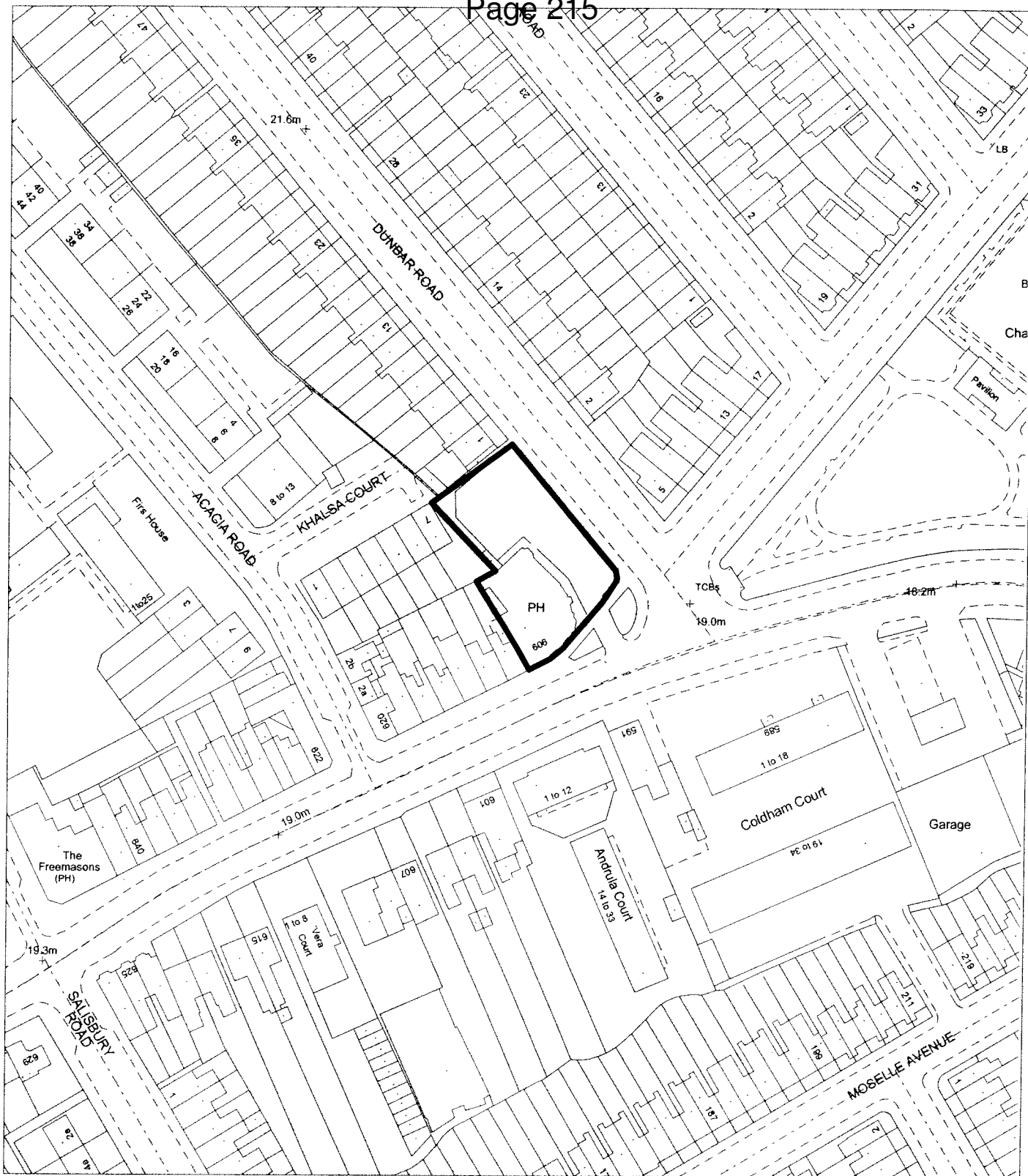
9. No external changes to materials, windows etc unless first authorised in writing by the LPA.

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

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

REASONS FOR APPROVAL

The proposal is considered acceptable because residential is considered appropriate on the upper floors. The proposed conversion will take place within the existing envelope and the pub will remain unchanged externally. The overall size and layout of the accommodation meets the requirements set out in the Housing SPD 2008 including amenity provision. There would be no adverse affect on the privacy and amenity of adjoining neighbours and there is existing parking provision at the site. As such it would be in accordance with Policies CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', UD3 'General Principles', UD4 'Quality Design', M9 'Car Free Residential Developments', HSG1 'New Housing Developments' of the Haringey Unitary Development Plan and the Councils Housing SPD 2008 and SPG 1a 'Design Guidance'.



This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199 (2008)

Site plan

606 Lordship Lane, N22

**Directorate of
Urban
Environment**

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

	Drawn by	AA
	Scale	1:1250
	Date	15/09/2009

This page is intentionally left blank