

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 5 OCTOBER 2009**

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

* Denotes Members present.

Also Present: Councillor Aitken and Oakes

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC49.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Wilson for whom Cllr Aitken was substituting.</p>	
PC50.	<p>URGENT BUSINESS</p> <p>There were no items of urgent business.</p>	
PC51.	<p>DECLARATIONS OF INTEREST</p> <p>Cllr Santry declared a prejudicial interest in item 13, as she was a member of the board for Homes for Haringey and would withdraw from the meeting for this item.</p> <p>Cllr Hare declared an interest in item 10, as he had undertaken work at the applicant's address, under the auspices of the Highgate Society Charity and was known to the applicant. Cllr Hare stated he would withdraw from the meeting for this item.</p>	
PC52.	<p>DEPUTATIONS/PETITIONS</p> <p>None received.</p>	
PC53.	<p>APPEAL DECISIONS</p> <p>The Committee received the report and was asked to note the outcome of appeal decisions determined by the Department for Communities and Local Government during August 2009.</p> <p>The Committee was advised that there were 21 appeals of which 6 (29%) were allowed and 15 (71%) dismissed and therefore the 70:30 national target had been met. The appeals allowed ranged from applications for:</p> <ul style="list-style-type: none"> • Variation of condition to extend the hours of opening. • Replacement of existing windows with UPVC windows. • Erection of single storey timber outbuilding (retrospective). • Change of use from office to mini cab office. <p>In respect of Enforcement appeals 3 were dismissed and 1</p>	

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	<p>allowed.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC54.	<p>DELEGATED DECISIONS</p> <p>The Committee was asked to note the decisions made under delegated powers by the Heads of Development Management (North & South) and the Chair of the above Committee. The applications were determined between 24 August 2009 and 13 September 2009.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC55.	<p>PERFORMANCE STATISTICS</p> <p>The Committee was asked to note the performance statistics on Development Control and Planning Enforcement since the 15 September 2009 Planning Committee meeting.</p> <p>The Committee received the performance statistics in each of the following categories:</p> <ol style="list-style-type: none"> 1. August 2009 performance. 2. Yearly performance. 3. The last 12 months performance. <p>These were detailed for major, minor, other applications and for the granted/refusal rates.</p> <p>Cllr Hare thanked officers for providing the last 12 months data in each of the categories.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
PC56.	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending the confirmation of Tree Preservation Orders at the following addresses:</p> <ol style="list-style-type: none"> 1. Rear garden, 175 Mount View Road N4 2. Side garden, 27 Shepherds Close N6 <p>RESOLVED</p>	

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	<p>That the Tree Preservation Orders, contained in the report be approved.</p>	
<p>PC57.</p>	<p>LAND TO REAR OF 19 NORTH ROAD, N6</p> <p>The Committee received a presentation summarising the report which gave details of the site and surroundings, background and issues to be considered in relation to the application.</p> <p>The Chair invited Mr Stephen Rose, representative of local residents, to address the Committee. He advised the Committee that a previous application was dismissed by the Secretary of State on a number of outstanding issues, particularly the large tree overshadowing and the considerable amount of sunlight currently reaching the property. It was considered that this application contradicted the Secretary of State's decision. The application further impinged on the visual amenity of the residents of 21 and 23 North Grove and the proposed 2 storey building would provide harm to the Conservation Area. Planning policy stated that applications must preserve and enhance in the Conservation Area and that this application didn't meet this criteria.</p> <p>Mr Nicholas Lee addressed the Committee and objected to the application on the grounds that the rear garden of the property should remain as a single entity and not divided into two separate plots. It was felt that dividing the garden as a building plot established a precedent and the property was not suitable for this purpose. He further stated that there was no justification for allowing the application to be approved.</p> <p>In response to a question from Members, Mr Rose explained that the Supplementary Planning Guidance SPG1A had been adopted in 2006 and that the Secretary of State's decision was the previous year. The policy stated that new development should take account of the pattern of arrangements, size of buildings and their plots. It was felt that dividing a garden in half and allowing buildings in gardens would change the character of the Conservation Area and if not willing to preserve the Conservation Area why have a Conservation Area at all.</p> <p>The applicant, Mr Davidson, addressed the Committee and explained that he was happier with a smaller garden which would be more manageable in the future. The application site would be over looked by the large extension at the rear of 20 North Grove. The scheme would have a minimal effect on their amenities.</p> <p>In response to questions raised by Members the applicant advised that he had gifted the plot of land to his daughter and it was planned to build on it. The garden was the largest in the</p>	

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area and once divided would still be much larger than neighbouring gardens.

The Committee viewed the plans. The Chair then moved a motion to grant the application and on a vote there were 7 in favour and 1 against the application was approved.

RESOLVED

That the application be granted planning permission subject to conditions.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/0932
FOR PLANNING COMMITTEE DATED 05/10/2009

Location: Land to rear of 19 North Road N6

Proposal: Erection of a part 1 / part 2 storey, 2 bedroom dwellinghouse to rear of property fronting onto North Grove, N6.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: DD 1001, 1002 P01, 1003 P02, 1004 P01, 2001 P02, 2002 P02, 2003 P04, 2004 P01, 2005 P02, 2006 P01 & 2007 P01.

Conditions:

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

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

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. In particular the building heights and levels as specifically shown on drawings no's DD 2007 P01 & DD 2003 P03 shall be adhered to.

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

MATERIALS & BOUNDARY TREATMENT

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

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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. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by 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. Prior to the commencement of the development hereby permitted details of measures to provide structural support to the section of the northern boundary wall next to the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such structural support measures shall thereafter be installed prior to the commencement of works on site and remain until works are complete.

Reason: To safeguard the historic boundary wall of this Listed Building.

6. Before the occupation of the new dwelling hereby permitted details of the boundary treatment to separate the garden area from the original curtilage of 19 North Road shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory privacy for future occupiers and to protect the character and setting of the Listed Building.

7. Before the occupation of the new dwelling hereby permitted the hardwood horizontal louver screens as shown on DD 2004 P01 shall be installed to the first floor windows on the rear elevation facing towards 19 North Road and retained as such thereafter or alternatively the windows shall be glazed with obscure glass only and permanently retained as such, unless otherwise agreed in writing by the Local Planning Authority.

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

PERMITTED DEVELOPMENT RIGHTS

8. No 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.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class

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A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

TREE PROTECTION

10. A pre-commencement site meeting must take place with the Architect, the consulting Arboriculturist, the Local Authority Arboriculturist, the Planning Officer to confirm tree protective measures to be implemented. All protective measures must be installed prior to the commencement of works on site and shall be inspected by the Council Arboriculturist and thereafter be retained in place until the works are complete.

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

11. All works associated with this development shall be undertaken in accordance with the detail as specified in the Arboricultural Report & Method Statement.

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

CONSTRUCTION

12. No development shall take place on site until details of a construction management plan is submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of vehicle parking and manoeuvring areas, wheel washing facilities, location of storage area for building materials, protective fencing, details of new utility service routes and their method for creation, details of excavation methods and spoil removal. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phase of the development hereby approved.

Reason: To safeguard the trees on the application site and in the interest of the residential and visual amenities of the area.

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

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

REASONS FOR APPROVAL

The position, scale, mass and detailing of the proposed dwelling has been carefully considered to create a frontage with a sufficient gap to provide views and to respect the setting of the Listed Building beyond it, as well as to protect nearby trees and retain a back drop of trees and

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	<p>greenery. The design of the proposed dwelling is of a modern idiom and will add to the architectural styles found along North Grove. The external facing materials are considered acceptable as they refer to the materials of the surrounding area and the use of an element of timber cladding will blend in and compliment the tree lined character of the road. As such the proposal achieves an acceptable relationship with North Grove and will preserve the character and appearance of the Conservation Area. The proposal will not give rise to a significant degree of overlooking or loss of privacy to neighbouring occupiers or adversely affect local residential amenities. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.</p> <p>Section 106: No.</p>	
<p>PC58.</p>	<p>60 WIGHTMAN ROAD, N4</p> <p>The officer presented the report on an application for the erection of a side extension at ground and first floor levels. The site was located in the Ladder Area within Haringay Ward. The ground floor was used as a restaurant and the upper floors were part of the London Shelton hotel. The Committee received a summary of the site and surroundings, details of the proposal and issues. The officer further proposed 3 extra conditions:</p> <ol style="list-style-type: none"> 1. The silver flue, including the black drainage pipe would be moved to the other side of the new extension. 2. When the building was completed the existing side extension would be demolished. 3. The removal of the majority of signs around the frontage of the building to minimalise the clutter of the signs. <p>The Committee requested an informative that Fire Authority approval be sought upon completion of the extension as it was felt it would be close to the neighbouring car repair building.</p> <p>The Committee viewed the plans.</p> <p>Members sought reassurance that the materials and tiles would match the existing building.</p> <p>The Chair moved a motion to grant the application subject to conditions, the 3 additional conditions and informative.</p> <p>RESOLVED</p> <p>That planning permission be approved subject to conditions and</p>	

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informative.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/1257
FOR PLANNING COMMITTEE DATED 05/10/2009

Location: 60 Wightman Road N4

Proposal: Erection of side extension at ground and first floor levels.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 4806/100A, 101A, 102, 103A, 104A & 105A.

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

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.

Other

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

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5. That details of the design and location in relation to the existing building and proposed extension of the new extract flue from the existing kitchen and replacement sewer vent pipe shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development does not prejudice the visual amenities of the locality.

6. That the existing ground floor side extension fronting onto Burgoyne Road and front door porch and canopy shall be completely removed to the satisfaction of the Local Planning Authority on or prior to the completion of works.

Reason: In order to ensure that the proposed development would result in an improvement to the visual amenities of the street scene and the locality.

7. That the existing advertisements (other than the existing fascia signs) on the Wightman Road frontage and Burgoyne Road frontage shall be removed on or prior to the completion of the proposed development.

Reason: In order to ensure that the proposed development results in an improvement to the visual amenities of the building and the locality.

INFORMATIVE: The applicant is advised to contact the Crime Prevention Officer, Tottenham Police Station, 398 High Road, London N17 9JA (tel. 020 8345 0934) regarding crime prevention information that may assist the security of the proposed development hereby authorised.

INFORMATIVE: That due to the proximity of the adjacent car repair workshop the Committee were concerned that discussions should take place between the applicants and the Fire Regulation Authorities prior to building works commencing to ensure that the extension and existing building were constructed and fully protected from any fire hazard due to the juxtaposition of the two uses on the basis that the car repair business by its nature would appear to have the potential to be a significant source of fire hazard.

REASONS FOR APPROVAL

The proposed extension is appropriate for the existing building and would not adversely affect the amenities of the adjoining residential premises or the immediate locality of Wightman Road and Burgoyne Road, nor cause loss of amenity, light and outlook. The proposal therefore complies with Policies UD3 'General Principles', UD4 'Quality Design', CLT4 'Hotels, Boarding Houses and Guest Houses', SPG1 and SPG3b 'Privacy, Overlooking, Aspect, Outlook, Daylight and Sunlight' of the Haringey Unitary Development Plan.

Section 106: No.

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PC59.	<p>SITE ADJOINING 31-34 CORBETT GROVE, N22</p> <p>The Committee was advised that this application site was a back land site consisting of a left over triangular shaped piece of land. An application was submitted in November 2007 for the erection of a 2 storey four bedroom dwelling house. This application was refused by the Planning Committee on the grounds that the development was inappropriate for the site, would have an unsympathetic relationship and detract from the amenities of the adjoining residents by reason of its proximity to side boundaries, overlooking and loss of privacy.</p> <p>The officer outlined the current proposed application to the Committee and provided an overview of the issues to be considered. The Committee was informed that an objection had been received by the Fire Authority, in relation to building control and that the applicant must install a sprinkler system. It was recommended to the Committee that this could be included as an informative.</p> <p>In response to a questioned raised by Members the officer explained that the proposal was designed to ensure no loss of amenity to the nearest properties in Bounds Green Road as the end wall was windowless.</p> <p>Mr John Waller, vice-chair of the Bounds Green and District Residents Association, addressed the Committee to object to the proposal for the following reasons:</p> <ol style="list-style-type: none">1. The resident's associations had not been consulted on the application.2. The residents of Corbett Road had not been consulted and were opposed to the scheme.3. There was no on site parking.4. The proposed development was of a different character to the area, it was considered the building was excessive and proposed a visual impact.5. There would be an unfortunate loss of open space and trees. <p>Cllr Oakes addressed the Committee and echoed the objections raised. In addition he further raised objection to the application in relation to bulk, mass and partial height of the proposed scheme. Local residents were unable to petition against any development on the site as it was no longer Council owned land. It was preferred by the local people that the site remained as open play space for the children resident in the area.</p> <p>Members raised a query in relation to previous petitions and when local residents were consulted. In response Cllr Oakes stated</p>	

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that it was a question of phases, when residents were consulted they believed the land was Council owned and now were unable to make representations on how the land should be used therefore, there was a lack of consultation.

The applicant responded to the objections raised and stated that the land was part of the Imperial Road development and had not been in Council ownership for many years. It had always been the intention to use the land for a zero-carbon test house to deliver home for the future. The site was currently over grown, unsightly and the applicants had worked closely with the Council, had held a consultation event which only three people had attended. The site was unsuitable for a play space as it couldn't be overlooked.

Members noted that in the proposal two trees were to be removed and requested that two trees be replanted on the site to replace those removed.

The Chair moved a motion to agree the recommendation subject to conditions and landscaping and an informative to install a sprinkler in the development. On a vote there were 7 in favour and 2 against the application was approved.

RESOLVED

That the application be granted subject to conditions, landscaping and an informative to install a sprinkler in the development.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/1200
FOR PLANNING COMMITTEE DATED 05/10/2009

Location: Site adjoining 31 - 34 Corbett Grove N22

Proposal: Erection of two- storey, three bedroom single dwelling house with associated landscaping.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 2792 PL 01, 02, 03, 04, 05 & 06.

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

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	<p>accumulation of unimplemented planning permissions.</p> <p>2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</p> <p>3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority. Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.</p> <p>4. Notwithstanding the detail shown on drawing No 2792 PL 05 the first floor windows on the side elevation facings towards No's 95 & 97 Bounds Green Road shall be glazed with obscure glass and permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority. Reason: To safeguard the amenities of neighbouring occupiers.</p> <p>5. The flat roof above the single storey rear projecting section hereby permitted shall only be used as a green roof and at no time be converted to or used as a balcony or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority. Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.</p> <p>6. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced. Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.</p> <p>7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site. Reason: To safeguard the amenities of neighbouring occupiers and the general locality</p> <p>8. No construction work resulting from the planning permission shall</p>	
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	<p>be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority. Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties</p> <p>9. Details of landscaping to be planted on the western boundary of the site adjacent to 31 - 34 Corbett Grove shall be submitted to and approved by the Local Planning Authority prior to the commencement of development, and implemented before the end of the first planting season following completion of development. Reason: In order to provide a satisfactory setting for the development.</p> <p>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.</p> <p>INFORMATIVE: You are advised that, due to the distance of the site from the Public Highway, a Sprinkler System should be installed in order to overcome concerns about means of access for fire appliances to the site.</p> <p>REASONS FOR APPROVAL</p> <p>The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space nor does it fall within an area of nature conservation/ ecological value. The footprint, bulk, mass and design of the building is now considered acceptable and has incorporated appropriate changes in response to the previously refused applications. The proposed building has now been designed to sit more comfortably with the site and to achieve an acceptable relationship with the adjoining properties. As such the proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance SPG1a 'Design Guidance', the Council's 'Housing' SPD and SPG3c 'Backland Development'.</p> <p>Section 106: No.</p>	
<p>PC60.</p>	<p>PARKLAND HOSTEL, 20-108 PARKLAND ROAD, N22</p> <p>Cllr Santry left the meeting for this item.</p> <p>The officer gave a presentation on this application for the change of use / conversion of existing vacant hostel for 9 three bedroom flats including changes to the fenestration. The officer further explained the application site, surroundings and issues. The</p>	

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Committee was requested to grant permission subject to conditions.

Members enquired whether it was possible to provide landscaping at the front, providing 3 or 4 trees to the side and rear. The officer responded that he had spoken to the housing service about this, and it could be the subject of a condition. In response to a question raised in relation to the parking spaces the officer advised that an informative could be included that spaces would be allocated on a first come, first served basis.

The Chair advised that as there were no objectors to this application the Committee as asked to grant the application subject to conditions.

RESOLVED

That the application be approved subject to conditions and an informative that the car parking spaces be allocated on a first come, first served basis.

INFORMATION RELATING TO APPLICATION REF:
HGY/2009/1014
FOR PLANNING COMMITTEE DATED 05/10/2009

Location: Parkland Hostel 20 - 108 Parkland Road N22

Proposal: Change of use / conversion of existing vacant hostel for 24 persons to 9 x three bedroom flats including changes to fenestration.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 7284-007-00 - 08 incl., 7284-007-00 rev A.

Conditions:

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

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

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

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

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	<p>3. Detailed drawings shall be submitted to show the planting of trees both within the grassed amenity space at the rear (west) of the application property, and within the car park area to the east of the application site (fronting onto Brabant Road); such drawings to show the location and species of trees.</p> <p>Reason: In order to provide a satisfactory setting for the development, and improve the visual amenity of the locality.</p> <p>REASON FOR APPROVAL</p> <p>The proposed external changes (replacement windows) and conversion of this vacant hostel use into 9 self-contained flats is considered acceptable and meets the floor space standards as set out in Council's 'Housing' SPD and will provide much needed family size accommodation units. The proposal will have no significant impact on the residential amenities of neighbouring occupiers. On this basis the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' and HSG2 'Change of use to Residential' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance' and the Council's 'Housing' SPD.</p> <p>Section 106: No.</p>	
<p>PC61.</p>	<p>5 GRANGE ROAD, N6</p> <p>The Committee was advised that this application was for the demolition of the existing dwelling and erection of a new 2 storey dwelling with rooms at basement and attic levels (revised scheme). The Officer advised that the site was within the Highgate Conservation Area and consent for the demolition would also need to be considered as well as the issues in relation to this application.</p> <p>Members raised concern in relation to the garden which would be open to Grange Road rather than between a wall. The Officer advised that condition 14 was in relation to this issue and that an informative could be added for open treatment to give guidance to the front boundary. A further condition would also be added in relation to the materials, that a multi-red stock brick should be used to blend in with the surroundings.</p> <p>The Chair moved a motion to grant the application subject to conditions and the informative requested above.</p> <p>RESOLVED</p> <p>That the application be granted subject to conditions and the informative.</p> <p>INFORMATION RELATING TO APPLICATION REF:</p>	

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HGY/2009/1248
FOR PLANNING COMMITTEE DATED 05/10/2009

Location: 5 Grange Road N6

Proposal: Demolition of existing dwelling and erection of new 2 storey dwelling with rooms at basement and attic levels (revised scheme).

Recommendation: Grant subjecto to conditions

Decision: Grant subjecto to conditions

Drawing No's: EX_01, 02, 03; PL_01, 02, 03, 04, 05, 06, 07, 08 Rev A, 09 Rev A, 10 Rev A, 11, 14, 15 Rev A, 16 Rev A, 17 Rev A, 20 & 21.

Conditions:

EXPIRATION OF PERMISSION

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.

IN ACCORDANCE WITH APPROVED PLANS

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

3. Notwithstanding the description of the materials in the application, no construction shall be commenced until precise details and samples 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. 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.

TREES AND LANDSCAPING

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

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

7. Before any works herein permitted are commenced, all those trees

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

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

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

Reason: To ensure the adequate protection to trees on the site and adjacent sites.

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

10. 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.

HIGHWAYS

11. A 2.0 metre visibility splay within which nothing above 1.0m in height shall obstruct visibility along the footway will be provided and maintained on either side of the new access.

Reason: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians or vehicles.

12. The width of new crossover shall be not more than 3.0 metres.

Reason: To minimise any potential vehicular/pedestrian conflict along the footway.

WASTE MANAGEMENT

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13. This proposed development will require a refuse and recycling storage area of sufficient size to accommodate the following: 2 x 360ltr refuse bins, 4 x green recycling boxes, 2 x organic waste caddies and 2 garden waste bags. A detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

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

CONSTRUCTION

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

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

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

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

INFORMATIVE: Grange Road is an un-adopted road, therefore the drive or pathway for the movement of the bins etc will need to reach out far enough and be constructed of a stable material so as to provide a secure footing for those emptying the bins at the rear of the collection vehicles.

INFORMATIVE: The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE: Further to Condition 14 above, the details of the front boundary should show retention / restoration of the existing brick wall with landscaping retained behind; and should not include any proposals for installation of railings.

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	<p>INFORMATIVE: Further to Condition 3 above, the external brick should be a multi-red stock brick.</p> <p>REASONS FOR APPROVAL</p> <p>The proposal has been assessed against and found to comply with the intent of National, Regional and Local Planning Policies including Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' ENV3 'Water Conservation' ENV9 'Mitigating Climate Change: Energy Efficiency', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p>Section 106: No.</p>	
<p>PC62.</p>	<p>5 GRANGE ROAD, N6 ~ CONSERVATION AREA CONSENT</p> <p>The Committee was asked consider Conservation Area Consent for the demolition of existing dwelling and erection of a new 2 storey dwelling with rooms at basement and attic levels (revised scheme).</p> <p>The Chair moved a motion to agree the recommendation in the report to grant consent subject to conditions.</p> <p>RESOLVED</p> <p>That Conservation Area Consent be agreed as planning permission for the application outlined in PC61 above was agreed.</p> <p>INFORMATION RELATING TO APPLICATION REF: HGY/2009/1249 FOR PLANNING COMMITTEE DATED 05/10/2009</p> <p>Location: 5 Grange Road N6</p> <p>Proposal: Conservation Area Consent for demolition of existing dwelling and erection of new 2 storey dwelling with rooms at basement and attic levels (revised scheme).</p> <p>Recommendation: Grant subjecto to conditions</p> <p>Decision: Grant subjecto to conditions</p>	

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	<p>Drawing No's: EX_01, 02, 03; PL_01, 02, 03, 04, 05, 06, 07, 08 Rev A, 09 Rev A, 10 Rev A, 11, 14, 15 Rev A, 16 Rev A, 17 Rev A, 20 & 21.</p> <p>Conditions:</p> <p>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <p>2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides. Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.</p> <p>REASONS FOR APPROVAL</p> <p>The proposed demolition of this existing house and replacement with a new two storey house with rooms at basement and loft level is considered to be of an appropriate bulk, mass and design; and will make a positive contribution to the architectural style of the road and overall be in keeping with the streetscene and the character and appearance of the Conservation Area. The proposed replacement building will preserve the character and appearance of the Conservation Area and as such is considered to be consistent with Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology' of Haringey Supplementary Planning Guidance (October 2006).</p> <p>Section 106: No</p>	
<p>PC63.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of urgent business.</p>	
<p>PC64.</p>	<p>DATE OF NEXT MEETING</p> <p>Monday 9 November 2009</p> <p>The meeting concluded at 9:00pm.</p>	

COUNCILLOR SHEILA PEACOCK

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Chair