



NOTICE OF MEETING

Planning Committee

MONDAY, 5TH OCTOBER, 2009 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

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

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

AGENDA

- 1. APOLOGIES**
- 2. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 16 below.

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. APPEAL DECISIONS (PAGES 1 - 12)

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

6. DELEGATED DECISIONS (PAGES 13 - 28)

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 24 August 2009 and 13 September 2009.

7. PERFORMANCE STATISTICS (PAGES 29 - 42)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 15 September 2009 Committee meeting.

8. TREE PRESERVATION ORDERS (PAGES 43 - 52)

To confirm the following Tree Preservation Orders:

1. Rear garden, 175 Mount View Road N4
2. Side garden, 27 Shepherds Close N6

9. PLANNING APPLICATIONS (PAGES 53 - 54)

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.

10. LAND TO REAR OF 19 NORTH ROAD, N6 (PAGES 55 - 74)

Erection of part 1 / part 2 storey, 2 bedroom dwelling house to rear of property fronting onto North Grove, N6
RECOMMENDATION: Grant permission subject to conditions.

11. 60 WIGHTMAN ROAD, N4 (PAGES 75 - 84)

Erection of side extension at ground and first floor levels.
RECOMMENDATION: Grant permission subject to conditions.

12. SITE ADJOINING 31-34 CORBETT GROVE, N22 (PAGES 85 - 96)

Erection of two-storey, three bedroom dwelling house with associated landscaping.
RECOMMENDATION: Grant permission subject to conditions.

13. PARKLAND HOSTEL, 20-108 PARKLAND ROAD, N22 (PAGES 97 - 104)

Change of use / conversion of existing vacant hostel for 24 persons to 9 x three bedroom flats including changes to fenestration.
RECOMMENDATION: Grant permission subject to conditions.

14. 5 GRANGE ROAD, N6 (PAGES 105 - 126)

Demolition of existing dwelling and erection of new 2 storey dwelling with rooms at basement and attic levels (revised scheme).
RECOMMENDATION: Grant permission subject to conditions.

15. 5 GRANGE ROAD, N6 (PAGES 127 - 134)

Conservation Area Consent for demolition of existing dwelling and erection of new 2 storey dwelling with rooms at basement and attic levels (revised scheme).
RECOMMENDATION: Grant conservation area consent

16. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

17. DATE OF NEXT MEETING

Monday, 9 November 2009 at 7pm.

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

Friday, 24 September 2009



Haringey Council

Agenda item:

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Planning Committee	On 5th October 2009
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Report Title: Appeal decisions determined during August 2009		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during August 2009.		
2. Summary Reports outcome of 21 appeal decisions determined by the Department for Communities and Local Government during August 2009 of which 6 (29%) were allowed and 15 (71%) were dismissed.		
3. Recommendations That the report be noted.		
Report Authorised by: <div style="text-align: center;"> <p>Maro Dorfman Assistant Director Planning & Regeneration</p> </div>		
Contact Officer: Ahmet Altinsoy <div style="display: flex; justify-content: space-between;"> Senior Administrative Officer Tel: 020 8489 5114 </div>		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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APPEAL DECISION AUGUST 2009

PLANNING APPEALS

Ward:	Bounds Green
Reference Number:	HGY/2008/1850
Decision Level:	Delegated

First Floor Flat, 87 Myddleton Road N22 8NE

Proposal:

Retention of UPVC windows (replacing wooden windows)

Type of Appeal:

Written Representation

Issues:

The effect of the UPVC windows on the character and appearance of 87 Myddleton Road and the wider street scene within the Bowes Park Conservation Area

Result:

Appeal **Dismissed** 10 August 2009

Ward:	Bounds Green
Reference Number:	HGY/2008/2130
Decision Level:	Delegated

Warwick Court, Passmore Gardens Bounds Green Road N11 2EB

Proposal:

Construction of 1 x 1 bed flat and 1 x 2 bed flat to replace two garages in Warwick Court

Type of Appeal:

Written Representation

Issues:

The effect of the proposed development on the character and appearance of the street scene and on the living conditions of the occupiers of adjacent properties, with particular regard to outlook and impact on daylight and sunlight

Result:

Appeal **Dismissed** 17 August 2009

Ward:	Bruce Grove
Reference Number:	HGY/2009/0089
Decision Level:	Delegated

159 Lordship Lane N17 6XF

Proposal:

Variation of condition one to extend the hours of opening until 8pm

Type of Appeal:

Written Representation

Issues:

Whether the restricted operating hours in condition 1 are necessary and reasonable, having regard for the impact of noise from the café use on the living conditions of neighbouring residents.

Result:

Appeal **Allowed** 10 August 2009

Ward:	Bruce Grove
Reference Number:	HGY/2008/2373 & HGY/2009/0288
Decision Level:	Delegated

141 Mount Pleasant Road N17 6TQ

Proposal:

Appeal A – Refurbishment and conversion of a fire damage property previously used as a single dwelling house into three self contained flats comprising of 1 x 1 bedroom and 2 x 2 bedroom units (HGY/2008/2373)

Appeal B – Refurbishment and conversion of a fire damaged property previously used as a single dwelling house into 2 self contained flats comprising of 2 x 3 bedrooms units.
Resubmission of refused application HGY/2008/2373

Type of Appeal:

Written Representation

Issues:

Appeal A – Whether the proposed conversion would lead to over intensive use of the property

Appeal A & B

Whether the proposed conversion would conflict with policies in the UDP and with guidance in the Housing SPD and if so, whether material considerations exist sufficient to outweigh any such conflict.

Result:

Both Appeals **Dismissed** 5 August 2009

Ward:	Crouch End
Reference Number:	HGY/2008/1526 & 1527
Decision Level:	Delegated

Coleridge Road (rear of 2 Birchington Road) N8 8HR

Proposal:

Appeal A – Demolition of existing garages and erection of one three storey 2 bedroom house with integral parking

Appeal B – Demolition of garages on the site

Type of Appeal:

Written Representation

Issues:

Whether the development and demolition respectively would preserve or enhance the character or appearance of the Crouch End Conservation Area.

The effect on the living conditions of future occupants of the proposed house and of occupants of the adjacent residential properties in Birchington Road

Result:

Both Appeals **Dismissed** 18 August 2009

Ward:	Fortis Green
Reference Number:	HGY/2008/2268
Decision Level:	Delegated

11 Aylmer Court, Aylmer Road N2 0BU

Proposal:

Replacement of existing windows with UPVC windows

Type of Appeal:

Written Representation

Issues:

Whether the proposal preserves or enhances the character or appearance of Highgate Conservation Area

Result:

Appeal **Allowed** 13 August 2009

Ward:	Fortis Green
Reference Number:	HGY/2009/0284
Decision Level:	Delegated

320A Dukes Mews, Muswell Hill N10 2QP

Proposal:

Change of use to minicab office (non radio controlled)

Type of Appeal:

Written Representation

Issues:

The effect of the use on the living conditions of nearby residents and on highway safety and traffic conditions

Result:

Appeal **Dismissed** 19 August 2009

Ward:	Fortis Green
Reference Number:	HGY/2009/0240
Decision Level:	Delegated

39 Fordington Road N6 4TD

Proposal:

Extension and alterations to dwelling as variation of earlier approval ref HGY/2004/1907 to include extended rear patio area and light well to front garden area to provide light/ventilation and escape to basement area at front

Type of Appeal:

Written Representation

Issues:

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

Result:

Appeal **Allowed** 4 August 2009

Ward:	Highgate
Reference Number:	HGY/2009/0290
Decision Level:	Delegated

18 Cholmeley Crescent N6 5HA

Proposal:

Erection of single storey timber outbuilding (retrospective)

Type of Appeal:

Written Representation

Issues:

The effect that the building has on the character of the area

Result:

Appeal **Allowed** 19 August 2009

Ward:	Hornsey
Reference Number:	Hgy/2009/0186
Decision Level:	Delegated

87A Rathcoole Gardens N8 9PH

Proposal:

Erection of detached dwelling house

Type of Appeal:

Written Representation

Issues:

The effect of the development on the character of the area and on the living conditions of neighbouring residents

Result:

Appeal **Dismissed** 19 August 2009

Ward:	Muswell Hill
Reference Number:	Hgy/2008/2204
Decision Level:	Delegated

1C Avenue Mews Muswell Hill N10 3NP

Proposal:

Erection of rear extension to flat at second floor level

Type of Appeal:

Informal Hearing

Issues:

The effect of the development on the character of the Muswell Hill Conservation Area and on the living conditions of the adjoining occupiers

Result:

Appeal **Dismissed** 4 August 2009

Ward:	Stroud Green
Reference Number:	Hgy/2008/2382
Decision Level:	Delegated

260A Ferme Park Road N8 9BL

Proposal:

Erection of a single storey rear conservatory

Type of Appeal:

Written Representation

Issues:

The effect of the development on the character of the area and on the living conditions of neighbouring residents

Result:

Appeal **Allowed** 10 August 2009

Ward:	Tottenham Green
Reference Number:	Hgy/2008/2097 & 2098
Decision Level:	Delegated

Land Rear of 352-360 High Road N17 9HU

Proposal:

Appeal A – Demolition of existing single storey garage and shed and erection of a part single storey, part two storey, mixed use building comprising one B1 unit at ground floor level and one two bedroom flat at first floor level.

Appeal B – Conservation Area Consent for demolition of existing single storey garage and shed and erection of a part single storey, part two storey, mixed use building comprising one B1 unit at ground floor level and one 2 bedroom flat at first floor level.

Type of Appeal:

Written Representation

Issues:

Whether the proposal would preserve or enhance the character or appearance of the Tottenham Green Conservation Area,

The effect of the proposal on the living conditions of the occupiers of the adjacent properties, with particular regard to outlook and daylight and sunlight

Whether the living conditions of the occupiers of the proposed flat would be satisfactory with particular regard to the amount of available living space.

Result: Both Appeals **Dismissed** 24 August 2009

Ward:	Tottenham Green
Reference Number:	HGY/2008/1795
Decision Level:	Delegated

76 Kirkton Road N15 5EY

Proposal:

Change of use from A2 (office) to a 24 hour radio controlled mini cab office (sui generis)

Type of Appeal:

Written Representation

Issues:

Whether the proposal would have an adverse effect on traffic conditions in the area

Result:

Appeal **Allowed** 10 august 2009

Ward:	Woodside
Reference Number:	HGY/2008/1871
Decision Level:	Delegated

663 Lordship Lane N22 5LA

Proposal:

Erection of two storey rear extension to provide accommodation for two studio flats, a small rear terrace at ground floor level and excavation and landscaping of existing concrete yard to provide new lawn and cycle tacks

Type of Appeal:

Written Representation

Issues:

Whether the development would provide a satisfactory form of housing accommodation in keeping with the character of the area

The effect on the living conditions of residents of the existing building

Result:

Appeal **Dismissed** 18 August 2009

ENOFRCEMENT APPEAL 2009

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

Land at the rear of 110- 118 Myddleton Road N22 8NQ

Proposal:

Construction of 3 x 2 bed flats and 2 x studio flats not in accordance with the permission granted under Ref HGY/2006/0885

Type of Appeal:

Informal Hearing

Issues:

Whether the development preserves or enhances the character or appearance of the Bowes Park Conservation Area

Whether the development provides suitable residential accommodation

Result:

Appeal **Dismissed** 26 August 2009

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

18 Daleview Road N15 6PJ

Proposal:

Conversion into five self contained flats

Type of Appeal:

Written Representation

Issues:

That the steps required to comply with the notice are excessive and the lesser steps would overcome the objection

That the period specified in the notice for compliance if this sort of work should reasonably be allowed

Result:

Appeal **Dismissed** 5 August 2009

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

143-145 Philip Lane N15 4HQ

Proposal:

Removal of windows, extension, additions and alteration to a building in a Conservation Area

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of the host building and street scenes

Whether the development preserves or enhances the character or appearance of the Clyde Circus Conservation Area

Result:

Appeal **Dismissed** 25 August 2009

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

21 Cumberton Road N17 7PA

Proposal:

Installation of UPVC windows to the front elevation an UPVC door as the front entrance door of the property

Installation of a satellite dish to the front elevation of the property

Type of Appeal:

Written Representation

Issues:

The effect on the character and appearance of this modest but attractive terraced property

Whether the development preserves or enhances the character or appearance of the Tower Gardens Conservation Area

Result:

Appeal **Dismissed** 26 August 2009



Haringey Council

Agenda item:

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Planning Committee	On 5th October 2009
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Report Title: Decisions made under delegated powers between 24 August 2009 and 13 September 2009		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose To inform the Committee of decisions made under delegated powers by the Heads of Development Management (North & South) and the Chair of the above Committee.		
2. Summary The applications listed were determined between 24 August 2009 and 13 September 2009.		
3. Recommendations See following reports. <div style="text-align: center; margin-top: 10px;"> </div>		
Report Authorised by: <div style="text-align: center; margin-top: 10px;"> </div>		
Marc Dorfman Assistant Director Planning & Regeneration		
Contact Officer: Ahmet Altinsoy <div style="display: flex; justify-content: space-between;"> Senior Administrative Officer Tel: 020 8489 5114 </div>		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 24/08/2009 AND 13/09/2009

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/2009/1106** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/08/2009
 Location: 65 Grove Avenue N10 2AL
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1185** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 01/09/2009
 Location: Top Floor Flat, 19 Coniston Road N10 2BL
 Proposal: Roof extension to existing top floor flat.

Application No: **HGY/2009/1186** Officer: Jill Warren
 Decision: GTD Decision Date: 03/09/2009
 Location: 16 Coniston Road N10 2BP
 Proposal: Creation of lightwell and new windows to front elevation to provide light to basement room.

Application No: **HGY/2009/1206** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/09/2009
 Location: 247 Victoria Road N22 7XH
 Proposal: Erection of rear side ground floor extension.

Application No: **HGY/2009/1207** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 07/09/2009
 Location: 51 Grasmere Road N10 2DH
 Proposal: Erection of single storey side extension.

Application No: **HGY/2009/1212** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 01/09/2009
 Location: 11 Muswell Avenue N10 2EB
 Proposal: Demolition of existing roof and erection of new mansard roof with dormer windows to create additional self-contained flat at third floor level and convert existing residential unit at second floor level into 2 self-contained flats.

WARD: Bounds Green

Application No: **HGY/2009/1142** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 27/08/2009
 Location: 7 Durnsford Road N11 2EP
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1158** Officer: Matthew Gunning
 Decision: GTD Decision Date: 03/09/2009
 Location: 6 Lynton Gardens N11 2NN
 Proposal: Erection of single storey rear extension, erection of rear dormer window, insertion of 2 x velux windows to front elevation and creation of a raised deck area.

Application No: **HGY/2009/1184** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 25/08/2009
 Location: 38 Lascotts Road N22 8JN
 Proposal: Erection of ground, first and second floor rear extension and conversion of property into 3 self contained flats.

Application No: **HGY/2009/1220** Officer: Jill Warren
 Decision: GTD Decision Date: 03/09/2009
 Location: Outside Bounds Green Station, Bounds Green Road N11 2EU
 Proposal: Display of 2-sided internally illuminated advertisement panel.

Application No: **HGY/2009/1266** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 11/09/2009
 Location: 11 Gordon Road N11 2PA
 Proposal: Erection of rear extension at ground and first floor levels.

Application No: **HGY/2009/1267** Officer: Michelle Bradshaw
 Decision: PERM DEV Decision Date: 11/09/2009
 Location: 11 Gordon Road N11 2PA
 Proposal: Alteration of roof from hip to gable end, erection of rear dormer window and insertion of 2 x velux windows to front roofslope.

WARD: **Bruce Grove**

Application No: **HGY/2009/0903** Officer: Robin Campbell
 Decision: GTD Decision Date: 24/08/2009
 Location: 18 Linley Road N17 6RP
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1111** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/08/2009
 Location: Outside Tottenham Garage, 8-30 Philip Lane N15 4JB
 Proposal: Installation of new green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.

Application No: **HGY/2009/1147** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 24/08/2009
 Location: Opposite Holly Cottage, Moorefield Road N17 6QX
 Proposal: Installation of new green coloured cabinet 1600mm (height) x 1200mm (width) x 450mm (depth).

Application No: **HGY/2009/1177** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 11/09/2009
 Location: Side of 244 Philip Lane N15 4HJ
 Proposal: Installation of new green coloured cabinet 1600m (height) x 1200mm (width) x 450mm (depth).

WARD: **Crouch End**

Application No:	HGY/2009/0492	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	07/09/2009
Location:	83 Priory Gardens N6 5QU		
Proposal:	Retention and use of outbuilding in rear garden as artist's studio.		
Application No:	HGY/2009/0947	Officer:	Justin Booi
Decision:	GTD	Decision Date:	01/09/2009
Location:	19 Crescent Road N8 8AL		
Proposal:	Conversion of existing Local Authority hostel to 9 self contained flats comprising 4 x 1 bed, 4 x 2 bed and 1 x 3 bed flats with parking and landscaping to the front garden and erection of replacement garden wall.		
Application No:	HGY/2009/1141	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	26/08/2009
Location:	31 Weston Park N8 9SY		
Proposal:	Erection of single storey rear extension to serve the ground floor flat with associated replacement roof terrace for first floor flat.		
Application No:	HGY/2009/1191	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/09/2009
Location:	35-39 The Broadway N8 8DU		
Proposal:	Display of 2 x non-illuminated fascia sign and 1 x non-illuminated projecting sign.		
Application No:	HGY/2009/1192	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/09/2009
Location:	35-39 The Broadway N8 8DU		
Proposal:	Installation of new shopfront with installation of plant to the roof.		
Application No:	HGY/2009/1202	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	27/08/2009
Location:	30 Landrock Road N8 9HL		
Proposal:	Insertion of 2 velux windows to front and rear roofslopes and erection of rear dormer window.		
Application No:	HGY/2009/1214	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	04/09/2009
Location:	157 Tottenham Lane N8 9BT		
Proposal:	Conversion of 2nd floor offices to form 1 x 2 bed self-contained flat		
Application No:	HGY/2009/1218	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	07/09/2009
Location:	37 Avenue Road N6 5DF		
Proposal:	Remodelling of roof and conversion of existing garage to provide additional habitable floorspace.		
Application No:	HGY/2009/1228	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	07/09/2009
Location:	27 Birchington Road N8 8HR		
Proposal:	Removal of existing ground floor rear extension and erection of new ground floor rear extension.		

Application No: **HGY/2009/1245** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 10/09/2009
 Location: 48 Crouch Hall Road N8 8HJ
 Proposal: Erection of single storey side extension to existing rear extension.

Application No: **HGY/2009/1417** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 07/09/2009
 Location: Dickenson House, Dickenson Road N8 9ES
 Proposal: Various works (crown reduction, canopy raising, repollarding) to various trees.

Application No: **HGY/2009/1419** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/09/2009
 Location: Kenilworth Lodge, 1 Waverley Road N8 9QW
 Proposal: 30% reduction and crown thinning to various trees on site as shown diagrammatically and listed on the submitted application form.

WARD: **Fortis Green**

Application No: **HGY/2009/0963** Officer: Matthew Gunning
 Decision: REF Decision Date: 04/09/2009
 Location: Former Lynx Depot, Coppetts Road N10 1JP
 Proposal: Erection of 4 x four storey new office buildings with 34 parking spaces and screened refuse / recycling bin enclosure

Application No: **HGY/2009/1137** Officer: Jill Warren
 Decision: GTD Decision Date: 24/08/2009
 Location: 2 Steeds Road N10 1JD
 Proposal: Demolition of existing conservatory and erection of single storey rear extension.

Application No: **HGY/2009/1159** Officer: Jill Warren
 Decision: GTD Decision Date: 28/08/2009
 Location: 26 Muswell Road N10 2BG
 Proposal: Erection of front single storey porch.

Application No: **HGY/2009/1166** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 01/09/2009
 Location: 6 Church Vale N2 9PA
 Proposal: Works to various trees including 15% reduction, lightly thin out, major deadwood, prune and reshape to 1 x Oak tree at rear of property.

Application No: **HGY/2009/1241** Officer: Robin Campbell
 Decision: PERM DEV Decision Date: 04/09/2009
 Location: 8 Lanchester Road N6 4TA
 Proposal: Certificate of Lawfulness for erection of rear dormer window and insertion of 4 x velux roof-lights to front roof-slope.

WARD: **Harringay**

Application No: **HGY/2009/1167** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/08/2009
 Location: 625 Green Lanes N8 0RE
 Proposal: Erection of single storey rear extension with internal refurbishment.

Application No: **HGY/2009/1182** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 01/09/2009
 Location: 139 Wightman Road N8 0BB
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1227** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 09/09/2009
 Location: Garage Colony rear of 97-103 Effingham Road N8
 Proposal: Change of use of garages to auto parts sales office.

Application No: **HGY/2009/1291** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/09/2009
 Location: Ground Floor Flat, 71 Raleigh Road N8 0JD
 Proposal: Erection of ground floor rear extension.

WARD: **Highgate**

Application No: **HGY/2009/1070** Officer: Jill Warren
 Decision: GTD Decision Date: 24/08/2009
 Location: 11 Kingsley Place N6 5EA
 Proposal: Erection of single storey rear ground floor extension.

Application No: **HGY/2009/1133** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/08/2009
 Location: 63 Cromwell Avenue N6 5HP
 Proposal: Insertion of recessed bin store at pavement level, including erection of brick retaining wall.

Application No: **HGY/2009/1135** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 24/08/2009
 Location: Highgate Primary School, North Hill N6 4ED
 Proposal: Tree works to include various works to various trees:- T1- T21- Mixed group of Limes and Plane trees, T22 - T37 - Malus, Birch, Maple, Sorbus, T39 and T40 - Field Maple and Lime.

Application No: **HGY/2009/1153** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 24/08/2009
 Location: 24 Sheldon Avenue N6 4JT
 Proposal: Removal and reconstruction of existing roof, and addition of porch to front entrance.

Application No: **HGY/2009/1173** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/09/2009
 Location: 64 Cromwell Avenue N6 5HQ
 Proposal: Demolition of existing boundary wall and erection of new boundary wall including steps / pathway and landscaping of front garden.

Application No: **HGY/2009/1176** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 03/09/2009
 Location: 64 Cromwell Avenue N6 5HQ
 Proposal: Conservation Area Consent for demolition of existing boundary wall and erection of new boundary wall including steps / pathway and landscaping of front garden.

Application No: **HGY/2009/1199** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 03/09/2009
 Location: 3 Somerset Gardens N6 5EQ
 Proposal: Installation of solar panels on existing flat roof.

Application No: **HGY/2009/1205** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 03/09/2009
 Location: 49 Cholmeley Crescent N6 5EX
 Proposal: Extension of dormer windows to side, front and rear elevations, and replacement of existing side extension with new enlarged side extension.

Application No: **HGY/2009/1210** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 07/09/2009
 Location: 12 Wood Lane N6 5UB
 Proposal: Listed Building Consent for addition of internal staircase to connect two floors of existing outbuilding and minor alterations. Change of use from part residential / home office to residential.

WARD: **Hornsey**

Application No: **HGY/2009/1161** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 27/08/2009
 Location: 60 Beechwood Road N8 7NG
 Proposal: Erection of single storey rear infill extension, erection of rear dormer window with insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2009/1171** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 01/09/2009
 Location: Flat A, 66 Hillfield Avenue N8 7DN
 Proposal: Erection of single storey lower ground floor extension and alteration to front elevation (amended).

Application No: **HGY/2009/1223** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 27/08/2009
 Location: Greig City Academy, High Street N8 7NU
 Proposal: Erection of single storey extension to existing 6th form common room, to be constructed above existing assembly hall.

WARD: **Muswell Hill**

Application No: **HGY/2009/1150** Officer: Tara Jane Fisher
 Decision: PERM DEV Decision Date: 24/08/2009
 Location: 3 Woodland Gardens N10 3UE
 Proposal: Erection of single storey infill extension and single storey rear extension at lower ground floor level.

Application No: **HGY/2009/1196** Officer: Jill Warren
 Decision: GTD Decision Date: 01/09/2009
 Location: 72 Muswell Hill Road N10 3JR
 Proposal: Creation of vehicle crossover to a classified road.

Application No: **HGY/2009/1215** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 08/09/2009
 Location: 48 Muswell Hill Road N10 3JR
 Proposal: Variation of Condition 3 (roof of the extension) attached to planning permission reference HGY/2009/0397 to allow the use of the flat roof terrace for access and amenity to the upstairs flat.

Application No: **HGY/2009/1235** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 11/09/2009
 Location: Buckingham Lodge, 2 Muswell Hill N10 3TG
 Proposal: Replacement of existing crittal windows with aluminium windows.

Application No: **HGY/2009/1237** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 11/09/2009
 Location: 50 Connaught Gardens N10 3LH
 Proposal: Installation of fixed glazed window in timber shingle wall to rear of property.

Application No: **HGY/2009/1238** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 10/09/2009
 Location: 19 Muswell Hill Broadway N10 3HA
 Proposal: Erection of rear extension at first, second and third floor levels and alterations to rear to allow reconfiguration of existing flats. Provision of external staircase at rear from ground to first floor levels.

WARD: Noel Park

Application No: **HGY/2009/1188** Officer: Robin Campbell
 Decision: GTD Decision Date: 28/08/2009
 Location: Builders Yard, Former Railway Sidings and Embankment, Safestore Storage Compound, Station Road and Adjoining Wood Green Common, N22
 Proposal: Approval Of Details pursuant to Condition 17 (bat survey) attached to planning permission reference HGY/2008/1431.

Application No: **HGY/2009/1189** Officer: Robin Campbell
 Decision: GTD Decision Date: 10/09/2009
 Location: Builders Yard, Former Railway Sidings and Embankment, Safestore Storage Compound, Station Road and Adjoining Wood Green Common, N22
 Proposal: Approval Of Details pursuant to Condition 20 (proposed highway improvement works) attached to planning permission reference HGY/2008/1431 (part discharge).

Application No: **HGY/2009/1232** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 10/09/2009
 Location: 37 Station Road N22 6UX
 Proposal: Display of 3.5 x 10m advertising hoarding at ground floor level on East elevation.

Application No: **HGY/2009/1286** Officer: Michelle Bradshaw
 Decision: PERM DEV Decision Date: 10/09/2009
 Location: 27 Cobham Road N22 6RP
 Proposal: Erection of rear dormer window and insertion of 4 x velux windows to front elevation.

Application No: **HGY/2009/1339** Officer: Robin Campbell
 Decision: GTD Decision Date: 28/08/2009
 Location: Builders Yard, Former Railway Sidings and Embankment, Safestore Storage Compound, Station Road and adjoining Wood Green Common, N22
 Proposal: Approval Of Details pursuant to Condition 14 (railing / fencing) attached to planning permission reference HGY/2008/1431.

Application No: **HGY/2009/1352** Officer: Robin Campbell
 Decision: GTD Decision Date: 27/08/2009
 Location: Builders Yard, Former Railway Sidings and Embankment, Safestore Storage Compound, Station Road and adjoining Wood Green Common, N22
 Proposal: Approval Of Details pursuant to Conditions 6 (protective fencing), 7 (tree protection), 8 (pre-commencement site meeting), 11 (construction management plan) and 22 (BREEAM pre-assessment) attached to planning permission reference HGY/2008/1431.

WARD: **Northumberland Park**

Application No: **HGY/2009/1114** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 28/08/2009
 Location: Side of 73-91 Northumberland Park N17 0TH
 Proposal: Installation of new green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.

Application No: **HGY/2009/1175** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 24/08/2009
 Location: 106 Northumberland Park N17 0TS
 Proposal: Use of property as two self contained flats.

WARD: **St Anns**

Application No: **HGY/2009/1162** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 27/08/2009
 Location: 6 Warwick Gardens N4 1JF
 Proposal: Use of property as 4 self-contained flats.

Application No: **HGY/2009/1169** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 27/08/2009
 Location: 50 Cranleigh Road N15 3AD
 Proposal: Demolition of existing garage and erection of single storey rear garage.

Application No:	HGY/2009/1198	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	28/08/2009
Location:	35 Kerswell Close N15 5HT		
Proposal:	Retrospective proposal for the replacement of existing white windows and front door with UPVC double-glazed windows / doors.		
Application No:	HGY/2009/1226	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	07/09/2009
Location:	339 West Green Road N15 3PB		
Proposal:	Approval Of Details pursuant to Conditions 3 (provision of secure cycle racks), 4 (access facilities) and 5 (refuse / waste storage) attached to planning permission reference HGY/2009/0643.		
Application No:	HGY/2009/1231	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	07/09/2009
Location:	26 Kimberley Gardens N4 1LF		
Proposal:	Retention of property as 2 self-contained flats (retrospective).		
Application No:	HGY/2009/1243	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	10/09/2009
Location:	79 Etherley Road N15 3AT		
Proposal:	Removal of timber lean to and construction of new exterior wall.		

WARD: Seven Sisters

Application No:	HGY/2008/0345	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/09/2009
Location:	Site between Netherton Road and Moreton Road, 381-481 Seven Sisters Road N15		
Proposal:	Approval Of Details pursuant to Conditions 6, 7 and 21 (hard landscaping, thresholds and cycle storage) attached to planning permission reference HGY/2007/1093.		
Application No:	HGY/2008/0351	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/09/2009
Location:	Site between Netherton Road and Moreton Road, 381-481 Seven Sisters Road N15		
Proposal:	Approval Of Details pursuant to Condition 10 (refuse and waste) attached to planning permission reference HGY/2007/1093.		
Application No:	HGY/2008/0603	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	03/09/2009
Location:	381-481 Seven Sisters Road N15		
Proposal:	Approval Of Details pursuant to Conditions 13 (vehicle access strategy, refuse collection) and 17 (vehicle access strategy for construction traffic) attached to planning permission reference HGY/2007/1093.		
Application No:	HGY/2009/1170	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	27/08/2009
Location:	Rear of 440-442 High Road N179JB		
Proposal:	Installation of a coloured green cabinet, 1600mm height, 1200mm width, 450m depth.		

Application No: **HGY/2009/1219** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 04/09/2009
 Location: 21 Wargrave Avenue N15 6UH
 Proposal: Erection of front and rear dormer windows

Application No: **HGY/2009/1258** Officer: Oliver Christian
 Decision: GTD Decision Date: 07/09/2009
 Location: 18 Grovelands Road N15 6BU
 Proposal: Alteration of roof from hip to gable and erection of front and rear dormer windows.

WARD: **Stroud Green**

Application No: **HGY/2009/1055** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 03/09/2009
 Location: 147 Mount View Road N4 4JT
 Proposal: Demolition of existing garage and erection of new pitched roof garage.

Application No: **HGY/2009/1149** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 26/08/2009
 Location: 42 Perth Road N4 3HB
 Proposal: Construction of wooden cabin at rear of property.

Application No: **HGY/2009/1201** Officer: Oliver Christian
 Decision: GTD Decision Date: 07/09/2009
 Location: 68 Stapleton Hall Road N4 3QF
 Proposal: Erection of 2 storey, 4 bedroom dwellinghouse with front and rear dormer windows.

Application No: **HGY/2009/1242** Officer: Jeffrey Holt
 Decision: REF Decision Date: 08/09/2009
 Location: 142 Stroud Green Road N4 3RZ
 Proposal: Erection of 2 storey, 2 bedroom dwellinghouse on land to rear of property.

Application No: **HGY/2009/1244** Officer: Oliver Christian
 Decision: GTD Decision Date: 08/09/2009
 Location: 70a Ridge Road N8 9LH
 Proposal: Formation of dormer window and insertion of velux window to front roof-slope.

Application No: **HGY/2009/1298** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 10/09/2009
 Location: 33C Florence Road N4 4DJ
 Proposal: Erection of 2 x rear dormer windows, and insertion of 2 x rooflights to front elevation to facilitate a loft conversion.

WARD: **Tottenham Green**

Application No: **HGY/2009/0788** Officer: Justin Booij
Decision: GTD Decision Date: 28/08/2009
Location: 39 Broad Lane N15 4DJ
Proposal: Change of use of ground floor to (A5) takeaway, erection of extract duct at rear, erection of first floor rear extension, and conversion of first / second floor into 1 x two bed self-contained flat.

Application No: **HGY/2009/0822** Officer: Jill Warren
Decision: GTD Decision Date: 24/08/2009
Location: 171 High Road N22 6AU
Proposal: Replacement of plant room enclosure with new packaged boiler plant and cladding of exposed stairwell.

Application No: **HGY/2009/1152** Officer: Oliver Christian
Decision: GTD Decision Date: 27/08/2009
Location: 23 Collingwood Road N15 4LD
Proposal: Erection of two storey side extension.

Application No: **HGY/2009/1165** Officer: Oliver Christian
Decision: GTD Decision Date: 27/08/2009
Location: 10 & 11 Ventnor Terrace Broad Lane N15 4QR
Proposal: Approval Of Details pursuant to Condition 2 (sample of materials) attached to planning permission reference HGY/2006/0525.

Application No: **HGY/2009/1187** Officer: John Ogenga P'Lakop
Decision: REF Decision Date: 01/09/2009
Location: Side of 40 Talbot Road N15 4DH
Proposal: Installation of new green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.

Application No: **HGY/2009/1221** Officer: Oliver Christian
Decision: GTD Decision Date: 07/09/2009
Location: 332-334 High Road N15 4BN
Proposal: External / internal alterations and refurbishment to include replacement of windows and doors with aluminium-framed double-glazed windows and doors.

Application No: **HGY/2009/1233** Officer: John Ogenga P'Lakop
Decision: GTD Decision Date: 07/09/2009
Location: To side of Priscilla Wakefield House, Harold Road N15 4PN
Proposal: Re-shell and change of dimensions of existing green coloured telecommunications cabinet to 1100mm x 1060mm x 310mm.

Application No: **HGY/2009/1336** Officer: Oliver Christian
Decision: REF Decision Date: 10/09/2009
Location: 96 Beaconsfield Road N15 4SQ
Proposal: Erection of 2 dormer windows to front roofslope and 2 dormer windows to rear roofslope.

Application No:	HGY/2009/1168	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	27/08/2009
Location:	Opposite 1 Chesnut Road N17 9ES		
Proposal:	Installation of new green coloured cabinet 1600mm (height) x 1200mm (width) x 450m (depth).		
Application No:	HGY/2009/1194	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	02/09/2009
Location:	6 Reedham Close N17 9PT		
Proposal:	Replacement of existing wooden windows / doors with UPVC double glazed windows and doors.		
Application No:	HGY/2009/1216	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	27/08/2009
Location:	The Narrow Boat PH & 148-152 Reedham Close N17 9PU		
Proposal:	Approval Of Details pursuant to Conditions 7 (dustbin enclosure), 8 (central aerial system), 11 (refuse and waste storage) and 13 (thresholds and boundaries) attached to planning permission reference HGY/2007/2414.		
Application No:	HGY/2009/1217	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	07/09/2009
Location:	Outside The Beehive PH, Stoneleigh Road N17 9BQ		
Proposal:	Re-shell and change in dimensions of existing green coloured telecommunications cabinet to 1100mm x 1060mm x 310mm.		
Application No:	HGY/2009/1230	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	27/08/2009
Location:	61 + 61A Vicarage Road N17 0BB		
Proposal:	Replacement of existing windows and front door with PVCu white double-glazed windows / door.		
Application No:	HGY/2009/1246	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	10/09/2009
Location:	Units R1 + R2, 560-568 High Road N17 9TA		
Proposal:	Installation of new shopfront with replacement roller shutter, replacement windows and doors with new roller shutters, replacement condenser units, guardrail and access gate.		
Application No:	HGY/2009/1247	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	07/09/2009
Location:	Units R1 + R2, 560-568 High Road N17 9TA		
Proposal:	Display of 3 x non-illuminated and 1 x internally illuminated fascia signs and 2 x externally illuminated LED strips.		
Application No:	HGY/2009/1251	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	07/09/2009
Location:	11a Shelbourne Road N17 0JX		
Proposal:	Replacement of existing windows and rear doors with PVCU white double-glazed windows / doors.		
Application No:	HGY/2009/1325	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	07/09/2009
Location:	12 Lansdowne Road N17 9XE		
Proposal:	Approval Of Details pursuant to Condition 3 (sample of materials) attached to planning permission reference HGY/2008/2288.		

WARD: White Hart Lane

Application No: **HGY/2009/1193** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 25/08/2009
Location: Land Adjacent 298 White Hart Lane N17 8LA
Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2008/0488.

WARD: Woodside

Application No: **HGY/2009/1163** Officer: Ruma Nowaz
Decision: REF Decision Date: 24/08/2009
Location: 57 Park Avenue N22 7EY
Proposal: Erection of garden room to rear of property.

Application No: **HGY/2009/1236** Officer: Michelle Bradshaw
Decision: REF Decision Date: 04/09/2009
Location: 6 Earlham Grove N22 5HJ
Proposal: Creation of vehicle crossover.

Application No: **HGY/2009/1252** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 11/09/2009
Location: 17 Leith Road N22 5QA
Proposal: Rear dormer window and roof extension with insertion of 2 x velux windows to front roofslope.

WARD: Not Applicable - Outside Borough

Application No: **HGY/2009/1174** Officer: Stuart Cooke
Decision: RNO Decision Date: 04/09/2009
Location: Leo Baeck House (including The Coach House), 65-67 The Bishops Avenue N2 0BG
Proposal: Observation to London Borough of Barnet for the conversion and alterations (including demolition of rear extension) of Leo Baeck House. Demolition of Balint and Osmond House and part retention of the 'Coach House' including the front facade. Erection of new two storey building to provide one large dwellinghouse with lower ground floor and basement levels. Creation of 7 no. units in the coach house and 3 no. units in Leo Baeck House (to be used in connection with the new dwellinghouse). Associated changes to parking and landscaping. Erection of gatehouse by the entrance point.



Haringey Council

Agenda item:

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Planning Committee	On 5th October 2009
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Report Title: Development Control and Planning Enforcement work report		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose To advise the Committee of performance statistics on Development Control and Planning Enforcement.		
2. Summary Summarises decisions taken within set time targets by Development Management and Planning Enforcement Work since the 15 th September 2009 Planning Committee meeting.		
3. Recommendations That the report be noted.		
Report Authorised by: <div style="text-align: center;"> <p>Paul Smith Assistant Director Planning & Regeneration</p> </div>		
Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.		
The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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Planning Committee 5 October 2009

DEVELOPMENT CONTROL PERFORMANCE STATISTICS

NATIONAL INDICATOR NI 157 - DETERMINING PLANNING APPLICATIONS

August 2009 Performance

In August 2009 there were 134 planning applications determined, with performance in each category as follows -

There were no major applications determined in August

90% of minor applications were determined within 8 weeks (28 out of 31 cases)

89% of other applications were determined within 8 weeks (92 out of 103 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 August, there were 688 planning applications determined, with performance in each category as follows -

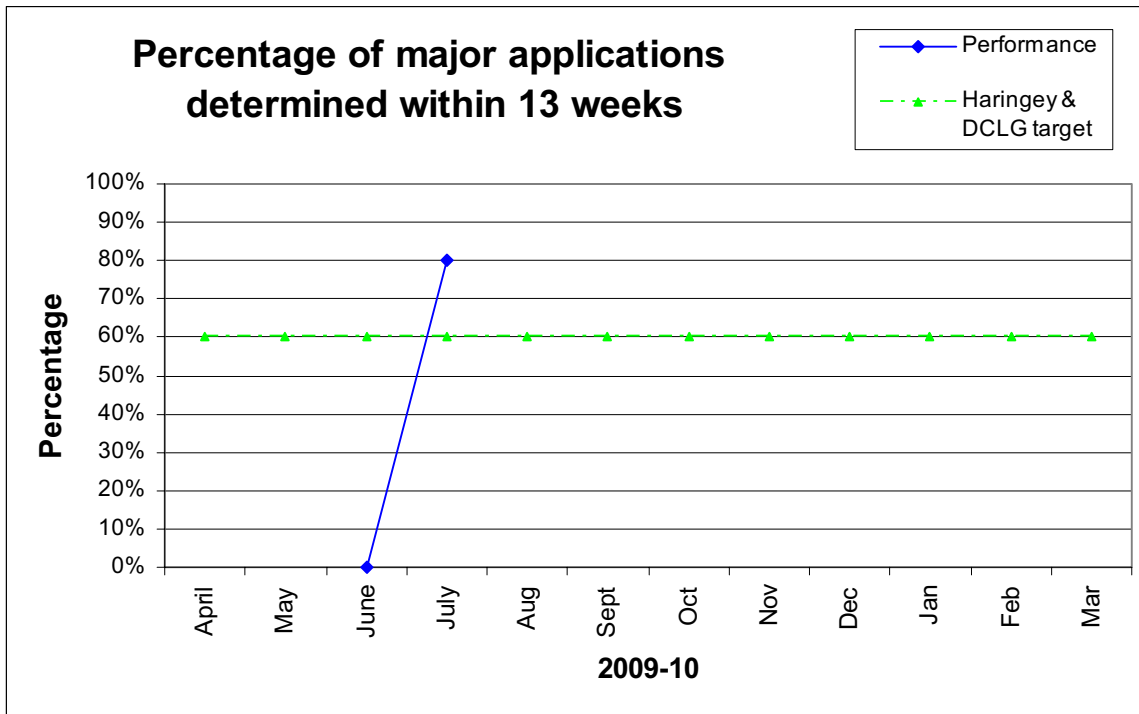
67% of major applications were determined within 13 weeks (4 out of 6)

80% of minor applications were determined within 8 weeks (121 out of 152 cases)

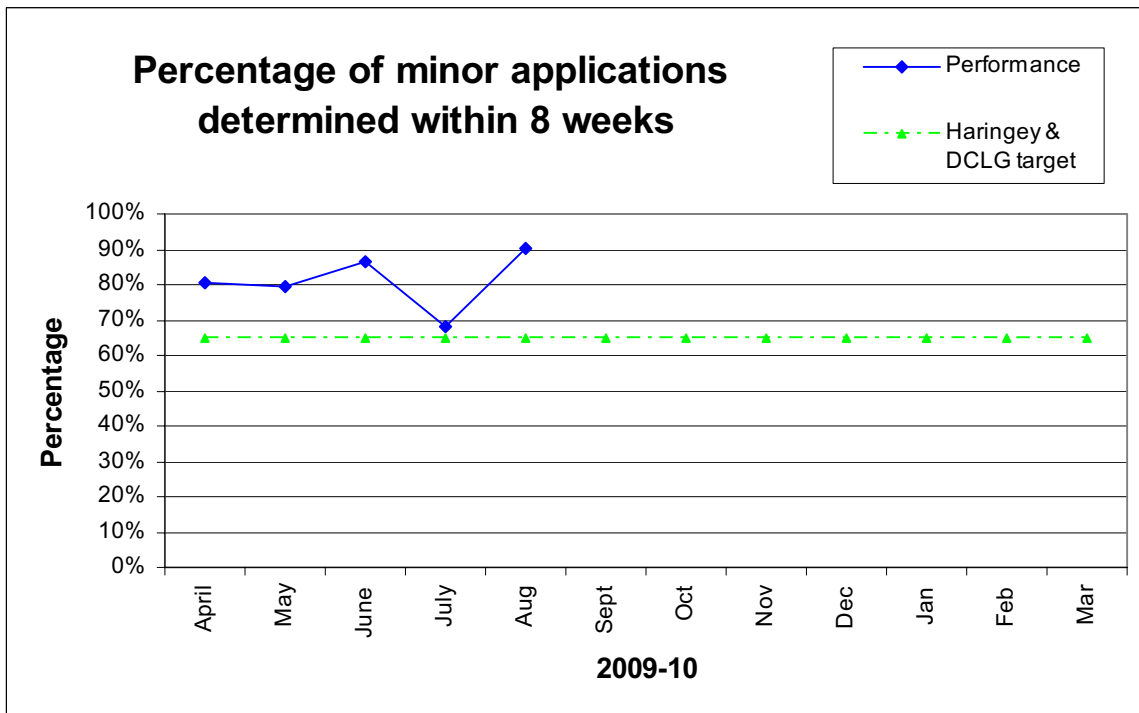
89% of other applications were determined within 8 weeks (474 out of 530 cases)

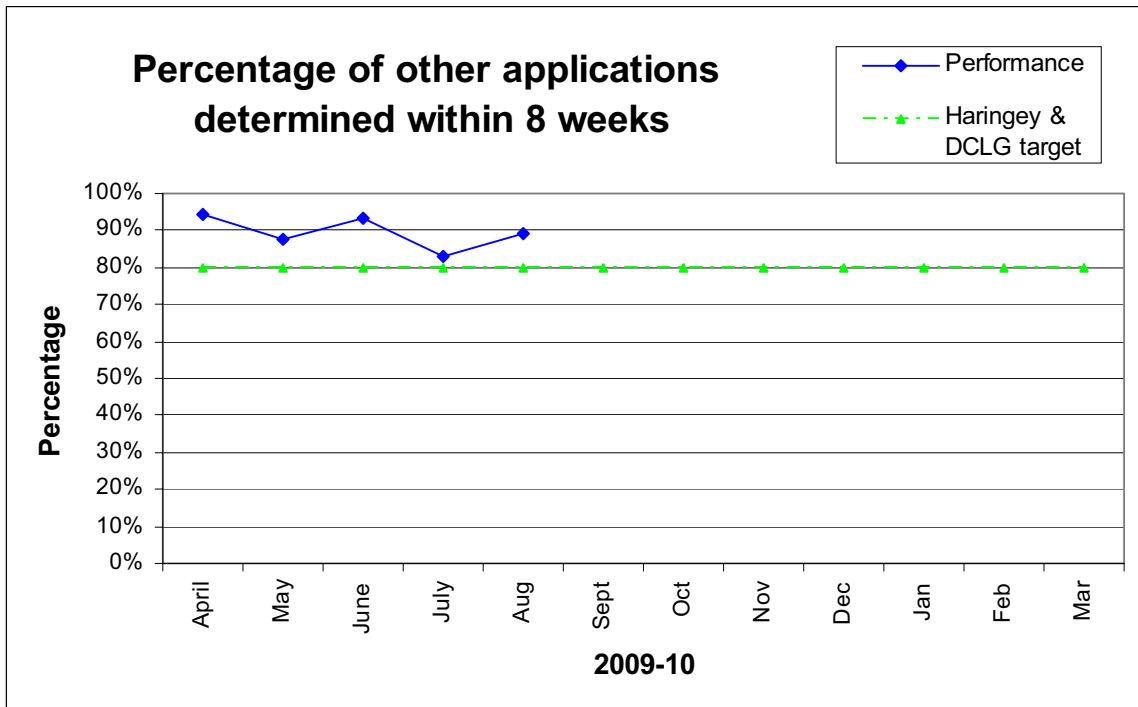
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2009/10



Minor Applications 2009/10



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

In the 12 month period September 2008 to August 2009 there were 1660 planning applications determined, with performance in each category as follows -

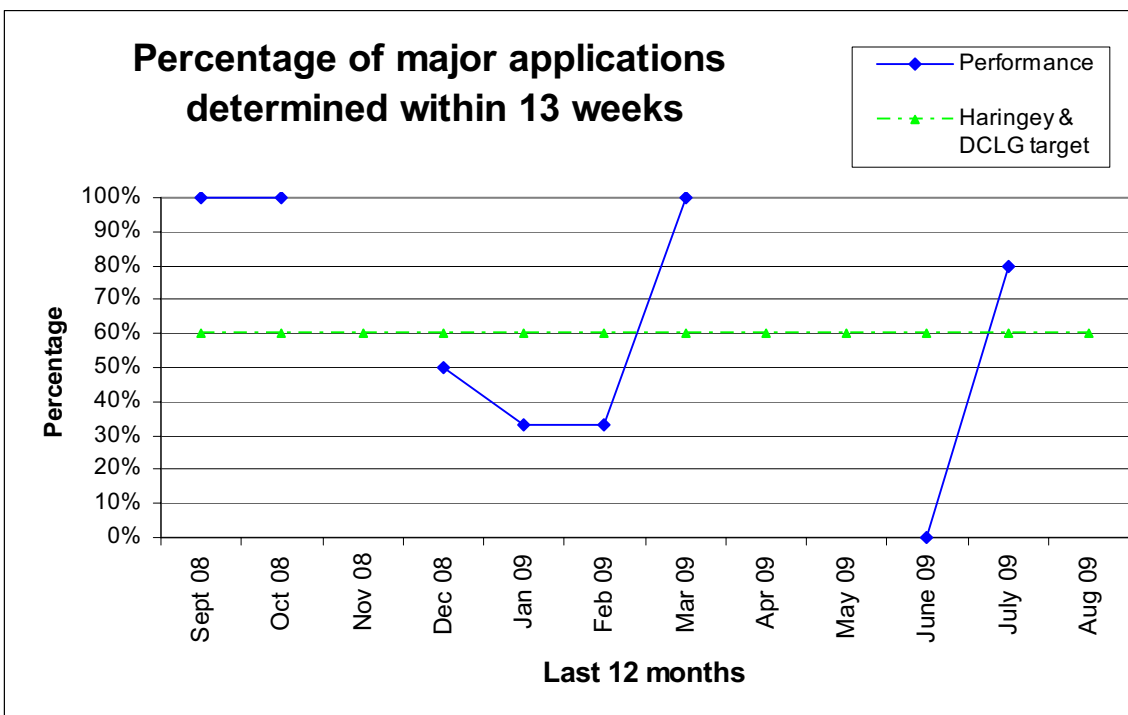
67% of major applications were determined within 13 weeks (14 out of 21)

80% of minor applications were determined within 8 weeks (337 out of 423 cases)

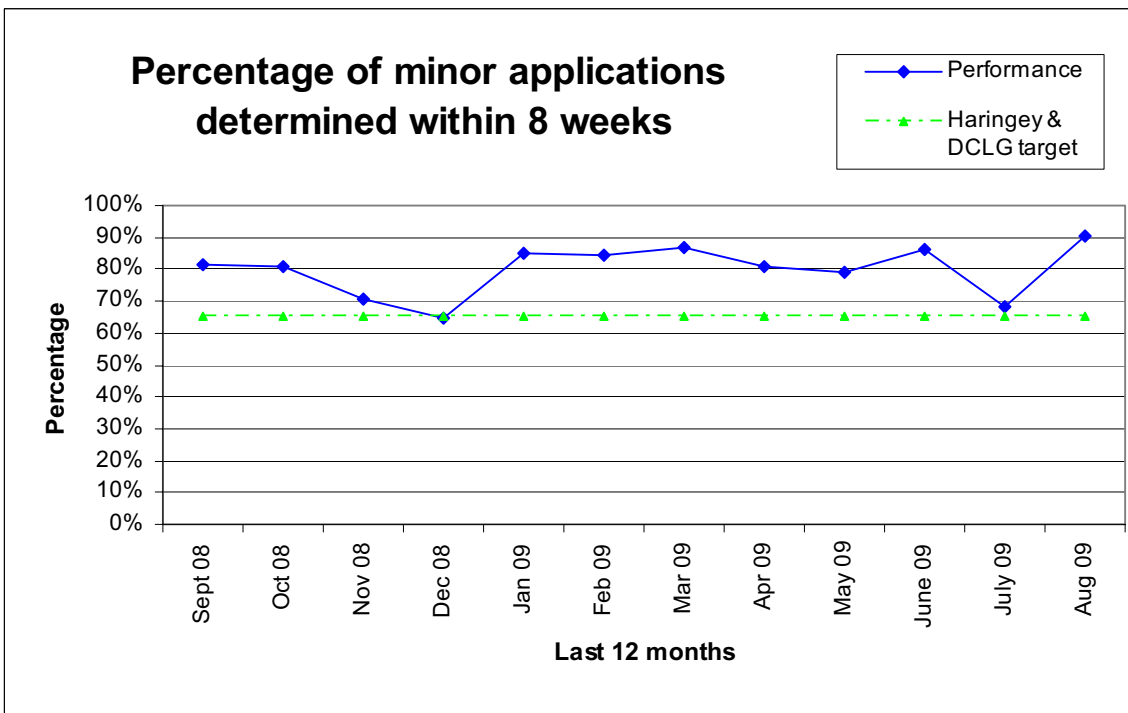
88% of other applications were determined within 8 weeks (1074 out of 1216 cases)

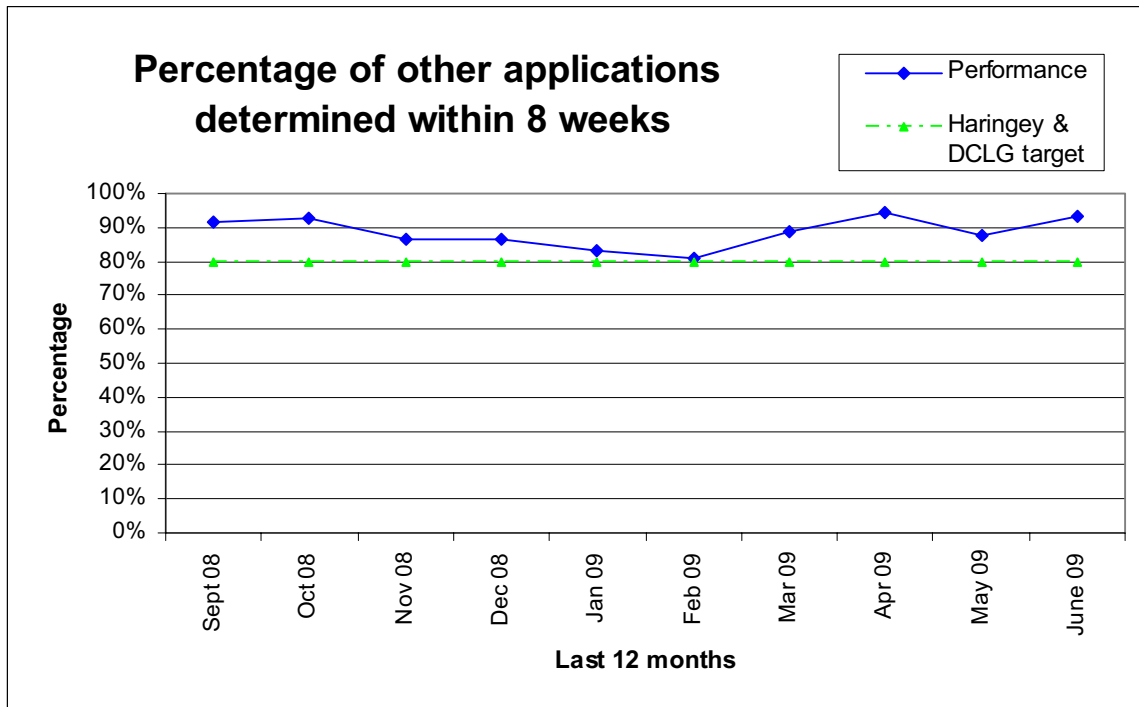
The 12 month performance for each category is shown in the following graphs:

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

August 2009 Performance

In August 2009, excluding Certificate of Lawfulness applications, there were 118 applications determined of which:

81% were granted (96 out of 118)

19% were refused (22 out of 118)

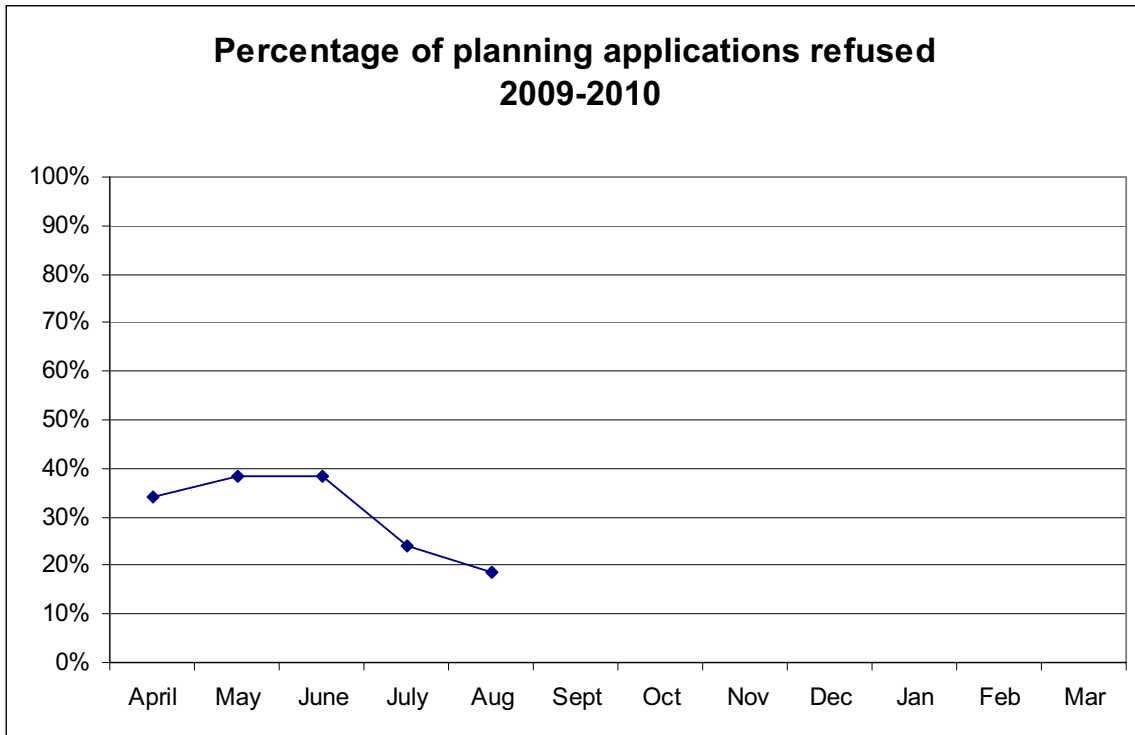
Year Performance – 2009/10

In the financial year 2009/10 up to the end of August, excluding Certificate of Lawfulness applications, there were 582 applications determined of which:

70% were granted (407 out of 582)

30% were refused (175 out of 582)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT CONTROL PERFORMANCE STATISTICS

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

August 2009 Performance

In August 2009 there were 17 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

29.4% of appeals allowed on refusals (5 out of 17 cases)

70.6% of appeals dismissed on refusals (12 out of 17 cases)

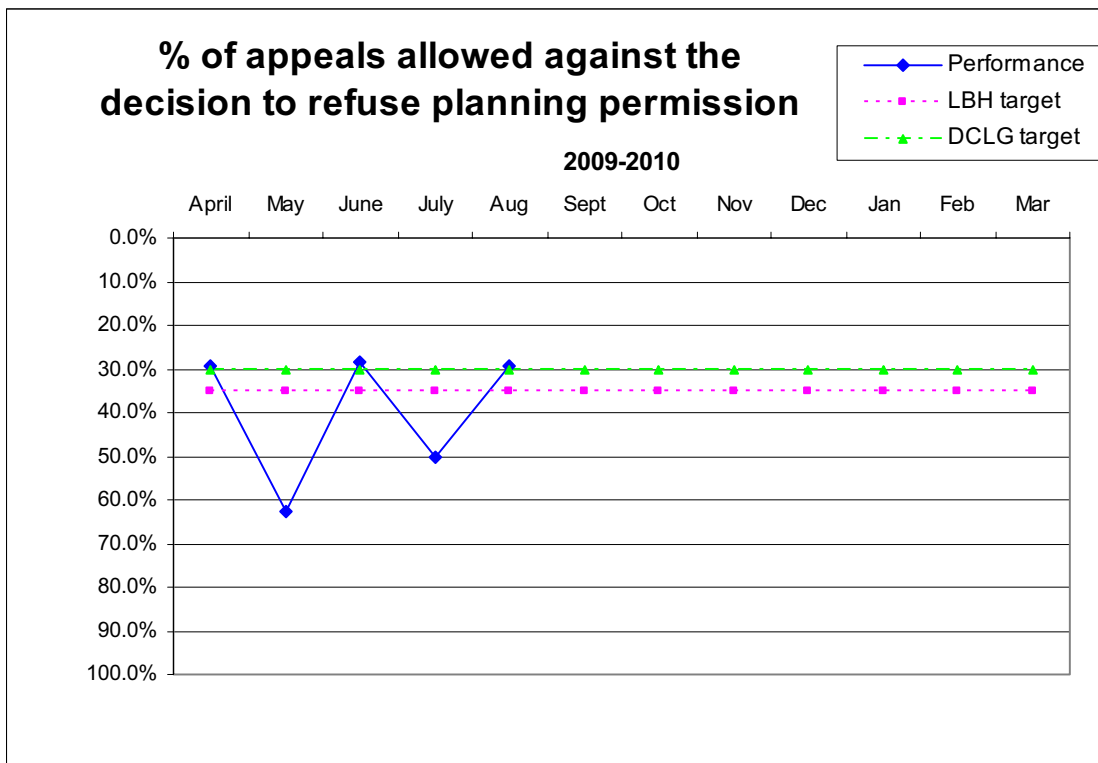
Year Performance – 2009/10

In the financial year 2009/10, up to the end of August, there were 55 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

36.4% of appeals allowed on refusals (20 out of 55 cases)

63.6% of appeals dismissed on refusals (35 out of 55 cases)

The monthly performance is shown in the following graph:



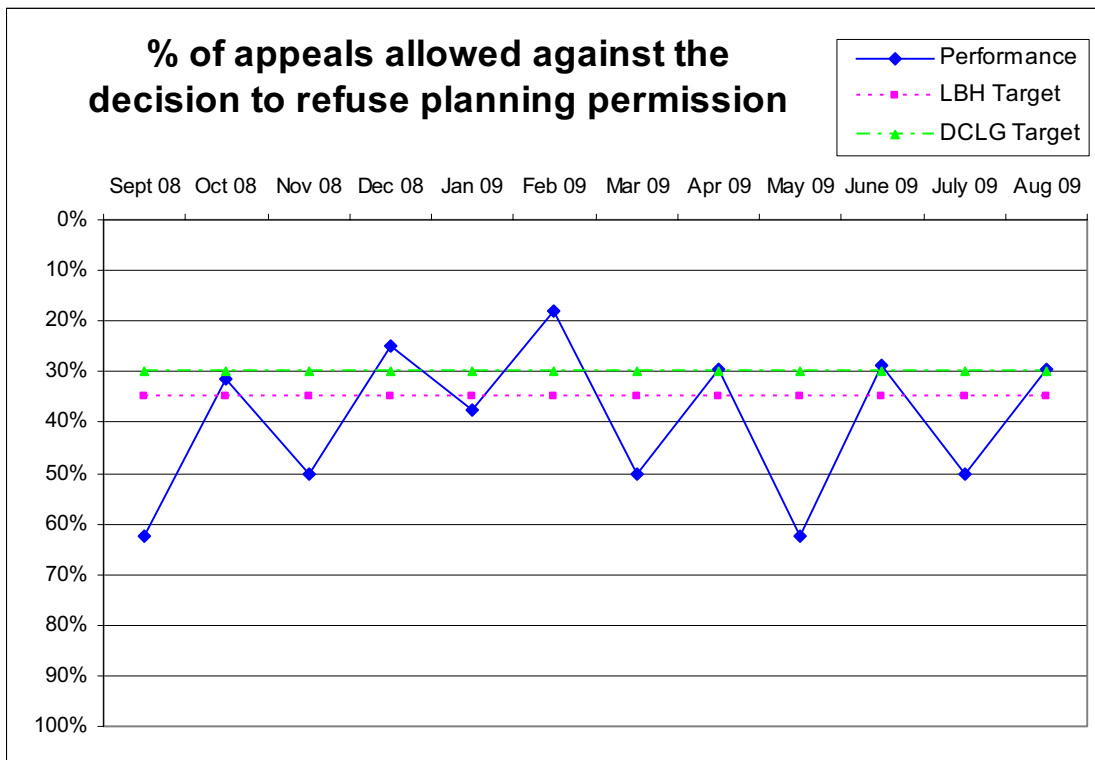
Last 12 months performance – September 2008 to August 2009

In the 12 month period September 2008 to August 2009 there were 137 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

35.8% of appeals allowed on refusals (49 out of 137 cases)

64.2% of appeals dismissed on refusals (88 out of 137 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 MEEETING

ENFORCEMENT INSTRUCTIONS COMPLETED

All Notices were served in July 09

S.330 – REQUESTS FOR INFORMATION SERVED

None

ENFORCEMENT NOTICES SERVED

Cara House, 339 Seven Sisters Road N15 - Unauthorised Change Of Use To A Place Of Worship, 02/07/09

74 Kimberley Gardens N4 - Unauthorised Conversion To Flats, 10/07/09

159 Tottenham Lane N8 - Unauthorised Change Of Use to Car Wash, 10/07/09

180 Park Lane N17 - Unauthorised Conversion to Two Flats, 10/07/09

19 Coniston Road N10 - Unauthorised Conversion Of Loft Space To Self-Contained Flat, 17/07/09

4B Craven Park Road N15 – Unauthorised residential conversion, 21/07/09

BREACH OF CONDITION NOTICE SERVED

None

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

99A Sylvan Road N22 – Unauthorised works to extend, 23/07/09

126 Norfolk Avenue N13 - people living in the back sheds, 23/07/09

94 Mayes Road N22 - possible HMO, 30/07/09

32A Beaconsfield Road N15 - Change Of Use Of Rear To Car Repairs/Storage And Damage To Trees, 31/07/09

PROSECUTIONS SENT TO LEGAL

None

APPEAL DECISION– check with officer

4 Appeal Decisions, 3 Dismissed, 1 Allowed

SUCCESSFUL PROSECUTIONS – check with officer

None

CAUTIONS

None

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Haringey Council

Agenda item:

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Planning Committee	On 5th October 2009
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Report Title: **Town & Country Planning Act 1990**

Town & Country Planning (Trees) Regulations 1999

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

Wards(s) affected: Stroud Green & Crouch End	Report for: Planning Committee
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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 175 Mount View Road N4
2. Side garden 27 Shepherds Close N6

3. Recommendations

To confirm the attached Tree Preservation Order

Report Authorised by: *Paul Smith*

pp **Marc Dorfman**

Assistant Director Planning & Regeneration

Contact Officer: **Ahmet Altinsoy**

Senior Administrative Officer

Tel: 020 8489 5114

4. Local Government (Access to Information) Act 1985

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

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

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PLANNING COMMITTEE 5 OCTOBER 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: 175 Mount View Road N4

Species: T1: Lime

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, visible from the surrounding properties.
2. The tree appears healthy for its species and age. It has a predicted life expectancy of 150 – 200 years.
3. The tree is suitable to its location.
4. The tree is a native species which contributes significantly to local bio-diversity.

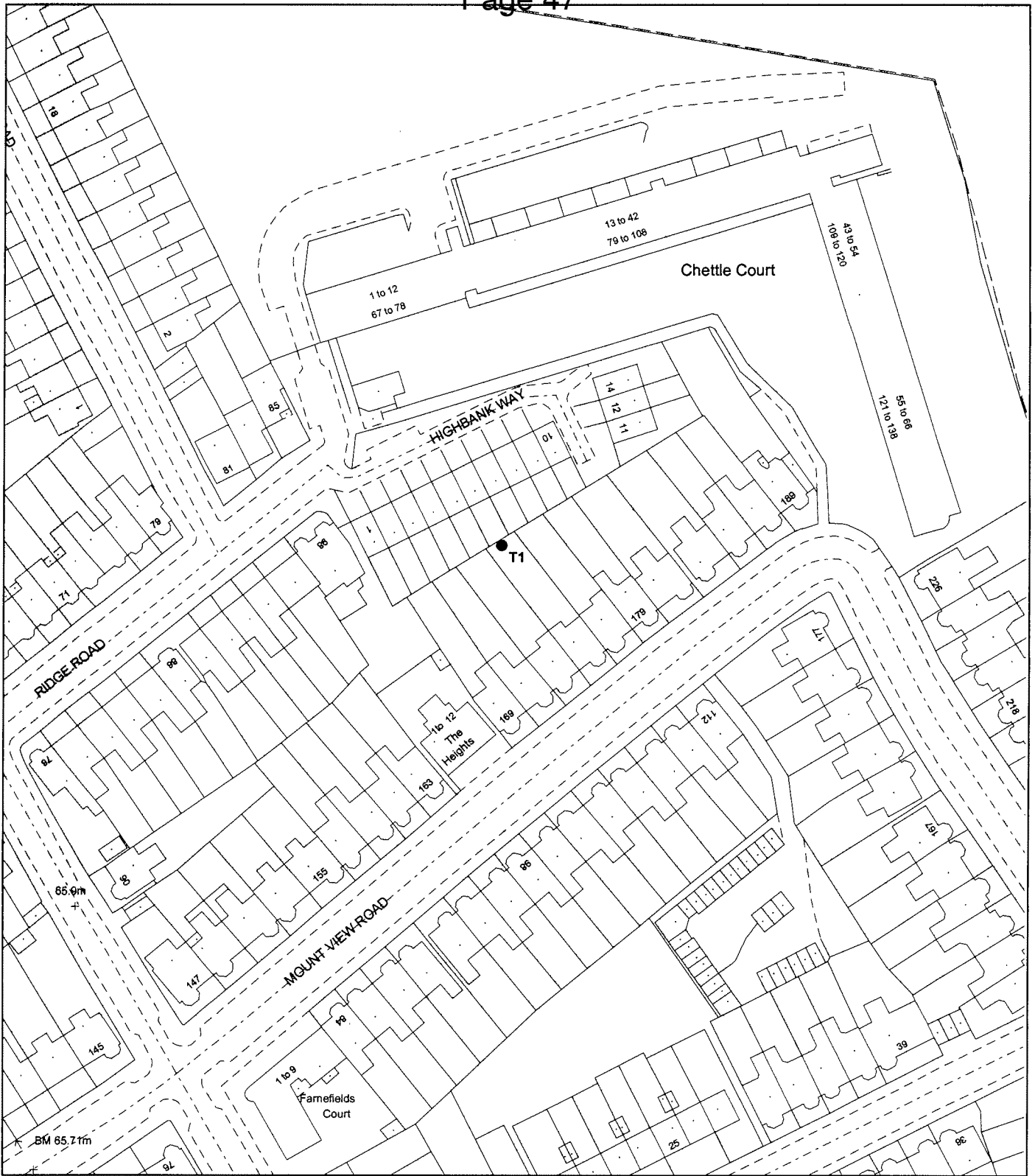
No objections have been received in regard to the TPO.

RECOMMENDATION

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


Paul Smith
Head Of Development Management South

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Site plan
175 Mount View Road N4

**Directorate of
 Urban
 Environment**

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

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	Scale	1:1250
	Date	05/10/2009

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TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY

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

REPORT

The tree is located at: 27 Shepherds Close N6

Species: T1: Lime

Location: Side 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 Shepherds Close.
2. The tree appears healthy for its species and age. It has a predicted life expectancy of 150 - 200 years.
3. The tree is suitable to its location.
4. The tree is a native species which contributes significantly to local bio-diversity.

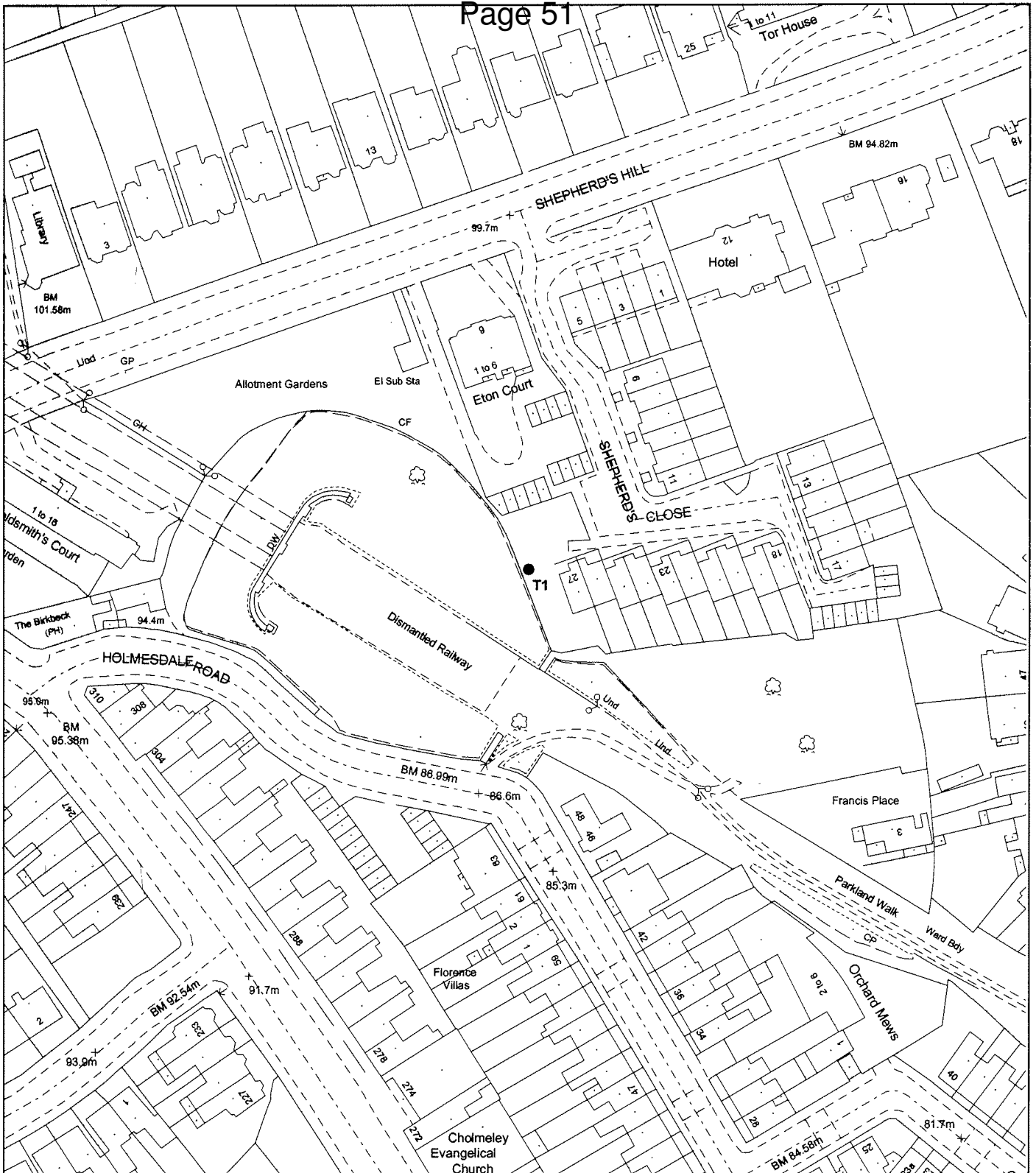
No objections have been received in regard to the TPO.

RECOMMENDATION

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


Paul Smith
Head Of Development Management South

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Site plan

27 Shepherds Close N6

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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	Scale	1:1250
	Date	05/10/2009

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Haringey Council

Agenda item:

[]

Planning Committee	On 5th October 2009
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Report Title: Planning applications reports for determination	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
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:  pp Marc Dorfman Assistant Director Planning & Regeneration	
Contact Officer: Ahmet Altinsoy Senior Administrative Officer Tel: 020 8489 5114	
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.	
The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.	

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Planning Committee 5 October 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/0932

Ward: Highgate

Date received: 03/06/2009

Last amended date: N / A

Drawing number of plans: DD 1001, 1002 P01, 1003 P01, 1004 P01, 2001 P02, 2002 P02, 2003 P03, 2004 P01, 2005 P02, 2006 P01, 2007 P01

Address: Land to rear of 19 North Road N6

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

Existing Use: Residential

Proposed Use: Residential

Applicant: Miss Sophie Davidson

Ownership: Private

PLANNING DESIGNATIONS

Archeological Importance
Conservation Area
Road Network: Classified Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site (0.03 ha in size) is located on the eastern side of North Grove and forms the lower part of the original extended garden to 19 North Grove; a Grade II* Listed Building (including its curtilage), located on the western side of North Road. This property is also known as 'The Sycamores' and is an 18th century Georgian building of brown brick with red brick dressings and a tiled roof. The rear part of the garden is now under separate ownership from that of the main house and can be distinguished from the rest of the garden by the drop in ground level and also by the presence of a dividing fence.

The frontage of the site onto North Grove consists of a 2m high brick wall above an earth bank set back from the street. This earth bank slopes up to the base of the wall and forms part of the application site. The difference in levels between the highway and the base of the wall is about 1m. Growing within the verge are two Limes and a Horse Chestnut. The boundary wall is built of attractive and mellowing yellow brick. A gated entrance has recently been introduced along this frontage. There is no footway in front of this site or along the eastern side of this part of North Grove. A garage, which forms part of No.17 North Road, adjoins this site along the southern boundary, while a 2.4m high brick wall separates the application site from No 20 North Grove along the northern boundary of the application site.

North Grove is a residential cul-de-sac located within walking distance of the centre of Highgate Village. The Road is an eclectic mixture of building styles, types, ages and materials. There is housing on the road dating from Victorian times to very recent. A number of the properties on the eastern side of the road (namely No's 20– 26) are set behind high front walls and garages with long front gardens with trees and climbing plants; which firstly makes it difficult to see these properties, but gives the road a tree lined, green and open feel. Along the western side of the street there are modern three storeys white rendered town houses, which are of the same design as those on Highgate Close. At the end of the road (western side) there is a modern four storey block of flats made in brick, with some marble and granite facing. Along the eastern side of road there is a large two-storey contemporary house (No 14) which has a large expanse of glazing along its front elevation and which sits very close to the road. This is most recent addition to the road.

The application site falls within Highgate Conservation Area, an extensive area which includes a wide range of building types and designs.

PLANNING HISTORY

HGY/2006/2290 - Partial demolition of rear boundary wall to allow for repair and rebuilding including creation of vehicle crossover to North Grove N6 (borough road). – Approved 13/02/2007

HGY/2006/2289 - Listed Building Consent for creation of hardstanding in rear garden and partial demolition of rear boundary wall to allow for repair and rebuilding including creation of vehicle crossover to North Grove N6 (borough road). – Approved 16/02/2007

HGY/2006/0326 - Partial demolition of rear boundary wall to allow for repair and rebuilding including creation of vehicle crossover to North Grove, N6 (borough road) at rear.- Refused 11-04-06

HGY/2006/0327 - Listed Building Consent for the creation of a hardstanding in the rear garden and the partial demolition of rear boundary wall to allow for repair and re-building including creation of vehicle crossover to North Grove to rear.- Refused 11-04-06

HGY/2004/1378 - Erection of a part 1 part 2 storey 3 bedroom single dwellinghouse. Partial demolition of garden wall to create vehicular crossover to North Grove and associated landscaping – Refused 06/09/2004 - Dismissed on appeal 27/06/2005.

HGY/2004/1379 - Listed Building Consent for partial demolition of wall to create vehicle crossover- Refused 06/09/2004 - Dismissed on appeal 27/06/2005.

DETAILS OF PROPOSAL

This application is for the erection of a part single, part two-storey two-bedroom dwelling house to front onto and with vehicular access onto North Grove.

CONSULTATION

Ward Councillors
Building Control
LBH – Transportation Group
Council’s Arboriculturist
Highgate CAAC
Highgate Society
English Heritage
11a, 13, 13a, 17a, 17b, 21-31, 25a, 31a North Road
12 – 26 (even) North Grove
11 – 29 (odd) North Grove
Flats A –J (c) Copper Beech, 31 North Road

RESPONSES

Transportation - The proposed site is within Highgate CPZ that operates between Monday - Friday 1000 - 1200hrs and it is in an area with a low public transport accessibility level. However the site has not been identified by the Council’s adopted UDP July 2006 (Policy HSG 11) as a location suffering from parking problems.

The proposed development would not generate any significant increase in traffic and parking demand, in addition the applicant has proposed off-street parking area that can accommodate 2 cars as shown on Drawing No: DD 1003 PO2 dated Feb 2009. Consequently the highways and transportation authority would not object to the proposed development.

Borough Arboriculturalist - The proposed new building is to be constructed at 13.3m from T1 (Copper beech). This is outside the recommended Root Protection Area (RPA) calculated in accordance with BS 5837: Trees in relation to construction. Trial pits excavated to the rear of the wall in 2006, did not locate any significant roots. Therefore, it is highly unlikely that roots from both T3 (Lime) & T4 (Lime) will be affected by works within the development site. Only one tree will be directly affected, T5 (Magnolia). It is to be removed or relocated. However, it is of little amenity value and should not be a constraint to development. The

proposed site layout would appear to have minimal impact on the trees to be retained on site.

It is proposed to locate the new utility service routes beneath the existing driveway, using a 'no-dig' method. This needs to be confirmed. It is proposed to use a light weight excavator for constructing the proposed new building. This needs to be confirmed.

An Arboricultural implication assessment and Tree protection method statement have been submitted which detail the tree protection measures to be implemented on site and all construction works that may impact on the trees. Robust planning conditions must be used to ensure protective measures are implemented for the safe retention of the existing trees and that appropriate enforcement action can be taken, if necessary. The following are minimum requirements: The Tree protection method statement must be made a planning condition to ensure all proposed works are carried out in accordance with it.

A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturist, Council Arboriculturist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective measures must be inspected by the Council Arboriculturist, prior to any works commencing on site and remain in place until works are complete.

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

Conservation Officer - "No. 19 North Road, a Grade II* house, which stands on the west side within Highgate Conservation Area, has a very large rear garden which steps down a slope. The application site is a significant distance from the listed building located at the bottom of the garden at lower level.

I have concerns considering the sensitive context and physical constraints of this particular site, at the bottom of the rear garden of this listed building, with tall mature trees adjacent, and within the conservation area. I would suggest a smaller size single storey 1 bed dwelling designed in such a way as not to affect any of the adjacent mature tree roots without being excavated into the ground, and not affecting any views from North Grove, by not projecting above the level of the boundary wall to North Grove.

I acknowledge however, that the proposed footprint of this new house is set back from the boundary wall and the height and bulk is only visible from long views or over the gates. I also acknowledge that the proposed new dwelling is sufficiently far away and at a much lower level and would not adversely affect the setting of the listed building.

If this proposal is approved, considering the sensitivity of this conservation context, I recommend a condition withdrawing PD Rights with an informative to the applicant making it clear that proposals for any further extensions will be Refused. Considering the sensitivity of this conservation context I would also include a condition requiring approval of external facing materials – only high quality / durable natural facing materials will be approved”

English Heritage – The application should be determined in accordance with national and local policy guidance and on the basis of specialist conservation advice.

Building Control – No comments to make

Highgate Society – “Our Environment Committee has considered this latest application for development of a house in the back garden of this important Grade II* Listed Building, the latest in a series of similar applications in recent years, all rejected by Haringey and/or at appeal.

We are fully aware of the circumstances under which the application has been made – the rear part of the garden having been sold by the owner of the Sycamores to his daughter, the applicant, to enable her to build a home there, accessed from the newly-created entrance in the wall fronting North Grove.

However, other than these circumstances personal to the applicant and the owner of The Sycamores, we cannot see that, in planning terms, there has been any change in circumstances to justify yet another application to build a house in what is still the curtilage of an important Listed Building. It does not constitute Enabling Development, and would neither preserve nor enhance the setting of the Listed Building.

Further, following the recent grant of planning permission to create a vehicle access through the wall from North Grove, part of the area under consideration has been significantly reduced in level, potentially reducing the amount of water reaching the major beech tree close by on the site and preventing any further spread of its roots. We would have serious concerns that yet further excavation, for a house, would further prejudice the survival of this tree, and no decision should therefore be taken before a report has been obtained from your arboriculturist, to whom we are copying this.

However, in planning terms, we see no new reasons to justify granting a permission which has been refused on several occasions in the past. Our Committee considers that to allow any development other than a valid Enabling Development within the curtilage of an important Listed Building would set a

highly damaging precedent for all other gardens – and, indeed, Listed Buildings such as the Bull, at 13 North Hill, with which you will be familiar since the circumstances are very similar and where you have repeatedly refused applications to build within the curtilage of a Grade II Listed Building - within the Highgate Conservation Area, and consider that the comments made in our submissions on previous applications on this site remain valid and that permission should not be granted.”

Letters of objection have been received from the residents of the following properties No’s 13, 14, 15, 17, 17B, 19, 20, 21, 22, 23, 25, 27, Flat A, B, F & H Copper Beech 31 North Grove and No’s 13 & 15 North Road, who object to this application on the following grounds (as summarised):

- Loss of trees;
- Danger of trees dying;
- Impact on Copper Beech tree:
- Effect on tree canopies;
- Impact on parking/ Increased congestion;
- Character of North Grove will be severely affected and altered;
- House is too big for the site and will be out of character with the road/ building would dominate;
- Proposal has little regard to form of surrounding development;
- Character of listed main house will be affected;
- The proposal is an oddly shaped building that would sit uncomfortably with the wall of No 20;
- Loss of original garden of Georgian house;
- Pleasant views to towards existing house will be ruined;
- Proposed development will not preserve or enhance the historic character and qualities of the grade II* listed building;
- Cramped appearance within the site;
- Design of the building is out of keeping and incongruous to the area;
- Loss of gap between No 14 and 20 which is a pleasant relief from almost continuous development on both sides;
- Design and construction of this property is not appropriate for a garden which forms part of a listed building;
- Unacceptable level of housing density on North Grove;
- Loss of amenity for residents/ loss of open green area;
- Los of views;
- Impact on Conservation Area by further infilling;
- Impact of amenity of residents by construction traffic;
- Impact on semi-rural character of North Grove;
- Application differs in no important respect from 2004 decision; reason for refusal still remain;
- Conflict between the need for daylight and sunlight reaching the proposed dwelling and the need to protect the trees on site;
- The proposal is not accompanied by an archaeological assessment;
- Impact on archaeology;

- The presence of the large copper beech tree on the site would compromise the amenities of future residents of the proposed dwelling;
- Division of the application site plot into two smaller plots would not be in keeping with the character of the area and would not preserve nor enhance the Conservation Area;

A letter of support has been received from the residents of No 17a North Road

RELEVANT PLANNING POLICY

National Planning Guidance

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Guidance 15: Planning and the Historic Environment

The London Plan -2008 (Incorporating Alterations)

Policy 3A.1 Increasing London's supply of housing

Policy 3A.2 Borough housing targets

Policy 3A.3 Maximising the potential of sites (London Plan Density Matrix)

Policy 4B.5 Creating an inclusive environment

Policy 4B.8 Respect local context and communities

Policy 4B.12 Heritage conservation

Policy 4B.15 Archaeology

Haringey Unitary Development Plan 2006

G1 Environment

G2 Development and Urban Design

G3 Housing Supply

UD3 General Principles

UD4 Quality Design'

HSG1 New Housing Development

HSG9 Density Standards

M10 Parking for Development

OS10 Other Open Space

OS17 Tree Protection, Tree Masses and Spines

CSV1 Development in Conservation Areas

CSV2 Listed Buildings

CSV5 Alterations and Extensions in Conservation Areas

CSv8 Archaeology

Supplementary Planning Guidance

SPG1a Design Guidance
SPG2 'Conservation and Archaeology'
'Housing' SPD October 2008
SPG8b Materials
SPG9a Sustainability Statement

ANALYSIS/ASSESSMENT OF THE APPLICATION

Background

The current application leads on from a previous application for the erection of a part single, part two storey three bedroom dwelling house on this site, which was refused permission by the Local Planning Authority (LPA) in September 04 and which was later dismissed on appeal (June 2005) by the Planning Inspectorate/ Secretary of State. The reasons for dismissing this appeal are discussed further on in this report. The main issues in terms of the current application are considered to be; (1) the principle of a residential dwelling on this site; (2) the design and form of the new dwelling; (3) size and quality of the residential accommodation; (4) impact on the setting of the Listed Building; (5) impact on the character and appearance of the Conservation Area; (6) impact on trees; (7) impact on residential amenity; (8) transport and parking; (9) archaeology and (10) sustainability.

Principle of a residential dwelling

The application site is located in an established residential road with a variety of housing types ranging from the Victorian era up until the present. As set out in paragraphs 23 & 24 of the 2005 appeal decision the Planning Inspector states he "did not consider that the presence of the proposed dwelling would detract significantly from the setting of the listed building" and secondly did "not consider that the creation of a separate plot would...compromise the setting of 19 North Road".

Bearing these two points in mind and bearing in mind the proposal would meet the criteria set out in policy HSG1 'New Housing Development' there is no in principle objection to the creation of a dwelling unit on this site. The density of the proposed development would fall below the density range of 200-700 habitable rooms per hectare as advocated in policy HSG9.

Design & Form

The proposed dwelling will be of an irregular shape and will be positioned toward the north of the site, 1m away from the boundary wall with No 20. This wall is a 2.4m high brick wall which follows the inclined level of the garden up to the face of the Listed Building. There is an overall fall of 3.5 between the ground inside the boundary wall fronting onto North Grove and the garden area immediately to

the rear of the Listed Building. The proposed building will taper along this boundary and will have a constant gap of 1m.

The proposed building will be set back 4.4m from the inside of the front boundary wall. The maximum depth of the structure will be 12.4m, while the structure at its widest will be 8.5m. The footprint of the south facing aspect will be of an irregular shape, firstly in order to be outside the 13m root spread of the Copper Beech tree and to secondly to create a sunken terrace area. The footprint of the building will also be sunken into the ground (1.4 m below ground level at the deepest point).

The single storey aspect of the proposal (which is approximately 2/3 of the footprint of the structure) will sit well below the line of the boundary wall. The first floor section of the building will be to the front of the building. The two-storey section of the building will project 1.7m above the height of the northern boundary wall at its highest. The two-storey section of the building will have a low mono pitch roof. The overall height and mass of the two-storey section of the building has been minimised by sinking the structure and by limiting the height of the building to 4.2m above existing ground level and by restricting the size of the upper storey; so that the majority of the house as viewed from neighbouring properties is single storey. The single storey aspect will also have a sedum green roof therefore further minimising its impact when viewed from neighbouring properties.

The exterior of the building will be faced in buff multi stock brick with a reconstituted stone course. The upper section of the building will be faced in timber horizontal boarding. The low mono pitch will be a Rheinzinc standing seam metal roof with matching zinc gutters and down pipes. A chimney to be placed on this mono-pitch roof will serve a multi fuel stove in the living room with will be a Rheinzinc clad stack. The windows are to be stained timber construction with some of the fenestration incorporating stained timber shutters and louvers.

SPG8b on 'Materials' states that any materials proposed for a building or its environment need to be sensitive to the adjoining buildings and any distinctiveness in the surrounding area. The modern design and choice of materials in this case is considered appropriate given character and context of the road. Overall the building form, detailing and associated materials has been carefully considered to respect the open nature of the site and are sensitive to distinctiveness and character of the road and conservation area. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design'. CSV1 'Development in Conservation Areas' and SPG1a 'Design Guidance' and SPG2 'Conservation & Archaeology'.

Size and quality of this residential accommodation

The residential unit will have a gross internal floorspace of 110 sq.m (70 sq.m at ground floor with 40 sq.m at first floor) and therefore meets the floorspace minima for a two-bedroom dwelling as set out in the Council's Housing SPD. The private amenity space will be well in excess of the 50sq.m required for a family size dwelling.

The principle windows of this dwelling unit will have a south facing aspect, which will overlook the garden and gravelled area. The main living room will have a triple folding patio door which will open out onto a sunken terrace. The ground floor bedroom will also have a window facing onto this courtyard. The upper floor bedroom will have a south facing balcony. Three roof lights (opaque glazed) will be incorporated on the flat roof as well as high level clerestory windows on the east elevation of upper storey to bring daylight deep into the house.

While the canopies to the nearby trees will cause some shading, the reduction in the size of the footprint of the dwelling relative to the previous scheme, the positioning/ orientation of the dwelling as well as the incorporation of a high degree of glazing relative to floor area (normally required to be 10%) will ensure an adequate amount of daylight and sunlight is receivable to this dwelling unit. Overall this new dwelling will provide an acceptable standard and quality of accommodation for future occupiers.

Impact on the setting of the Listed Building

As outlined above the application site forms part of the curtilage of a Grade II" Listed Building and therefore the entire grounds and boundary walls are protected. PPG15 paragraph 3.5 (iii) states that the building's setting and its contributions to the local scene are very important issues. Section 2.16 ((PPG15) "the setting of the listed building", makes it clear the setting of the building is often an essential part of the building's character and refers to the importance of gardens in protecting the historic character and development of historic buildings. In this case the garden and the walled enclosure are recognised as important elements in the setting and the character of the Listed Building.

The proposed dwelling will be 39m away from Listed Building and unlike the previous application will not cover the entire frontage onto North Grove, therefore allowing for views above the gated entrance of the rear of this property. In the 2005 appeal decision the Planning Inspector did not consider the proposed development as having any detrimental impact on the Listed Building or its setting. Bearing these points in mind the LPA would not be in a position to refuse the current application on such a ground. Overall it is considered that the siting and design of the proposed new dwelling will not have a detrimental impact on the appearance, historical character, architectural integrity or setting of this Listed Building

Impact on the character and appearance of the Conservation Area

The character of application site and North Grove is derived from a number of elements. North Grove is firstly a quiet residential cul-de-sac with less traffic than a normal residential road in Highgate. The road has an eclectic mixture of building styles, types, ages and materials, ranging from the mid 19th century up to the present time; which gives the road a unique and varied character. A number of the properties on the eastern side of the road are set behind high front walls and garages and have long front gardens with trees and climbing plants; which gives the road a tree lined, green and open feel. The large walled rear garden to the Listed building, which is one of two original full depth rear garden remaining to properties on North Road, as well as the trees which sit in the embankment to the front of the site and the large protected Copper Beech in the south eastern corner of the site, in particular contribute to this tree lined, green and open character.

In the 2005 appeal decision the Planning Inspector objected to the proposed bulk, scale and design of the new house, in that it was too high and covered the entire frontage onto North Grove, therefore changing the open nature of the street at this point and causing harm to the conservation area.

“The size of the proposed dwelling along with its positioning on the appeal site and the proposed rustic, vernacular treatment would cause harm to the character and appearance of Highgate Conservation Area”.

This previous scheme was almost 2m higher at the roof ridge level and occupied almost the entire frontage, Compared with the current scheme the overall height and roof form of the two-storey section of the building has been minimised by sinking the structure and by limiting the height of the building to 4.2m above ground level. While the comments of the Conservation Officer are noted a single storey building with a pitched roof, which is not partly sunken into the ground, could in fact be higher than the proposal.

The footprint of the building has also been restricted so that it does not cover the entire frontage so as to maintain the strategic views east of the Listed Building on North Road. In addition the size of the upper storey has been restricted so that a large proportion of the house as viewed from neighbouring properties will be single storey with a green roof. The viewing corridor of the Listed Building beyond will also allow for view of the garden and glimpse views of trees and greenery from the upper floor windows to the properties on the other side of North Grove.

Given the height of the footprint of the building has been minimised and given the building will be set back 4.4m behind the high front boundary wall, the building will be relatively discrete from the public realm, particularly when the trees to the front are in full bloom. The gap maintained to the side of the building and backdrop of trees and greenery will help minimise/ soften its scale and bulk when viewed from North Grove. In some ways the proposed building will be a

more discrete feature than the series of single storey garage buildings which sit very close to the eastern side of the road and which in part interrupt the streetscene. As discussed below it is now considered that the health of the Horse Chestnut and Lime Trees, as well as the Copper Beech will not be affected. The amenity value of these trees will not be compromised, nor their contribution to the character and appearance of this part of Highgate Conservation Area. On this basis it is considered that the proposal will preserve and enhance the character and appearance of the Conservation Area and as such the proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

Impact on trees

In the 2005 appeal decision it was considered that the "Copper Beech in the South-Eastern corner of the site and the Horse Chestnut and Lime "would be placed at serious risk as a consequence of the development owing to its impact on the root system of the trees" An arboricultural report has been submitted with this application and has been assessed accordingly by the Council's Arboricultural Officer. The proposed new building is to be constructed at 13.3m from T1 (Copper Beech), which is protected by way of a Tree Protection Order (TPO). This is outside the recommended Root Protection Area (RPA) calculated in accordance with BS 5837. As has been established the Horse Chestnut and two Lime trees have limited rooting inside the boundary wall. The only tree that will be directly affected will be T5 (Magnolia) which is to be removed or relocated. This tree is however of little amenity value and should not be a constraint to development.

Subject to the use of appropriate foundations and tree protective fencing the proposed dwelling can be constructed with no Implications relating to loss or damage to the mature trees on site. However, in order to ensure that no harm is caused to the existing trees a number of conditions will be attached to permission to ensure that appropriate measures are taken during construction to safeguard their protection. The proposed development is therefore considered to be in accordance with the requirements of Policy 0S17 of the adopted Unitary Development Plan and will not have a detrimental effect on the three existing trees.

Impact on residential amenity

In terms of the previous application the Inspector did not considered that "the amenity of the adjoining occupiers of No 20 North Grove to be seriously affected by the proposal". The single storey section and its associated glazing on the north elevation will be lower than the boundary wall and as such will not overlook the next door property. It addition the green roof to the structure will minimise its impact when viewed from No 20 and other neighbouring properties. The two small first floor windows on the rear elevation of the first floor element will have horizontal timber louvers to ensure the privacy of No 20 is not compromised.

Overall the proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not be adversely affected. As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Transport and parking

While the concerns of residents in respect of parking and congestion are noted the LPA would point out that this new dwelling unit will have its own car parking. In addition the LPA are mindful of the comments noted in the 2005 appeal decision in which the Planning inspector considered the impact of the development on local parking conditions was an insufficient reason to justify refusing planning permission.

Sustainability

Within the adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability and green elements to be incorporated into new residential development. The issue of sustainability has been covered in the Design & Access Statement and the proposed dwelling will:

- achieve high U value through the thermal mass (use of masonry blockwork inside the brickwork) and heat recovery ventilation system;
- benefit from passive solar gain;
- have good natural ventilation and natural light;
- use a gas fired boiler/ or air source heat pump;
- using a green roof which will reduce heat gain and losses; refuse surface water run off and reduce building maintenance, in addition to providing an ecological habitat;

Overall the issue of sustainability has been carefully considered in the design process.

Archaeology

The site is located within a designated area of archaeological importance, as shown in the UDP map (D12 Highgate Village), which indicates that archaeological remains may be found in this part of the Borough. An Archaeological Assessment has been carried out with input from national investigation section of the Museum of London Archaeology. The northern boundary wall with No 20 is viewed as being 17th/ 18th century while than the rear boundary wall of light stock brick is much later. The proposed building will be 1m away from the northern wall. At its deepest point the building will involve excavation of 1.7m and the insertion of a mini piles and a concrete raft support. A condition will be placed on the approved consent requiring details of measures to provide structural support to the section of the boundary wall next to the proposed dwelling to be submitted to and approved in writing by the LPA.

The Museum of London Archaeology Service believes the likelihood of important archaeological remains being present as remote. The impact of the new proposals on archaeology is considered negligible.

SUMMARY AND CONCLUSION

The proposed scheme will involve a reduction in the size, bulk and footprint relative to the scheme dismissed on appeal in 2005. 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 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. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/0932

Applicant's 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

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. 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 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 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 fending, 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.

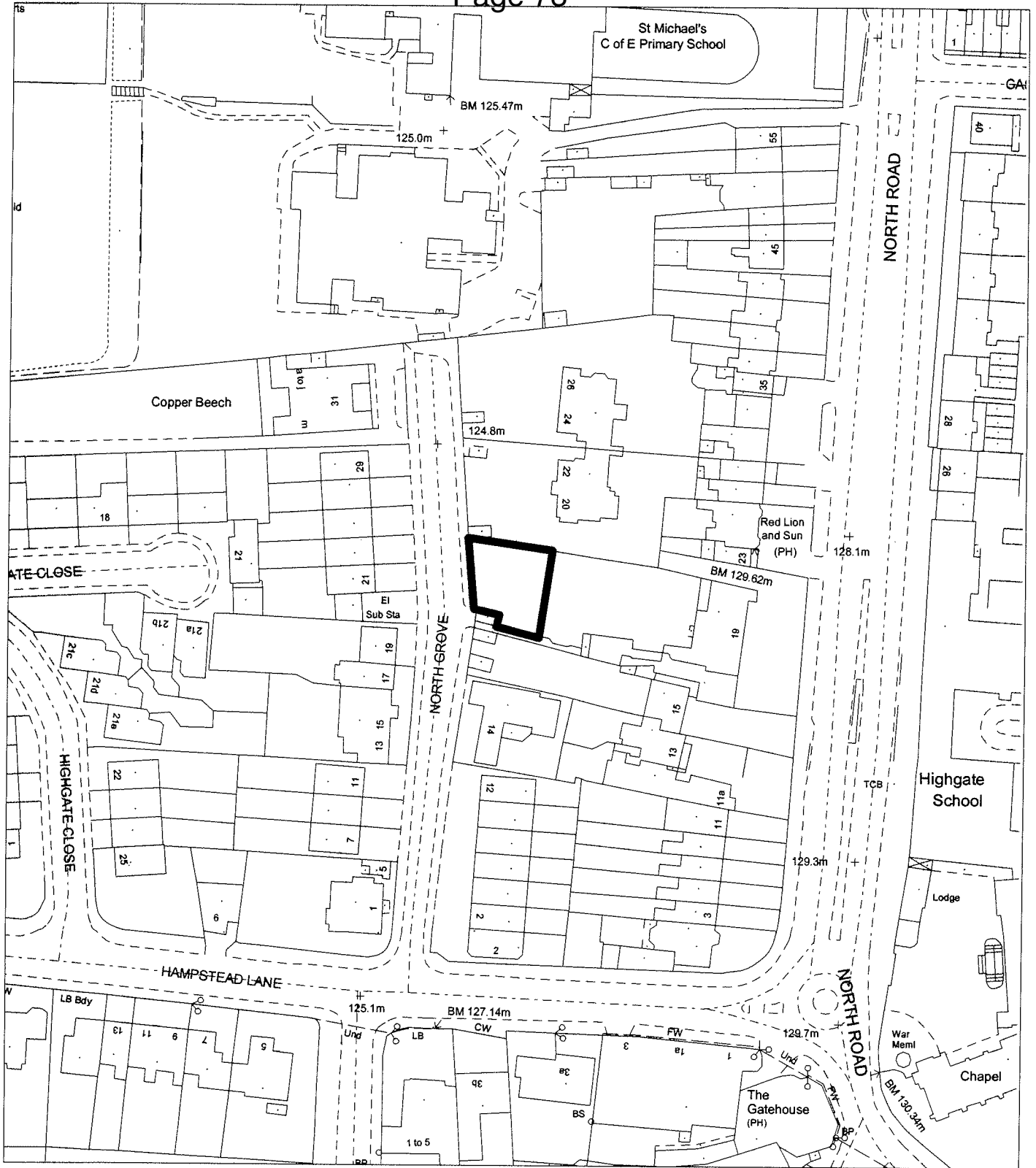
Reason: To safeguard the trees on the application site and in the interest of the residential and visual amenities of the area.

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 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.

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Site plan

Land to rear of 19 North Road N6

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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Planning Committee 5 October 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1257

Ward: Harringay

Date received: 22/07/2009

Last amended date: N / A

Drawing number of plans: 4806/100, 101, 102, 103, 104 & 105

Address: 60 Wightman Road N4

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

Existing Use: Hotel

Proposed Use: Hotel

Applicant: Mr M Raja Shelton Hotel

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer Contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

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

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

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

The locality is not a designated conservation area.

PLANNING HISTORY

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

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

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

HGY2008/0154 REF – 60 Wightman Road

Erection of rear extension to existing Shelton Hotel to create 4 levels of hotel accommodation, comprising 18 new hotel rooms with basement car parking.

HGY2008/2105 – REF – 60 Wightman Road.
Erection of rear extension to existing Shelton Hotel to create 3 levels of hotel accommodation, comprising 11 new hotel rooms with 5 extra car parking spaces.

DETAILS OF PROPOSAL

The current proposal seeks the erection of side extension at ground and first floor levels.

The proposal provides 2 additional bedrooms and allows for improved layout and increased room sizes of the existing rooms, improved kitchen, dining, laundry facilities and reception area.

The current proposal is a reduction in the level of development following an earlier refusal that had proposed to extend the hotel by the introduction of another floor to create four levels of accommodation.

CONSULTATION

Owner/Occupier: 54 – 58 (e), 3 – 7 (o) Wightman Road, N4

Owner/Occupier: 1 – 16, 1, 1a Burgoyne Road, N4

Owner/Occupier: 5 – 15 (c) Dixon Court, Burgoyne Road, N4

Owner/Occupier: 1 – 18 (c) Mermaid Court, Wightman Road, N4

Harringay Ladder Group

Transportation Group

Building Control

Ward Councillors

RESPONSES

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

Response: It is considered that the level of development proposed is appropriate for the site and the external alterations proposed will improve the appearance of the building and have a positive effect on both the location and the locality.

Transportation Group – This site is in an area with medium public transport accessibility level, with Harringay station abutting it. It is also within a walking distance of Harringay Green Lanes station and the bus route on Green Lanes, which offers some 38 buses per hour (two-way) for frequent bus connections to Turnpike Lane and Finsbury Park tube stations.

We have subsequently considered that some of the prospective patrons/staff of this development would use sustainable travel modes for their journeys to and from this site. In addition, notwithstanding that this site falls within the Council's Harringay Ladder Restricted Conversion Area (UDP Policy HSG11), an area which suffers from heavy on-street parking pressure, the applicant has proposed basement level car parking spaces, which would be accessed via a lift at ground floor level and, a cycle storage, as detailed on Plan No.4806/103. Moreover, there is the Green Lanes Controlled Parking Zone, which regulates on-street vehicle parking from Monday to Saturday between 0800hrs and 1830hrs, at this location.

It is therefore deemed that this proposed development would not have any significant adverse impact on the existing generated vehicular trips or indeed car parking demand on the adjoining roads.

Consequently, the highway and transportation authority would not object to this application.

Building Control – No objection to the proposal

RELEVANT PLANNING POLICY

Unitary Development Plan

UD3 “General Principles”

UD4 “Quality Design”

CLT4 “Hotels, Boarding Houses and Guest Houses”

Supplementary Planning Guidance

SPG3a “Dwelling mix, floor space minima, conversions, extensions & lifetime homes”

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in this case are the effect of the extension and the overall proposal on the amenities of adjoining residents, and the design of the proposal.

Design and layout

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

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

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

The side extension on the Burgoyne Road has been reduced significantly- it is considered acceptable in that it does not result in new overlooking issues of the rear garden of No.1 Burgoyne Road.

UD4 states that - Fenestration pattern (including window size, proportion, shape, positioning, glazing bar detailing and cill depth) can be critical element in the appearance of a building. The proposed fenestration matches the existing property’s fenestration pattern in terms of size, position and design.

The additional internal floorspace that results from the extension accommodates 5 new rooms, this allows for an improved layout and increased room sizes of the existing rooms (net increase of 2 additional bedrooms), improved kitchen area, dining, laundry facilities and a remodelled reception area.

The improved internal layout of the rooms and better facilities that results is considered appropriate for the buildings use as a hotel and as such there are no planning objections.

It is considered that the proposed design and alterations would not result in adverse amenity impact on adjoining properties and the local area in general, according with the aims of policies UD3, UD4, CLT4, SPG1 & SPG3b.

Waste management

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

Sustainability

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

The proposal will provide solar panelling on the proposed new roof and a rainwater harvesting, storage and delivery system.

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

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

SUMMARY AND CONCLUSION

The proposed design and detailing is in keeping with the character, style, period and detailing of the original building and surrounding area.

The proposed side extension at ground and first floor level is significantly smaller than that previously refused.

The proposed extension is considered appropriate for the existing building and would not adversely affect the amenities of the adjoining residential premises and the immediate locality of Wightman Road and Burgoyne Road, nor cause loss of amenity, light and outlook.

The proposal provides 2 additional bedrooms: there is an increase in the number of hotel rooms from 18 to 20. The extension allows for improved layout and increased room sizes of the existing rooms, improved kitchen area, dining room, laundry facilities and a remodelled reception area.

The proposal therefore complies with Policies UD3 'General Principles', UD4 'Quality Design', SPG1 and SPG3b 'Privacy, Overlooking, Aspect, Outlook, Daylight and Sunlight' of the Haringey Unitary Development Plan.

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

RECOMMENDATION

GRANT PERMISSION

Registered No: HGY/2009/1257

Applicant's drawing No. (s) 4806/100, 101, 102, 103, 104, 105

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.

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

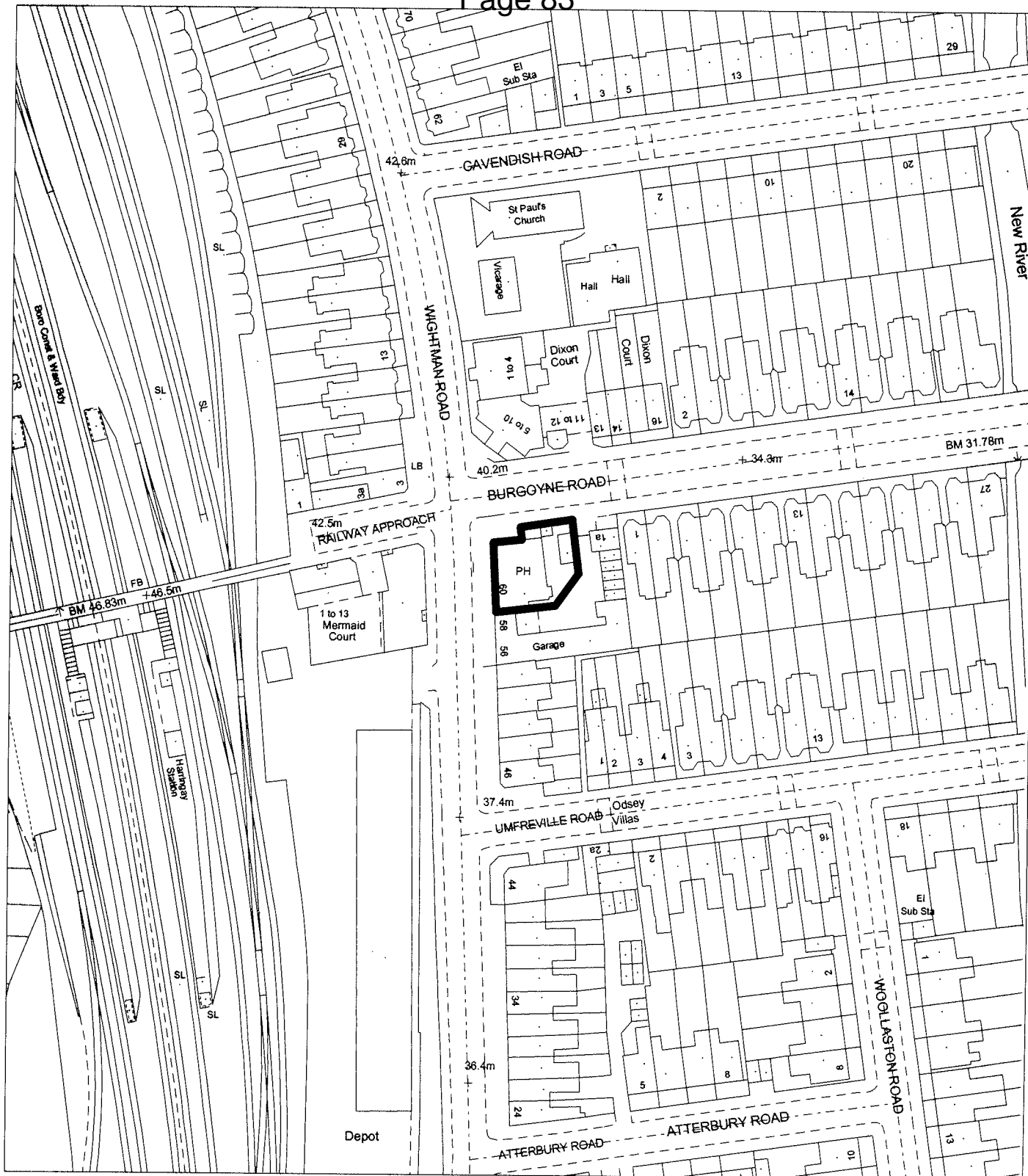
4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment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

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.

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.

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Site plan

60 Wightman Road N4

Directorate of Urban Environment

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

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Planning Committee 5 October 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1200

Ward: Bounds Green

Date received: 14/07/2009

Last amended date: N / A

Drawing number of plans: 2792 PL 01, 02, 03, 04, 05 & 06

Address: Site adjoining 31 - 34 Corbett Grove N22

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

Existing Use: Vacant

Proposed Use: Residential

Applicant: Mrs Elaine Taylor London And Quadrant Housing Trust

Ownership: Housing Association

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is a backland site consisting of a left over triangular shaped piece of land located to the side of an existing residential block (No's 31-34 Corbett Grove) and along the rear garden boundaries of No's 91-99 Bounds Green Road. Corbett Grove is an existing Council estate consisting of 34 residential units accommodated within two and four storey buildings. The land on which Corbett Grove was built as well as application site, were previously allotments. Along the southern boundary, the site adjoins the flank wall and side garden boundary of No 54 Imperial Road.

The site measures 0.032 hectares in size and is heavily overgrown, containing a number of trees along its boundaries, many of which are self-seeded trees. This piece of land dips down from the land immediately in front of and behind No 31 - 34 Corbett Grove.

The application site is within walking distance of Bound Green Tube Station and Bowes Park train station. The application site is not located within a Conservation Area.

PLANNING HISTORY

HGY/2007/1081 - Erection of a part single, part two storey building accommodating two 3 bedroom semi-detached dwellings.- Refused 10/07/2007

HGY/2007/2261 - Erection of 2 storey four bedroom dwellinghouse – Refused 08/01/2008

DETAILS OF PROPOSAL

The proposal is for the erection of a two-storey, 2 x bedroom dwellinghouse with associated landscaping.

CONSULTATION

Ward Councillors
Transportation
Arboricultural Officer
Building Control
85-107 Bounds Green Road
50-54 Imperial Road
23-36, 27-30, 31-34 Corbett Grove

Note: A public consultation evening was held by the applicants prior to the submission of the application. 50 letters were sent to local residents and 3 people attended this event.

RESPONSES

Waste Management - The waste and recycling provision described in this application are sufficient for the size of this proposed development, but it is difficult to ascertain from the drawing the distance from the rear of the collection vehicle to the bin storage area. It would be better if we could be supplied with a more detailed drawing indicating the exact route & distance from the store to the rear of the collection vehicle so we may assure ourselves that it is within the prescribed distance.

Transportation - The proposed development is at a location with medium public transport accessibility level and a walking distance to/from Bounds Green station. We have therefore considered that majority of the prospective occupiers of this site would travel by sustainable travel modes to/from the site.

The site is also located in Bounds Green CPZ, which provides on-street parking control and operates Monday - Friday 1000 - 1200hrs. The proposed development should have provided 2 (two) car parking spaces and 1(one) secure cycle stand in order to meet the Council's car parking standards, however none has been provided. This site has also not been identified within the Council's Adopted 2006 UDP as that renowned to have car parking pressure. Hence, we have accepted that the applicant does not need to provide off-street car parking spaces. It is deemed that this proposed development would not have any significant adverse impact on the existing generated vehicular trips or indeed car parking demand at this location. However, we will require 1 cycle rack, which shall be enclosed within a secure shelter.

Consequently, the highway and transportation authority would not object to this application subject to the conditions that the applicant: provides 1(one) cycle racks, which shall be enclosed within a secure shelter. Reason: To encourage the use of sustainable travel modes by the prospective residents of this development.

Building Control/ London Fire and Emergency Planning Authority - Access for Fire Brigade Vehicles is not considered acceptable.

A Letter of objection have been received from the resident of 103 Corbett Grove who states that "the building itself does not worry" however this resident objects to the siting of the bin".

Another letter has been received asking for their objection from the previous application to be taken into account as well as a petition. The LPA cannot accept a petition from a previous application as the proposal is for a different scheme.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Guidance 3: Housing

The London Plan - 2008

Policy 3A.1 Increasing London's supply of housing
Policy 4B.3 Maximising the potential of sites

Adopted Unitary Development Plan, 2006

G1 Environment
G2 Housing Supply
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage

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
SPG3c Backlands Development
SPG4 Access for All- Mobility Standards
SPG5 Safety by Design
SPG7a Vehicle and Pedestrian Movement
SPG9a Sustainability Statement

ANALYSIS/ASSESSMENT OF THE APPLICATION

Background

The application follows on from two previous refusals for residential development on this site; the earliest of which was in July 2007 (LPA Ref: HGY/2007/1081) for the erection of a part single, part two storey building to accommodate 2 x 3 bedroom semi-detached dwellings. This application was refused permission on the grounds that the proposed development by reason of its siting and coverage of this small backland site, would represent a cramped form of development and would have an unsympathetic relationship to the adjoining properties. A particular concern was the loss of trees adjacent to site boundary which form a natural screen between the Corbett Grove estate and the properties on Bounds Green Road.

A subsequent application was submitted in November 2007 for the erection of a two-storey four bedroom dwelling house. This application was recommended for approval by Officers but was refused by Planning Committee on the grounds that:

“The proposed development by reason of its height, siting and coverage of this small backland site, would represent a cramped form of development which would have an unsympathetic relationship to the adjoining properties; and represent an over development of a restricted site. Further it would detract from the amenities of adjoining residents by reason of its proximity to side boundaries, and overlooking and loss of privacy. “

The main issues in regards to this application are considered to be (1) backland development/ principle of residential use; (2) the layout and design of the proposed development (how it differs from the previous scheme); (3) impact on trees; (4) privacy/ overlooking.

Backland Development/ Principle of Residential Use

The Council have specific policy considerations in regards to backland development as outlined in SPG3c. This SPG states that permission will only be granted for development scheme where they meet all the appropriate standards. The SPG states that density standards will not generally apply to backland sites and that privacy and outlook from existing housing will be carefully considered. The SPG states that regard will be given to the number of trees, on site, the value of those trees and also impact, including the cumulative effect of the loss of habitat/biodiversity. This SPG states that careful consideration will be give design issues and use of landscaping to integrate the new development into the local context. These issues are dealt within in more detail below.

The application site does not form part of a protected open space. The principle of residential use on this site is considered to be acceptable given that the site is surrounded by residential uses and is within a broader residential area. The proposal therefore accords with Policy HSG1.

Layout and Design

The proposed development will consist of a triangular shaped 1 ½ storey building. The building will be 12.7m in depth by 11m in width at its widest. The structure will be sited 1m away from the rear garden boundaries of No's 93 & 95. The first scheme refused would have been built up to the boundary. The closest section of the building (3m) will be single storey and will have a flat roof.

The head room of the first floor accommodation will be largely accommodated within the roofspace of the structure. This will accommodate a first floor bedroom and a WC.

The pitch to northern section of the roof will be more elevated and set at a shallower pitch to reduce impact when viewed from the north. The rear roof slope (south facing) will be at a steeper pitch and a large section will be covered in photovoltaics (for electricity generation) and solar thermal panels (for hot water).

The ground floor will accommodate two bedrooms, a living/ dining room and a large kitchen. All the room sizes of the proposed development are consistent with the floorspace minima identified in 'Housing' SPD.

The building elevations will be faced in brickwork and in part timber shingles. The roof will be covered in shingle style tile. The flat roof section of the building will have a green roof. The building will have triple glazed timber framed windows.

The proposed residential unit will have its own rear garden measuring more than 50sqm in size.

In order to overcome the objection raised by Building Control and LFEPA, to ensure the house has the necessary protection against the outbreak of a fire, the applicants will install a sprinkler system to comply with the relevant BS.

Impact on Trees / Landscaping

As stated above the site is heavily overgrown and contains a number of trees and vegetation along its eastern boundary (the side adjoining the back gardens of No's 91-97 Bounds Green Road), as well as along western boundary (facing towards Corbett Grove). The rear boundary of the site is largely free from trees. The majority of these trees are self seeded and do not fulfil the criteria for TPO status, however cumulatively these trees are of some value, in that they act as a screen and provide privacy to the residents of the adjoining properties on Bounds Green Road. There are also some trees which overhang onto this site from the rear gardens of adjoining properties, in particular a Sucamore tree.

Some of the trees/ shrubbery on the site will have to be removed to make way for the new dwelling. As stated above the building will be sited 1m of the boundary with a further single storey element immediately adjacent to this boundary it will therefore minimise the cut back overhanging branches. Overall there will be fewer trees lost on site in comparison to the first scheme submitted. The communal area to the front of Corbett Grove will remain well planted.

Privacy/ Overlooking

Along the eastern elevation of the proposed building there will be one window at ground and two at first floor level. One of these windows will serve bathroom / toilet while the other will serve a staircase. It will be conditioned that all of these windows be obscure glazed. There will be a 25 metres gap between these elevations (at first floor level) which meets normal privacy standards (i.e. a minimum of 20 metres for two-storey development- as set out in Housing SPD). Given that the proposed building will be sited 1 metres in from the rear garden boundaries to these Bounds Green properties, as well as the relatively low height of this building and the absence of clear glazed windows on this facing elevation, the proposed building will not be intrusive or detrimental to the amenities of these neighbouring occupiers.

Along the rear elevation (south facing) the residential building will have no windows at first floor level. There will therefore be no direct overlooking to the rear gardens of adjoining properties in Imperial Road.

The western side of the building facing towards the rear garden of No 31-34 Corbett Grove will only have a ground floor bathroom window. Overall the proposal is considered to be acceptable and will not adversely impact the residential and visual amenities to the occupiers of neighbouring properties.

Parking

The applicant's have not indicated the provision of any dedicated car parking for this new unit; however, bearing in mind that Corbett Grove is within an area with medium public transport accessibility level and is within walking distance of Bounds Green tube station and Bowes Park train station, it is considered that the proposed development would not have any significant adverse impact on the existing car parking demand and overall traffic generation.

Refuse

Provision will be made for bin stores to the front of the site. The proposal therefore meets the requirement of policy UD7. While a concern has been raised by an adjoining resident, such refuse would be stored in the necessary black/green wheelie bins and as such would not lead to problems with vermin.

Sustainability

The proposed building will aim to achieve zero regulated emissions, exceeding the carbon emission for the 'Code for Sustainable Homes'. The property will be "super insulated". Heat loss will be further reduced through the use of mechanical ventilation and heat recovery. As outlined above the building will have photovoltaic and solar thermal panels on the south facing roof slope. Internally the property will have spray taps and dual flush toilets to ensure water conservation. The residential unit will have triple glazed window and will benefit from a high degree of passive solar gain.

SUMMARY AND CONCLUSION

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'. This application is therefore recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2009/1200

Applicant's drawing No.(s) 2792 PL 01, 02, 03, 04, 05 & 06

Subject to the following condition(s)

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

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

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

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

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

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

4. 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.

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.

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.

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

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

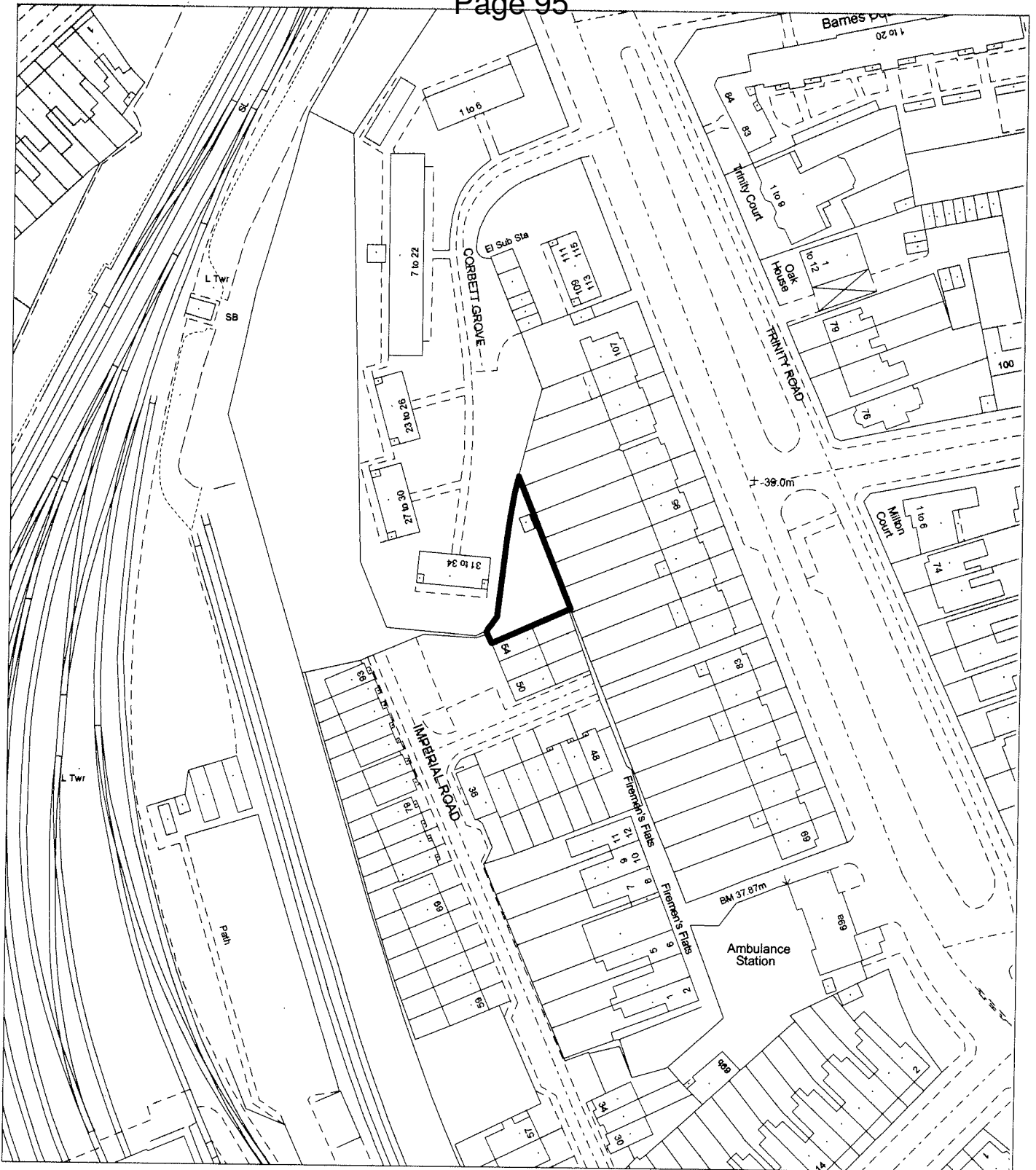
Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties

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 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'.

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Site plan

Site adjoining 31 - 34 Corbett Grove N22

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
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Planning Committee 5 October 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1014

Ward: Noel Park

Date received: 15/06/2009

Last amended date: N / A

Drawing number of plans: 7284-007-00 - 08 incl., 7284-007-00 rev A

Address: 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.

Existing Use: Vacant / Hostel

Proposed Use: Residential

Applicant: Ms Amanda PottsRider Levett Bucknall

Ownership: Homes for Haringey

PLANNING DESIGNATIONS

Archeological Importance

Road Network: Borough Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application property is a disused hostel building located off Parkland Road, to the rear of two five storey council owned residential blocks which contains residential flats (No's 22-40, 46-66, 72-92 98-108 Parkland Road). Both the application and adjoining buildings are 5 storeys in height and are faced in brick. The hostel building which has been vacant for 5 years is physically linked via a shared stairs and lift services with the adjoining Council owned residential blocks. Homes for Haringey are currently undertaking 'Decent Homes' works to these blocks.

To the north of the building is a new eight storey residential block, know as Solar House, as well as Middlesex University Halls of residence to its left. Wood Green town centre is located 300 metres to the east of the site. The application site does not fall within a Conservation Area.

PLANNING HISTORY

HGY/1990/0206 - Change of use from self-contained flats to a hostel for the homeless. (Councils own development). – Approved 18/09/1990

HGY/2008/2135 - Replacement of existing single glazed aluminium framed windows with double glazed white PVCu windows. – Approved 23/12/2008

DETAILS OF PROPOSAL

The proposal is for the change of use / conversion of this existing vacant hostel (24 person hostel) to 9 x three bedroom units. Home for Haringey wish to convert this accommodation into 4 person affordable rented units; one on the ground floor and two on each floor (1-4) above. This will result in an increase in bed spaces from 24 to 36 and will provide much needed accommodation for homeless families in the borough. The proposal will also in addition improve access to the current family accommodation which presently shares a stairway and lift with the void hostel block.

The proposal will involve the replacement of the aluminium windows for UPVC to match those installed in the other two blocks as part of the decent homes works (and which were subject to a previous planning application).

CONSULTATION

Transportation
Strategic and Community Housing Service
Ward Councillors
22-40, 46-66, 72-92 98-108 Parkland Road
120-154 Parkland Road
21-51 (o), 59-63 (o),
136-166 (e)
199-201, 209 High Road
Unit 2 & 3 201 High Road
29-32 Jack Barney Way

RESPONSES

Strategic and Community Housing Service supports this application for the change of use and de-conversion of hostel accommodation to its previous use as permanent affordable family accommodation. The hostel units are currently vacant and are considered unsuitable for further temporary homeless accommodation use having been a focus for anti social behaviour and nuisance to adjoining residents. Refurbishment of the property into 9x3 bedroom flats will assist in meeting local housing needs especially to reduce overcrowding and in

achieving the Borough's target for the reduction of the use of temporary accommodation. Full nomination rights to the tenancies will be retained by Council and the properties will be managed on its behalf by Homes for Haringey

RELEVANT PLANNING POLICY

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
UD10 Planning Obligations
HG1 'New Housing Development'
HSG2 Change of use to Residential
HSG9 Density Standards
HSG10 Dwelling Mix
M9 Car Free Residential Development

Supplementary Planning Guidance

SPG1a Design Guidance
'Housing' SPD
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
SPG10c Educational Needs Generated by New Housing Development

ANALYSIS/ASSESSMENT OF THE APPLICATION

Loss of Hostel Use/ Principle of Residential

As noted in the planning history section above this building in question originally contained self contained flats and as such the proposal is to convert it back to its original/ purpose built use. As also noted this building has been vacant for 5 years and when previously operated as a hostel use it was a focus for anti social behaviour and nuisance to adjoining residents.

Bearing these two points in mind and bearing in mind the two adjoining blocks are in residential use, the use of this building to accommodate 9 self contained flats will harmonise the type of accommodation across the site. Residential development is therefore considered appropriate for this building. The proposal is also in accordance with the sequential approach advocated in policy HG1 'New Housing Development'.

Layout / Standard & Mix of Residential Accommodation

The proposed residential units will be of almost of identical size and will be 70/71 sq.m in size. The ground floor will accommodate one unit with two units on each of the upper floors. The units on the western will be slightly smaller as they only have one bay window. These units fall slightly below the floorspace minima for a 3 bedroom/ 4 person unit (72 sq.m) as set out in the Council's Housing SPD. However, on balance given the unit sizes are considered acceptable.

There is a current communal garden space to the rear of the application property, which would be available to all residents, including those in the adjoining Council blocks. The site is within walking distance of two green open spaces: Wood Green Common on Station Road and Avenue Gardens on Park Avenue. In addition Alexandra Park is easily accessible from this site.

External Changes

As noted above the proposal will involve the replacement of the aluminium windows for UPVC to match those installed in the other two neighbouring blocks. The proposed windows and doors will be similar in appearance and have similar openings expect that the glazing bars will be thicker than the existing fittings. The existing windows are aluminium and as such it is considered that UPVC windows will not adversely affect the character and the appearance of the property or the area.

Transportation/ Car Parking

There will be no car parking spaces allocated specifically for these 9 new units. There are 8 car parking spaces on site for use by all residents of the estate. The site is in easy access of Wood Green Underground Station and Bus Interchange and Alexandra Palace Station. The site has a PTAIR rating of 4. In addition the site is adjacent to a Supermarket and Wood Green shopping area and entertainment centre. Taking into account these factors car parking is not considered to be an issue in this instance.

Waste Storage

An enclosed bin storage area exists on the ground floor of the building

Planning Obligations/ Section 106

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to consider a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places.

Bearing in mind this building originally accommodated self contained flats and bearing in mind the previous use as 24 bedsit units, it is not considered reasonable in this instance to seek a financial contribution towards education.

SUMMARY AND CONCLUSION

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', D4 '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. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/1014

Applicant's drawing No.(s) 7284-007-00 - 08 incl., 7284-007-00 rev A
Subject to the following condition(s)

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

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

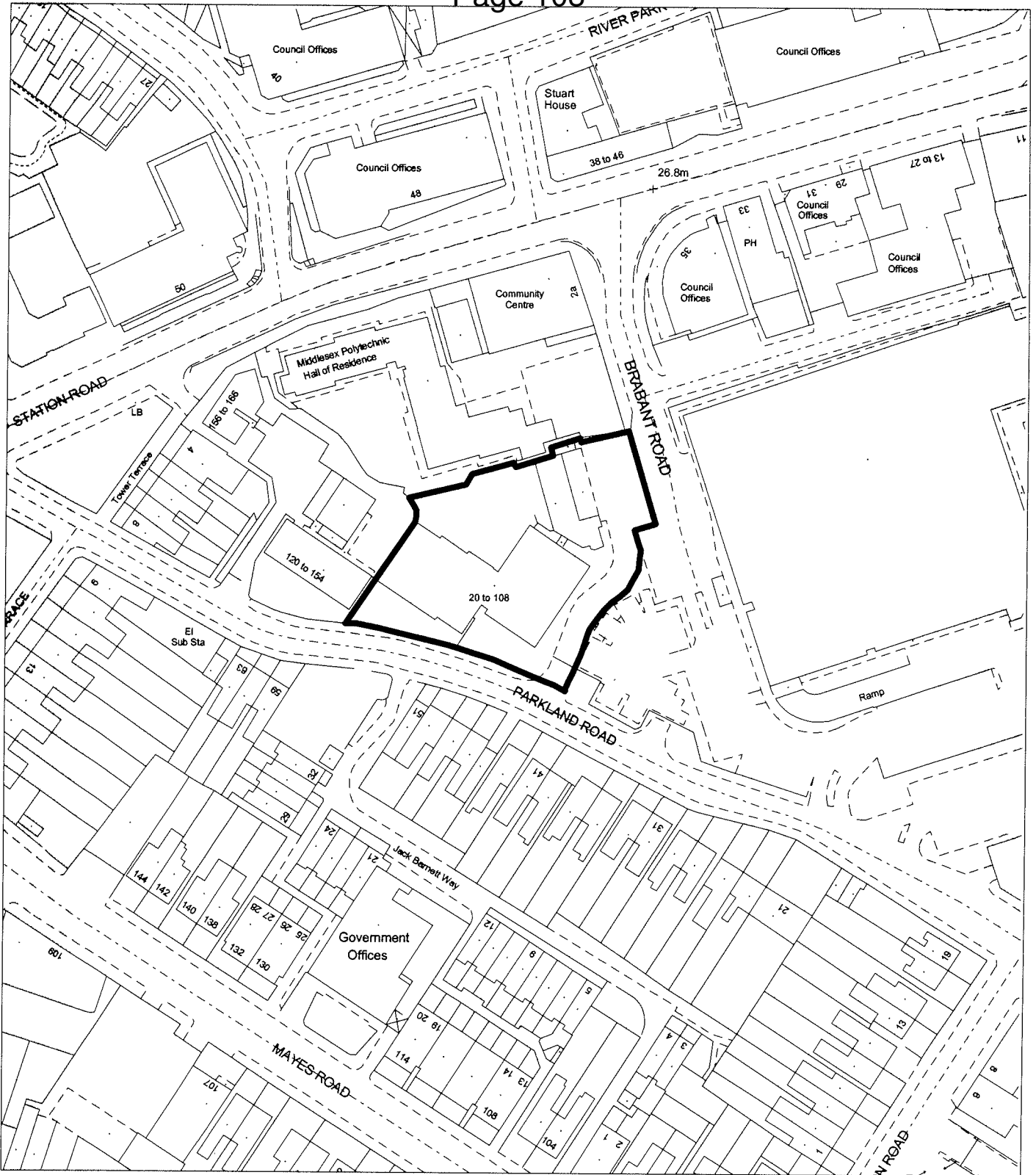
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

REASONS FOR APPROVAL

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.

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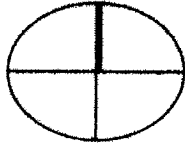
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Site plan

Parkland Hostel, 20 - 108 Parkland Road N22

**Directorate of
Urban
Environment**

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Assistant Director
Planning and Regeneration
639 High Road
London N17 8BD
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	Date	05/10/2009

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Planning Committee 5 October 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2009/1248**Ward:** Highgate**Date received:** 21/07/2009**Last amended date:** 10/09/09**Drawing number of plans:** EX_01, 02, 03; PL_01, 02, 03, 04, 05, 06, 07, 08REVA, 09 REVA, 10 REVA, 11, 14, 15 REVA, 16 REVA 17REVA, 20 & 21**Address:** 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)**Existing Use:** Residential Dwelling house**Proposed Use:** Residential Dwelling house**Applicant:** Mr Damien Kearsley - Kearsley Properties Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Conservation Area

Officer Contact:

Michelle Bradshaw

P: 0208 489 5280

E: michelle.bradshaw@haringey.gov.uk

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The property is 5 Grange Road, Highgate N6. The site consists of a single dwelling house of 2-storeys, constructed in the 1960s and designed by Geoffrey Bateman. The existing dwelling is modernist in design with Scandinavian influences, exhibiting large areas of painted metal framed glazing, painted timber weatherboard, dark grey facing brick and interlocking concrete roof tiles. The building is a visual contrast to the traditional character of the adjacent dwellings. Modifications were made to the dwelling during the 1970s and included replacement U-pvc windows and the construction of a first floor extension over the driveway which allowed access to the garages to the rear (in the ownership

of both No. 7 Grange Road and the proposal site, No. 5 Grange Road). Prior to the construction of the existing dwelling the proposal site belonged to and formed part of the private garden/tennis court of No. 7 Grange Road. Grange Road is characterised by a broad range of architectural styles; the street displays fine examples of Mock-Tudor, Arts and Crafts, and Victorian villas, along side modern housing from the 1970s to the present day. However, whilst there are diverse styles, there are unifying elements to the street scene; all houses (mainly detached) are set back from the road, centred within their plot with verdant front gardens. The site is within the Highgate Conservation Area.

PLANNING HISTORY

Planning OLD/1974/0431 GTD 28-10-74 5 Grange Road - Erection of two storey extension to existing house.

Planning OLD/1974/0963 REF 06-02-74 5 Grange Road - Erection of a single storey rear extension.

Planning HGY/2009/0633 WDN 13-05-09 5 Grange Road London - Demolition of existing dwelling and erection of new 2 storey dwelling with rooms at basement and attic levels.

Planning HGY/2009/0634 WDN 13-05-09 5 Grange Road London - Conservation Area Consent for demolition of existing dwelling and erection of new 2-storey dwelling with rooms at basement and attic levels.

DETAILS OF PROPOSAL

This application seeks planning permission for the construction of a replacement dwelling in place of the existing single dwelling. The new house is intended to have the appearance of a building designed in the 'Old English' style of the latter half of the nineteenth century. The facades would be largely of a quality facing brick under steeply pitched plain tiled hipped roofing. The building would appear as a two storey house with rooms at basement and attic levels. Accommodation within the roof would be visible as front, rear and side dormers within the roof slopes being of subsidiary scale to the window openings below them. In addition the proposal includes the realignment of the boundary to create a regular rectangular shaped site and the creation of a single garage for No. 7 Grange Road, located adjacent to its current northern garden boundary.

CONSULTATION

London Fire and Emergency Authority

Haringey Building Control
Haringey Conservation
Haringey Arboricultural and Allotments
Haringey Transportation
Haringey Waste Management/Cleansing
Ward Councillors

The Highgate Society
Highgate CAAC

Residents:

1 – 4 (c) Jacqueline Creft Terrace, Grange Road, N6

1, 3, 7, 9, 6A, 4 – 30 (e) Grange Road, N6

41 – 83 (o), 59A, 59B North Hill, N6

RESPONSES

London Fire and Emergency Planning Authority

The Brigade is satisfied with the proposal

Haringey - Building Control

Access for Fire Brigade acceptable

Haringey Transportation

The proposed development is within a walking distance of Archway Road, which offers some 56 buses per hour (two-way) for frequent bus connections to/from Archway stations. We have subsequently considered that the prospective residents of this development have easy access to alternative sustainable travel modes for their journeys to and from this site, hence minimising the traffic impact of this development on the adjoining roads. Also, notwithstanding that this area has not been identified within the Council's Adopted 2006 UDP as that renowned with car parking pressure, the applicant has proposed an off-street garage and a turning area as shown on Drawing No.5307/PL02 and in line with the parking standard stated in Appendix 1 of the Council's Adopted 2006 UDP. 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 at this location.

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

Condition

1. 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.

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

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

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.

Haringey - Arboricultural and Allotments

The proposed site layout would appear to have minimal impact on the trees to be retained on site. There are a number of trees in adjacent properties that are of significant amenity value (particularly the London Plane in No. 7). An Arboricultural Implications Assessment and Tree Protection Plan are required. The documents must be prepared by an experienced and qualified Arboriculturalist in accordance with BS 5837:2005 Trees in relation to construction. In addition, an Arboricultural method statement is also required. It must include details of all construction works that may impact the trees, such as the new driveway. It must also identify the location of all site buildings, storage areas, and areas where building materials will be mixed. The Tree Protection Plan must include a specification for protective fencing and ground protection where necessary. A number of planning conditions will be required to ensure protective measures are implemented.

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

Haringey - Conservation

No. 5 Grange Road is a modern house of some architectural merit with Scandinavian influence. It is a two-storey building set back from the road, constructed with brick, glass and red painted woodwork. When considered against paragraph 4.27, PPG15, the criteria for demolition, I consider that the property makes a neutral contribution to Highgate Conservation Area, and that Consent for demolition would only be recommended depending on acceptable and detailed plans for any replacement house being submitted with formal applications.

In design & conservation terms I have significant concerns about this proposed replacement house – its height, mass, bulk does appear over-intensive and excessive. Replacement houses with full width basements in conservation areas can have a detrimental effect on trees and water table. This has a substantial full width basement, which with the substantial size 2nd floor accommodation, appears to increase the dwelling size by approx. 100%. In conservation areas such large replacement buildings significantly change the character of the area. The proposed footprint and depth of the replacement house are larger than the existing building and its width leaves little or no gap to side boundaries of the site. Landscaping to the front gardens of properties on Grange Road gives the road its spacious character and I am concerned that the large footprint, height, mass and bulk of this large replacement dwelling would detrimentally affect the trees and Arcadian character of Grange Road.

[Note: This comment is considered in the main body of the report, Section 2]

Haringey Waste Management

Wheelie bins or bulk waste containers must be provided for household collections.

Wheelie bins must be located no further than 25 metres from the point of collection.

Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary.

If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed. Internal housing layouts must allow all containers to be accessed by users. Applicants can seek further advice about housings from Waste Management if required.

Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.

All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.

If access through security gates/doors is required for household waste collection, codes, keys, transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.

Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected. Further detailed advice can be given on this where required.

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.

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.

Further details of bin enclosure shall be provided as a condition of consent.

The Highgate Society

We have seen these applications for the demolition and rebuilding of this 1960s dwellinghouse. We have studied the revised proposals, but find them essentially unchanged from the previous proposals.

1. The existing house on the site appears to be in good condition, and we believe it to be capable of continuing to serve as a satisfactory family home for many years to come.
2. The scale, floor area, height and bulk of the proposed house are far greater than those of the existing house on the site. The application describes the house as a “two storey dwelling with rooms at basement and attic levels”. It is, of course, a purpose-built four-storey building with permanent accommodation at all levels, and this must be taken into account when considering the precedent any permission might set for other applications for four-storey buildings within the Conservation Area. The proposed house plan extends further to the rear than the existing, and therefore has the potential to cause loss of privacy in the private spaces of the adjoining properties. The proposed design to replace the existing house with a much larger one will result in overdevelopment in this very sensitive private road location.
3. Although the existing house is a modest 1960s building, it is of unusually pleasant appearance for its period, sits comfortably in its context and setting, echoes the architectural style of its period, and carefully respects the magnificent genuine Arts and Crafts period house next door. It is one of the few buildings of its kind in the area, appears to be eminently usable as a dwelling, and is a part of the authentic historical character of the Conservation Area in a way which a pastiche of a past era such as is proposed here cannot be.
4. Of major concern is that the proposed house is – and is clearly intended to be – an uncompromising pastiche of the Arts and Crafts style of c.1880-1910. The special importance of the character of the Highgate Conservation Area lies in its variety of authentic architecture from a range of periods over the past three hundred years and more. Modern buildings, particularly in an important setting such as Grange Road, with its range of architectural styles, should be required to reflect their period, whether built in traditional local materials or in clearly modern style, and in either case should respect the scale, setting and character of the

area. The application therefore does not meet several requirements in the UDP as regards new Development in Conservation Areas:

5. The proposed design includes a very large basement, which includes a large swimming pool, all of which has the potential to cause damage to surrounding properties due to sub-ground hydrological effects and to subsidence. It is unclear from the drawings that the proposals will not cause damage to or loss of existing trees.

6. The site and its immediate surroundings have already suffered detriment following demolition and out-of-character redevelopment of the site opposite, on the corner of View Road with Grange Road. This proposal will aggravate that detriment.

The Highgate Conservation Area Advisory Committee

Object: The proposal would have greater height and bulk than the existing house, would involve substantial excavation for a new basement which is likely to damage nearby trees. It would have unsympathetic materials and details so as to detract from the adjoining house, a fine example of the arts and crafts style, would damage the character of the street and thus damage the appearance of the Conservation Area.

Residents:

1 Grange Road:

Appreciate that amendments have been made to the scheme to address the concerns of No. 7 Grange Road in particular. However object to the proposed design on the grounds that the rear building line still extends far beyond the rear building line of the properties to the north (No. 1 and 3 Grange Road), also at three storeys high. The rear extensions at 1 and 3 Grange Road are only single storey. Believe this is detrimental to the appearance and character of the neighbourhood. It will also block light to No 1 and 3 Grange Road which are to the north of No. 5 and also magnified by the fact that No. 5 is on higher ground than 1 and 3. The house will be obtrusive.

Remain concerned about the effect on the water table and possibility of subsidence as well as trees and buildings with a large excavation for basement area.

8 Grange Road:

Concern raised regarding:

1. Scale of the Building – no measurements included apart from scale statistics
2. Basement Development – full size basement with swimming pool forms part of the proposal. Request geotechnical, hydrological and engineering investigations are insisted upon prior to planning permission
3. Trees – the development impinges upon and compromises the survival of at least two trees
4. Conservation Area – No conservation area appraisal and Design Guides for the area

14 Grange Road:

Many concerns regarding this application including that consultation was sent during August at the peak holiday season. Request a further 14 – 21 days consultation period to be offered.

16 Grange Road:

Raise a number of concerns relating to:

1. Basement Excavation – may cause damage to neighbouring properties through subsidence and also adversely affect the water table.
2. Trees – May remove more trees than showing and this may have a knock on effect on the water table and possible subsidence
3. Road Conditions and Parking – There are two major building sites already on Grange Road causing a big deterioration in the surface of the road and the unauthorised parking work vehicles often block the road.
4. Noise and related issues – The construction on this road has resulted in continuous noise issues over the past 2 – 3 years and also contractors working outside the authorised times.
5. Crime – Noticeable increase in burglaries of both building sites and adjoining properties

57 North Hill:

1. The scale, floor area, height and bulk of the proposed house are far greater than those of the existing house. This results in over development in a sensitive location
2. The footprint of the proposed house extends further to the rear than the existing property and will cause loss of privacy to the private spaces of adjoining properties
3. The proposal involves damage to or removal of several trees and deep basement excavation will have adverse impact on the water table for the whole of the surrounding area. Concerned about the stability of the north-west corner of our property (which abuts the eastern boundary of the site) and the unknown impact of the proposal on the very large and protected copper tree at the south-western corner of our property.
4. Raise the issue of a right of way from the north-western corner of 57 North Hill to Grange Road along the northern boundary of the proposed development but acknowledge that this is not a planning matter.

3 Grange Road:

Confirm that they support the application made to Haringey Council. This is on the basis that should the site be assigned or sold to another party then exactly the same terms of the planning application would apply. Wish to be consulted regarding the exact line of the boundary between no. 3 and 5 Grange Road, together with full details of the hoarding to be erected between the two properties during the course of demolition and building works.

7 Grange Road:

Confirm that they have reached agreement with the applicant of 5 Grange Road as to the proposed development. Since the development of the site is an inevitability, I am of the view that, following our negotiations and his willingness to modify his original scheme, this is the best and the most sympathetic scheme for the site. I therefore support his application.

RELEVANT PLANNING POLICY

National Planning Guidance

PPS1 Delivering Sustainable Development (2005)
PPS3 Housing (November 2006 and April 2007)

Haringey Unitary Development Plan (2006)

UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
CSV1	Development in Conservation Areas
ENV3	Water Conservation
ENV9	Mitigating Climate Change: Energy Efficiency
M10	Parking and Development
OS17	Tree Protection, Tree Masses and Spines

Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance
SPG2	Conservation and Archaeology
SPG3b	Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight
SPG8b	Materials
SPG8c	Environmental Performance
SPG8d	Biodiversity, Landscaping & Trees
SPD	Housing

Government guidance on planning issues is set out in a series of Planning Policy

Guidance Notes (PPGs). PPGs are currently in the process of being replaced with Planning Policy Statements (PPSs). PPS1, PPS3, PPG13, PPG15, PPG16, PPS22 and PPG24 are considered relevant in this case.

National Planning Policies

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.

PPS3 – Housing

PPS3 sets out the Government's most up-to-date guidance with regard to the provision of housing. The Guidance sets out a commitment to promoting more sustainable patterns of development and emphasises the importance of making more efficient use of urban land within high quality development and encouraging greater intensity of development at places with good public transport accessibility and along public transport corridors.

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. In order to respond to the existing and future housing demand, the London Plan has increased the housing provisions targets; seeking the provision of 30,500 additional homes per year across London. For Haringey, it estimates a capacity of a minimum of 6,800 new dwellings between 2007/8 and 2016/7 which equates to 680 per year.

Local Planning Policies

Haringey Unitary Development Plan (2006)

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) and in 2008 SPD Housing.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The following issues will be discussed in the assessment report below:

1. The Principle of Demolition and Replacement Residential Development
2. Conservation and Design
3. Amenity of Neighbours
4. Trees and Landscaping
5. Sustainability
6. Waste Management

1. The Principle of Demolition and Replacement Residential Development

The application seeks planning permission to use the site for residential purposes. Grange Road is a residential street within Highgate. The proposal site currently consists of a 2-storey residential dwellinghouse. As such, the use of the site for residential purposes is accepted.

The building at 5 Grange Road is considered to make a neutral contribution to the conservation area and as such, the demolition of the existing dwelling may be acceptable provided the proposed replacement property is designed to respect the special character of the Highgate Conservation Area. An assessment of the suitability of the proposed design is set out below.

The site is within a Conservation Area and as such a concurrent application for Conservation Area Consent has also been submitted and is under assessment.

2. Conservation and Design

Policies UD3, UD4 and SPG1a require new developments 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 historic heritage 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. Furthermore, policy CSV1 and SPG2 seek to ensure that developments within conservation areas preserve or enhance the special character of the area.

The current proposal is for the construction of a replacement dwelling in place of the existing single dwelling. In addition, the proposal includes the realignment of the site boundaries to create a regular rectangular site and the creation of a single garage for No. 7 Grange Road, located adjacent to its current northern garden boundary.

A single garage would be located within the body of the main house. A single storey detached garage serving No. 7 Grange Road would be located on the southern boundary of the site and would have the appearance of an early garage similar in date to that of the main dwellinghouse at No. 7. It would be set back from the general building line to the front so as not to obscure the oblique views seen from the north and would align with the rear building line of number 5.

This application follows a previous planning application, HGY/2009/0633, which was withdrawn by the applicant to allow time to address concerns raised by neighbouring residents and Haringey Conservation. Several amendments have been made to the scheme and the two neighbours on either side, No. 3 and No. 7 Grange Road have formally written, giving their support for the scheme.

The new house is intended to have the appearance of a building designed in the 'Old English' style of the latter half of the nineteenth century. Such buildings are seen elsewhere in Hampstead and Highgate and it shares some of the design characteristics of the two houses immediately adjacent.

Haringey Conservation and a number of residents and community groups including the Highgate Society and Highgate CAAC have raised concern regarding the size of the dwelling and its design. Several comments make a point of claiming the property to be a 4-storey dwelling given the location of substantial accommodation at basement (swimming pool, change rooms, gym area, media room, wine store and laundry) and loft (four bedrooms and four bathrooms). The claims that the property is a 4-storey dwelling are unfounded as the building presents to street and rear as a 2-storey building. The basement design has been revised from the previous scheme to be completely subterranean (except for the external escape stairs) and therefore not visible above ground level. Basement accommodation is not atypical of development in conservation areas in London. It is difficult to follow the argument that below ground basement accommodation, not visible from the public domain, can harm the character of the conservation area. In addition, the proposal occupies a smaller footprint than that of the earlier (withdrawn) scheme and is of a comparable footprint to other properties in Grange Road.

The loft space is evident by dormer windows to the front, side and rear roof slopes but is not presented as a separate storey in itself. As such, the overall bulk and scale of the building in terms of its external envelope is that of a two storey residential dwellinghouse and is similar in scale and bulk to other residential properties in Grange Road.

The size of the bay window on the front elevation was raised as an issue by Council conservation officers in the previous scheme. This element has been removed in line with officers advice and the roofline above the garage 'wing' has been stepped down from the main roofline to lessen the perceived bulk of the building.

The second concern raised is the architectural style of proposed dwelling. The Highgate Society argue that the proposed design is a pastiche of a past era and does not respect the authentic historical character of the Conservation Area. The use of the word 'pastiche' is a subjective assessment and it could equally be argued that the proposal is a well-mannered building which in terms of its materials and proportions is in accord with the character of the locality. Recent 'contemporary' developments in the same road have drawn adverse comments from local residents and resident groups, so it becomes difficult for architects/applicants to know in which style to build. Furthermore, Grange Road is characterised by a broad range of architectural styles; the street displays fine examples of Mock-Tudor, Arts and Crafts, and Victorian villas, along side modern housing from the 1970s to the present day. However, whilst there are diverse styles, there are unifying elements to the street scene; all houses (mainly detached) are set back from the road, centred within their plot with verdant front gardens. It is considered that from an overall planning point of view the house

respects these unifying elements maintaining front setbacks. The architectural design presented by Robert Adam Architects is of a high quality which will result in a dwelling which complements the diverse nineteenth and early twentieth century character of buildings along Grange Road.

The facades would be largely of a good quality facing brick under steeply pitched plain tiled hipped roofing. It would appear as a two storey house with attic accommodation with dormers within the roof slopes being of subsidiary scale to the window openings below them. The use of decorative brick detailing to wall returns, roof verges and some windows surrounds echoes those present in No. 3. A condition of consent will require full details of materials, including samples, to be submitted and approved prior to construction, in order to ensure the amenity of the area is preserved.

While the amount of accommodation is certainly greater than that of the existing dwelling, the overall design allows the increase in floor space to be readily accommodated within a building of quality design and architectural merit and of similar mass and scale to dwellings in the immediate vicinity and therefore would result in an acceptable replacement of the existing building, in line with policy UD4, UD3, CSV1, SPG1a and SPG2.

3. Amenity of Neighbours

Policy UD3, SPG3a and SPD Housing 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 development has been designed so as not to result in any significant overshadowing, loss of light or privacy to other dwellings adjacent to the site.

The previous scheme had a front building line 3.50m closer to Grange Road than the existing dwelling. The revised scheme has set the dwelling back 800mm, following discussions with neighbours. While the house is still some 2.70m closer to the road than the existing dwelling on the site, the proposed frontage remains behind that of both No 3 and 7 to either side.

While the rear building line of the proposed dwelling projects further into the garden than either neighbouring property it is not considered to result in any harm to the amenity of these residents given the large lot size and therefore significant set backs from the side boundaries at both No.3 and No7. The houses on either side will be separated from the proposal site by a drive and garage and thus will not be adversely affected by a deeper rear set back at number 5 Grange Road.

The internal layout of the proposed house has been designed to reduce the degree of overlooking compared to the current dwelling which overlooks the side elevation and rear garden of No. 7. The only windows that overlook adjoining properties are the stair windows and first floor dressing room windows to the south elevation which will have frosted glass, together with the first floor bathroom window to the north elevation and the attic floor bathroom rooflight which will also have frosted glass. The ground floor kitchen window facing north is located 6 metres from the boundary and therefore the privacy of the adjoining property will not be affected.

Both neighbours directly adjoining the site, No 3 and No 7 Grange Road have both written in support of the proposed scheme. Other residents have written objecting on the grounds of loss of amenity however, none of these properties will be directly affected by the proposed development. Overall, the application is considered to be in line with policy UD3, SPG3a and SPD Housing.

4. Trees and Landscaping

Policy OS17 and SPG8d seek to protect and improve the contribution of trees, trees masses and spines to local landscape character. Concern had been raised by interested parties as to the impact the development may have on nearby trees. The applicant has submitted a topographical survey, Tree Schedule and Trial Pit Report. The documentation has been assessed by the Councils Arboriculturalist who has concluded that the proposed development could be constructed without any detrimental effects on the existing trees within the site. However, this is on the condition that they are robustly protected by adherence to a method statement produced by an Arboriculturalist and approved by the Council. A number of conditions will be attached to planning permission in line with this specialist Arboricultural advice. Overall, the development is considered to comply with policy OS17 and SPG8d.

5. 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, the 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.

The existing dwelling exhibits a poor quality of external materials and durability of construction in addition to inadequate insulation, which result in a building of poor energy efficiency. The proposed building will be of modern construction in line with current building standards to ensure a much higher level of sustainability and energy efficiency than the existing dwelling. In addition, a ground source heat pump system would be introduced to further increase the energy efficiency of the dwelling. Due to the development being for a single

dwelling only, renewable energy is not a mandatory requirement. Overall, the development is considered to be acceptable in terms of sustainability in line with policy UD2, ENV3 and ENV9.

6. Waste Management

Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material. The application has been assessed by Council Waste Management Officers who have requested a number of conditions of consent including full details of the refuse storage area. This would also be required to ensure the enclosure is satisfactory in terms of conservation and amenity. Overall the development is deemed to comply with policy UD7.

SUMMARY AND CONCLUSION

The Council accepts the principle of residential use for this site. The overall design is considered to be of a high quality complementing the diverse range of architectural styles exhibited in Grange Road. The bulk and scale is considered to be acceptable being similar in size and mass to other developments in the immediate vicinity. There is not deemed to be any significant detrimental impact on the amenity of neighbouring residents. A number of conditions will ensure the development is acceptable in terms of materials, trees and landscaping and waste management. The development is found to be in line with the intent of National, Regional and Local Planning Policies including policy 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). On this basis, it is recommended that planning permission be GRANTED subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2009/1248

Applicant's drawing No's: EX_01, 02, 03; PL_01, 02, 03, 04, 05, 06, 07, 08REVA, 09 REVA, 10 REVA, 11, 14, 15 REVA, 16 REVA 17REVA, 20, 21

Subject to the following 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

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 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

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.

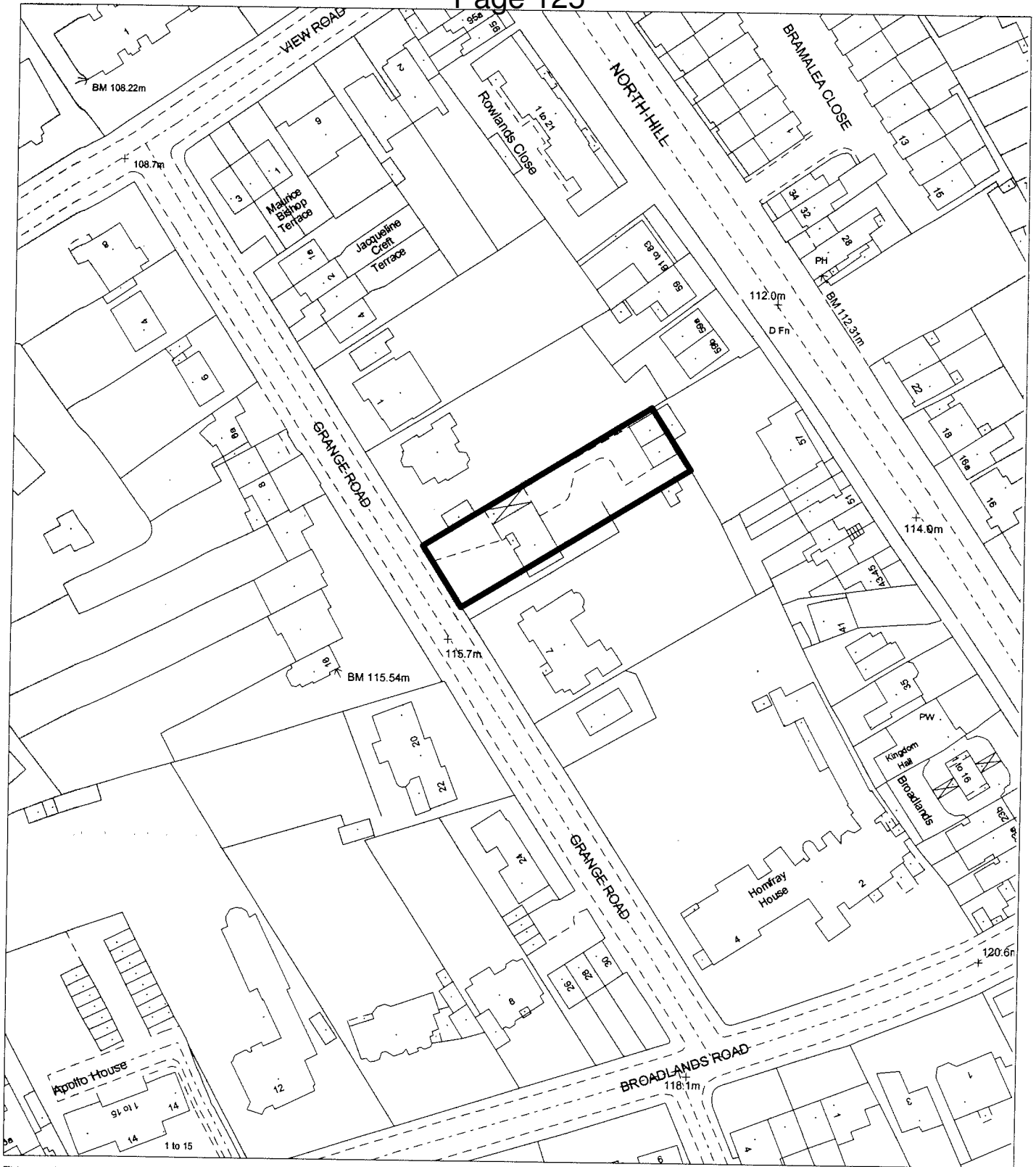
INFORMATIVE: The proposed development requires a new crossover to be made over the footway. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate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

REASONS FOR APPROVAL

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).

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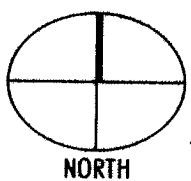
Site plan

5 Grange Road N6

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
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Planning Committee 5 October 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2009/1249**Ward:** Highgate**Date received:** 21/07/2009**Last amended date:** 10/09/09**Drawing number of plans:** EX_01, 02, 03; PL_01, 02, 03, 04, 05, 06, 07, 08REVA, 09 REVA, 10 REVA, 11, 14, 15 REVA, 16 REVA 17REVA, 20, 21**Address:** 5 Grange Road N6**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)**Existing Use:** Residential Dwelling house**Proposed Use:** Residential Dwelling house**Applicant:** Mr Damien Kearsley - Kearsley Properties Ltd**Ownership:** Private**PLANNING DESIGNATIONS**

Conservation Area

Officer Contact:

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RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

SITE AND SURROUNDINGS

The property is 5 Grange Road, Highgate N6. The site consists of a single dwelling house of 2-storeys, constructed in the 1960s and designed by Geoffrey Bateman. The existing dwelling is modernist in design with Scandinavian influences, exhibiting large areas of painted metal framed glazing, painted timber weatherboard, dark grey facing brick and interlocking concrete roof tiles. The building is a visual contrast to the traditional character of the adjacent dwellings. Modifications were made to the dwelling during the 1970s and included

replacement U-pvc windows and the construction of a first floor extension over the driveway which allowed access to the garages to the rear (in the ownership of both No. 7 Grange Road and the proposal site, No. 5 Grange Road). Prior to the construction of the existing dwelling the proposal site belonged to and formed part of the private garden/tennis court of No. 7 Grange Road.

Grange Road is characterised by a broad range of architectural styles; the street displays fine examples of Mock-Tudor, Arts and Crafts, and Victorian villas, along side modern housing from the 1970s to the present day. However, whilst there are diverse styles, there are unifying elements to the street scene; all houses (mainly detached) are set back from the road, centred within their plot with verdant front gardens. The site is within the Highgate Conservation Area.

PLANNING HISTORY

Planning OLD/1974/0431 GTD 28-10-74 5 Grange Road - Erection of two storey extension to existing house.

Planning OLD/1974/0963 REF 06-02-74 5 Grange Road - Erection of a single storey rear extension.

Planning HGY/2009/0633 WDN 13-05-09 5 Grange Road London - Demolition of existing dwelling and erection of new 2 storey dwelling with rooms at basement and attic levels.

Planning HGY/2009/0634 WDN 13-05-09 5 Grange Road London - Conservation Area Consent for demolition of existing dwelling and erection of new 2-storey dwelling with rooms at basement and attic levels.

DETAILS OF PROPOSAL

This application seeks Conservation Area Consent for the demolition of the existing dwelling and the construction of a two storey dwelling with rooms at basement and loft level plus integrated garage and single garage to adjacent dwelling at No. 7 Grange Road.

CONSULTATION

Ward Councillors
Haringey Conservation
The Highgate Society
The Highgate CAAC

RESPONSES

As per full planning application HGY/2009/1248

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Guidance 15: Planning and the Historic Environment

Haringey Unitary Development Plan (2006)

UD3	General Principles
UD4	Quality Design
CSV1	Development in Conservation Areas
CSV7	Demolition in Conservation Areas

Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance and Design Statements
SPG2	Conservation and Archaeology

ANALYSIS/ASSESSMENT OF THE APPLICATION

PPG15 paragraph 4.27 states that “consent for demolition within a conservation area should not be granted unless there are acceptable and detailed plans for any redevelopment”. Therefore the merits of the proposal will be weighed against the merits of the existing property, to ensure that the development either enhances or has a neutral impact on the conservation area. In regard to the demolition of the existing property, the existing house has been altered and extended in a number of unsympathetic ways and is of ‘average quality’. The modern design of the existing building one could argue is out of keeping with the more traditional style of architectural design exhibited by other dwellings along this road. The existing dwelling is considered to be of ‘neutral’ value to the character of the conservation area. The existing property is of no special, local, historic or architectural interest sufficient to warrant refusing conservation area consent.

In respect of the replacement building the specific design detail of this new house has been assessed in this application HGY/2009/1248. It is considered that the footprint, bulk, mass and design of the replacement building is acceptable. The replacement building takes its design philosophy from the ‘Old English’ style of the latter half of the nineteenth century. Grange Road is characterised by a broad range of architectural styles; the street displays fine examples of Mock-Tudor, Arts and Crafts and Victorian Villas along side modern housing from the 1970s to present day. The proposal will make a positive contribution to the architectural style of this road and overall will be in keeping with the street scene and the character of the area. The external facing materials of the proposed building are considered acceptable as they refer to the materials of the surrounding properties. Overall, the proposed replacement building will preserve the character and appearance of the Highgate Conservation Area.

SUMMARY AND CONCLUSION

The proposed demolition of this existing house in Highgate Conservation Area and replacement with a new two storey dwelling house with accommodation within the roof space and at basement level is considered to be acceptable as the existing house is of no special local or historic architectural interest sufficient to warrant retention, its replacement is of an appropriate bulk, mass and design, which will make a positive contribution to the architectural style of the road and overall be in keeping with the street scene and the character of the area. The proposed replacement building will preserve the character and appearance of the Conservation Area and as such is considered to be consistent with policy 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).

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No: HGY/2009/1249

Applicant's drawing No's: EX_01, 02, 03; PL_01, 02, 03, 04, 05, 06, 07, 08REVA, 09 REVA, 10 REVA, 11, 14, 15 REVA, 16 REVA 17REVA, 20, 21

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 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.

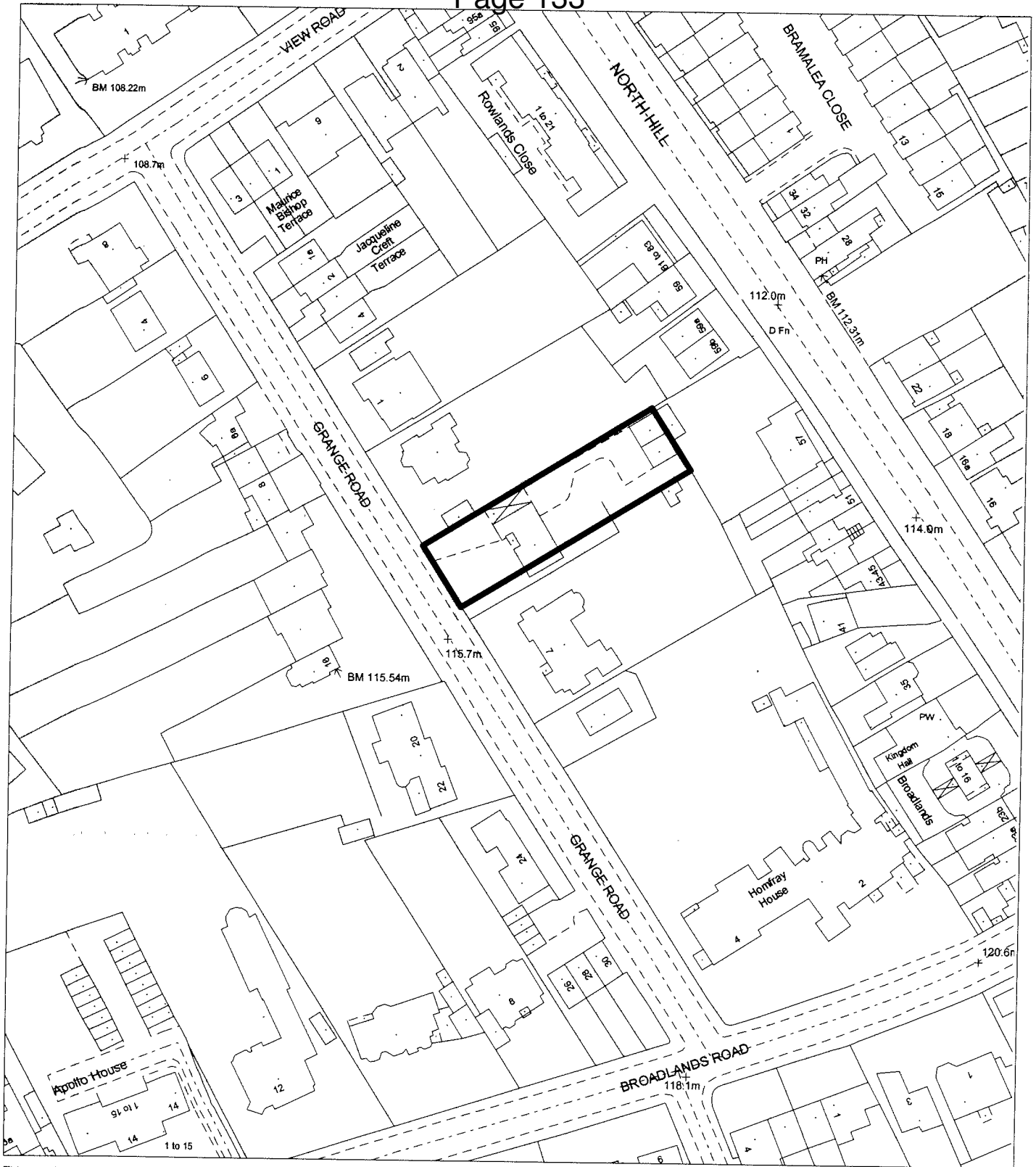
Reason: In order to ensure that the site is not left open and vacant to the detriment of the character and visual amenities of the locality.

REASONS FOR APPROVAL

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).

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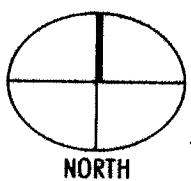
Site plan

5 Grange Road N6

**Directorate of
Urban
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