



NOTICE OF MEETING

Planning Committee

MONDAY, 9TH NOVEMBER, 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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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 14 below.

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. MINUTES (PAGES 1 - 40)

To confirm and sign the Minutes of the Planning Committees held on 15 September and 5 October 2009.

6. APPEAL DECISIONS (PAGES 41 - 46)

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

7. DELEGATED DECISIONS (PAGES 47 - 74)

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 14 September and 18 October 2009.

8. PERFORMANCE STATISTICS (PAGES 75 - 88)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 5 October Committee meeting.

9. PLANNING APPLICATIONS (PAGES 89 - 90)

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. 624 HIGH ROAD, N17 (PAGES 91 - 118)

Retention of the existing structural frame comprising Scotland Green House, rebuilding of the front and rear elevations, adding a fourth storey to the existing building and erection of a new four storey building to the front of the site to provide 42 residential units and one commercial unit.

RECOMMEDATION: Grant permission subject to conditions and/or subject to section 106 Legal Agreement.

11. MUSWELL HILL SPORTS GROUND, COPPETTS ROAD, N10 (PAGES 119 - 128)

Construction of new playing facilities on part of Muswell Hill Playing Fields site, comprising of multi-use games area, natural play area, skate park with two new access points.

RECOMMENDATION: Grant permission subject to conditions.

12. 700-702 HIGH ROAD (AND LAND TO REAR WITH FRONTAGE ONTO ARGYLE PASSAGE AND BROMLEY ROAD), N17 (PAGES 129 - 152)

Demolition of existing buildings behind retained facades and erection of a 1 x four storey building comprising 6 x two bed, 3 x three bed flats and 1 retail / commercial unit; erection of a 1 x three storey building comprising 3 x three bed flats; the erection of 4 two storey houses (comprising 2 x three bed and 2 x four bed) to front onto Argyle Passage and Bromley Road; provision of 2 disabled parking spaces and associated landscaping (AMENDED DESCRIPTION).

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

13. GARAGE COLONY, WAVERLEY ROAD, N17 (PAGES 153 - 180)

Demolition of existing garages and construction of 6 x four bed and 6 x three bed dwelling houses, with associated landscaping, access road and parking.

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

14. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

15. DATE OF NEXT MEETING

Monday, 7 December 2009.

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30 October 2009

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 15 SEPTEMBER 2009**

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

Also Present: Councillor John Bevan and Councillor Gail Engert.

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC30.	<p>APOLOGIES</p> <p>Apologies for absence were received from Councillor Sheila Peacock and Councillor Gina Adamou substituted for her.</p> <p>Councillor Ray Dodds Chaired the meeting in Councillor Sheila Peacock's absence.</p>	
PC31.	<p>URGENT BUSINESS</p> <p>No items of Urgent Business were raised.</p>	
PC32.	<p>DECLARATIONS OF INTEREST</p> <p>No declarations of interest were raised.</p>	
PC33.	<p>DEPUTATIONS/PETITIONS</p> <p>No petitions or deputations were received.</p>	
PC34.	<p>MINUTES</p> <p>RESOLVED:</p> <p>That the minutes of the meeting held on 13 July 2009 be confirmed as a correct record.</p>	
PC35.	<p>APPEAL DECISIONS</p> <p>The Committee received a report that detailed the outcome of appeal decisions determined by the Department of Communities and Local Government (DCLG) during the period commencing 1 June to 31 July 2009.</p> <p>It was noted that during June, ten appeals had been determined, two of which had been allowed. A further seven were dismissed and one had been withdrawn.</p> <p>During July twelve appeals had been determined by the DCLG. Seven of these had been allowed and five had been dismissed.</p>	

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	<p>The Committee was advised that costs had been awarded with respect to planning application reference HGY/2008/1020 and HGY/2008/1021, which related to land to the rear of 27-47 Cecil Park, N8 9AX. It was noted that the Planning Inspector had dismissed Appeal A; however, Appeal B had been allowed on different grounds as the Planning Inspector considered that the proposed demolition of the garages would increase on street parking and consequently damage the Conservation Area.</p> <p>It was noted that costs had also been incurred with respect to planning application reference HGY/2008/0152, which related to 25 Watson Road.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC36.	<p>DELEGATED DECISIONS</p> <p>The Committee received a report setting out the decisions made under delegated authority by the Head of Development Management (North and South) and the Chair of the Planning Committee.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC37.	<p>PERFORMANCE STATISTICS</p> <p>The Committee received a report that provided an overview of performance against Development Control and Planning targets since the previous meeting held on 13 July 2009.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC38.	<p>PLANNING ENFORCEMENT UPDATE</p> <p>The Committee received a report that provided an overview of performance with respect to planning enforcement during the last Quarter.</p> <p>In response to a query the Committee was advised that breeches of conditions seen during the last quarter did not indicate any new trends.</p> <p>It was agreed that queries with respect to customer complaints and how these could be dealt with more effectively should be held outside the meeting.</p> <p>RESOLVED:</p>	

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	That the report be noted.	
PC39.	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending the confirmation of Tree Preservation Orders at:</p> <ul style="list-style-type: none"> • Rear garden of 185 Alexandra Park Road • Rear garden of 56 Park Ridings <p>RESOLVED:</p> <p>That the Tree Preservation orders, detailed in the report, be approved.</p>	
PC40.	<p>DRAFT DESIGN GUIDANCE FOR SOUTH TOTTENHAM HOUSE EXTENSIONS, SEPTEMBER 2009</p> <p>The Committee considered a report presenting draft Design Guidance, with respect to South Tottenham House Extensions, which would be issued for public consultation following adoption by Cabinet in October 2009.</p> <p>It was noted that there had been a drafting error in the report, which sought approval from the Planning Committee, rather than the Cabinet, to issue the draft guidance for public consultation. The Committee was advised that the recommendation should have sought approval to recommend to the Cabinet that it approve the issuing of the draft Guidance, as it was not within the Committee's gift to make this decision.</p> <p>The Committee was given a summary of the report and the process that had been undertaken in forming the proposed guidance.</p> <p>In response to a query the Committee was advised that whilst the guidance recommended the adoption of certain types of extension, there would be no compulsion to alter existing extensions. There would be no objection to a mix of the three styles proposed being used within individual streets.</p> <p>The Committee was advised that the drawings presented were indicative and that details of the materials to be used could be specified by condition.</p> <p>It was noted that under permitted development rights individuals were able to build on up to half of land behind their properties and therefore conditions could not be imposed that would contradict this.</p> <p>There was agreement that the document should be amended to include dormer windows at the rear of buildings where flat roofs were used and it was suggested that this could be incorporated within the first design set.</p>	

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	<p>Councillor Joe Goldberg addressed the Committee. He commended the guidance and noted that the consultation process undertaken had been particularly successful. He noted that engagement with the local community had helped to form guidance that addressed the needs of the local community and that would improve design standards in the area.</p> <p>Mr Davidson spoke in support of the adoption of the guidance.</p> <p>RESOLVED:</p> <p>That the Planning Committee recommend that the Council's Cabinet issue the Draft Design Guidance for South Tottenham Extensions, September 2009, as set out in the report, for public consultation.</p>	
<p>PC41.</p>	<p>185A PARK ROAD, N8</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>In addition to those list in the report, five additional letters of objection and two letters of support had been received from local residents.</p> <p>The Committee discussed the application and it was noted that several local residents had advised that they had not received correspondence from the Local Authority notifying them of the timescale for submitting objections.</p> <p>In response the Committee was advised that local residents had been sent letters within the prescribed timetable notifying them of the application and of date of the Planning Committee meeting when it was due to be considered. It was likely that the recent postal strikes had delayed the receipt of these letters.</p> <p>At the invitation of the Chair, Mr Edmund Gordon of 179 Cranley Gardens and Mr Mel Cairns of 67 Glasslyn Road, spoke in objection to the application.</p> <p>Councillor Gail Engert addressed the Committee and advised that she also spoke on behalf of Councillor Jonathan Bloch.</p> <p>Councillor Engert noted that the land was designated as Metropolitan Open Land under the ?? She contended that application proposed was unacceptable in terms of the additional level of traffic it would generate on a road that was already congested. The increased use of the area would also create additional noise and disturbance to local residents. Councillor Engert contended that as Public transport was limited, with just one bus route serving the area, the site was not suitable for any additional use.</p>	

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In response to a question Councillor Engert advised that the widening of the entrance would alter the character of the area.

At the invitation of the Chair, Mr Clifford Tibber, Chairman of the North Middlesex Cricket Club, spoke in support of the application and the Committee put a number of questions to him following his statement.

Mr Tibber clarified that clarified that the Cricket Club was not the applicant and confirmed that the Cricket Club would continue to use the existing changing facilities if the application were granted.

With respect to residents concerns over additional noise, the Committee was advised that as the leaseholder, the cricket club had imposed conditions and restrictions to mitigate noise before it had agreed to support the application.

It was noted that the application did not seek to introduce flood lighting. If this were to be added planning permission would be required.

At the invitation of the Chair, Carolyn Apcar, the applicant's agent, spoke in support of the application and the Committee put a number of questions to her.

With respect to the impact of the proposal upon traffic the site and requests for a new traffic survey to be undertaken, the Committee was advised that a new survey had not been considered necessary as the proposal did not represent a change of use.

In terms of the widening of the entrance to the site Miss Apcar noted that this represented an improvement as the existing entrance only allowed one car to access the site at any one time. She noted an objections could only be made in relation to material planning considerations. As this was an improvement to an existing access point it was not a material consideration.

It was noted that the proposed number of parking spaces accorded with planning regulations. As the activities taking place were seasonal there would not be any one time of the year when the whole of the site was being used.

In response to a query the Committee was advised that there was a high demand for playing surfaces of this type and that they would be made available for use by local schools and clubs.

With respect to the additional noise generated Miss Apcar advised that consideration had been given to this and a planting scheme to mitigate noise had been included within the application. As the area was not one of recognised ecological importance and there were no known bat colonies in the area, a survey to assess this had not been undertaken.

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The Assistant Director summarised discussion and advised that an additional traffic survey had not been considered appropriate as there was no change of use proposed. Although much of the site was not used at present, there was nothing to prevent this being used to its full potential and therefore it had to be assumed that there would not be a significant amount of additional traffic generated.

The applicant had stated how noise would be mitigated and in the absence of any evidence that there was a bat colony on the site it would not be reasonable to require a survey with respect to this to be undertaken.

The Committee discussed the application and there was agreement that, if it were to be approved the following would need to be attached to the application:

- Restriction of hours of use to 9am – 8pm
- An Informative limiting the use of artificial lighting
- Fencing / Mature planting required along the footpath

RESOLVED:

That planning application reference, HGY/2009/0723 be approved, subject to the conditions set out below:

Conditions

1 – The hours of use to be changed for summer months – 20.00 rather than 21.00

2. A scheme for the repair/ replacement of the fence along the southern boundary of the site adjoining the public footpath shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the development. This scheme shall be fully implemented before the multi use games area hereby approved is brought into use.

Reason: To prevent danger, obstruction and inconvenience to users of the adjoining public footpath.

3. No development shall take place until a walk-over survey (in conjunction with the Council's Ecology Officer) has been carried out for the presence of bats on site and has been approved in writing by the Local Planning Authority. Should the presence of bats be found, then no development shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the ecology of the Metropolitan Open Lane and to protect species in line with UK and European Law.

4. No floodlighting or other form of external lighting, temporary of

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	<p>permanent, shall be installed in connection with the development hereby approved as such works would require the express consent of the Local Planning Authority.</p> <p>Reason: In the interest of safeguarding local amenity and the character of the Metropolitan Open Lane.</p>	
<p>PC42.</p>	<p>FORMER DAY NURSERY SITE, PLEVNA CRESCENT N15</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>At the invitation of the Chair, Ms Belinda Batten of 99 Plevna Crescent, spoke in objection to the application. Following her statement Ms Batten agreed to show the Committee, on the plans provided, where rubbish was being left.</p> <p>Councillor Bevan, Cabinet Member for Housing, addressed the Committee. He contended that there were contradictory sets of figures within the report with respect to the number of parking spaces allocated. He also raised concern at the proposed use of a gated access, which he argued would be prone to breaking down and vulnerable to vandalism, causing residents problems when accessing their properties.</p> <p>At the invitation of the Chair, the applicants agent Mr Ruffels, spoke in support of the application.</p> <p>Following his statement the Committee put questions to Mr Ruffels. In response to a query, the Committee was advised that the gated access had been included on the advice of Police Design Consultant. Provision would be made within the contract for the ongoing maintenance of these.</p> <p>In terms of the provision of parking spaces within the scheme Mr Ruffels advised that planning guidance had been followed here and the application reflected this. At present no arrangement had been formed with the adjacent estates to allow residents of the new scheme to park in existing parking bays.</p> <p>The Committee discussed proposals with respect to the distribution of Affordable Housing within the site and concern was raised that this was situated in one block rather than being 'pepper potted' throughout the site. The Committee was advised that this approach had been taken as it was simpler for Housing Associations to manage schemes when they were situated in one block.</p> <p>There was a general consensus that the applicant should be asked to have further discussions with the Police with regard to the use of a gated access, with a view to removing these and that an Informative to this</p>	

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effect should be attached to any approval.

The Committee was advised that, if it were minded to approve the application, the Code Level referred to in the report, with respect to sustainability, should be reduced from Level 4 to Level 3. Level 4 had originally been suggested as this would be the standard applied as of next year. However, the applicant had requested that Level 3 be applied in this instance as the specification had already been worked up on this basis.

RESOLVED:

That planning application reference be granted, subject to conditions and Legal Agreement set out below:

Conditions:

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

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

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

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

Materials and Landscaping:

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

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

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

- a. those existing trees to be retained
- b. those existing trees to be removed
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the

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Council's Arboriculturalist.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

Others:

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

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

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

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

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

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

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

Reason: To avoid overdevelopment of the site.

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

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

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

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

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

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

2). (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

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

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

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3). All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2) consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

13. The proposed development must achieve level 3 Code for Sustainable Homes.

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

14. That details of a scheme to provide permeable surfaces in relation to the hard landscaping areas of the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such approved scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that surface water run off from the hard landscaped areas is reduced to a minimum.

15. That the two existing Sycamore trees on the Northern Boundary of the site adjacent to 149 Plevna Crescent shall be retained and a scheme for their protection during the construction process shall be submitted to and agreed by the Local Planning Authority before the commencement of the works. Such agreed scheme to be implemented to the satisfaction of the Local Planning Authority during the construction process.

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

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

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

INFORMATIVE: That further consideration be given to the need for the provision of secure gate at the entrance to the car parking area before the works commence.

INFORMATIVE: That discussion takes place between representatives of Homes for Haringey and the applicants concerning the management of car parking in the locality before development is occupied.

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	<p>INFORMATIVE: That the materials to be agreed for the proposed development shall reflect the materials of the existing buildings on the Plevna Crescent Estate.</p> <p><u>Reasons for Approval:</u></p> <p>The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The proposed height of the buildings at three storey would conform to the predominate height of existing buildings in the locality and the overall design would not comprise the local area in general. The proposed density conforms to current guidelines set out in The London Plan and the proposed housing provision would contribute the Council's housing target. The provision of car parking is considered acceptable given the site's closeness to public transport links and the assessment by the Council's Transportation Team that the level of predicted traffic from the scheme would be 'significantly lower than that which would have been generated by the existing day nursery use.' They also consider that vehicle movements emanating from the proposed development would not have any significant adverse traffic impact on the adjacent roads. Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan Policies: UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10 'Dwelling Mix', HSG4 'Affordable Housing', HSG7 'Housing for Special Needs', M9 'Car-Free Residential Developments' and SPG1a 'Design Guidance', SPG10c 'Education Needs Generated by New Housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).</p> <p>Section 106: Yes</p>	
<p>PC43.</p>	<p>COPPETTS WOOD HOSPITAL, COPPETTS ROAD N10</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>Councillor Bevan, Cabinet Member for Housing, addressed the Committee and noted that he had several concerns with respect to the application. He queried whether the application had been considered by the Design Panel and raised concern with regard to the level of Affordable Housing achieved and the way in which it was distributed throughout the scheme.</p> <p>Given that the waiting list for housing was high and the level of people living in Temporary Accommodation, Councillor Bevan contended that the 50% Affordable Housing should have been achieved. He also noted that this should be 'pepper potted' throughout the scheme rather than being limited to one area.</p>	

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	<p>The Committee was advised that the target of 50% Affordable Housing was a guide line and justification had been provided for the lower level, which was set out in the application. There were management issues attached to mixing different types of tenure and this was why the Affordable Housing was located in specific areas of the site.</p> <p>Members expressed concern that this was a recurring issue and there was a general consensus that a process ought to be established with Housing Associations to allow tenures to be mixed and to overcome their concerns with respect to this.</p> <p>The Assistant Director advised the Committee that the level of Affordable Housing was acceptable in planning terms. If the Committee was minded to defer the application, officers could discuss this issue with the applicant further, with a view to obtaining a higher level of Affordable Housing and the distribution discussed.</p> <p>It was also requested the density of the scheme was discussed with the applicant.</p> <p>RESOLVED:</p> <p>That planning application reference be deferred</p>	
<p>PC44.</p>	<p>SITE OF ALEXANDRA WORKS, 50 CLARENDON ROAD N8</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Committee was advised that there was one further condition to add to the application and this was the addition of a Traffic Management Scheme for Hornsey Lane.</p> <p>RESOLVED:</p> <p>That, subject to the conditions set out below, planning application reference HGY/2009/11131 be approved:</p> <p><u>Conditions</u></p> <p>1. Prior to the commencement of the development details of appropriate traffic management measures along the access onto Hornsey Park Road shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To minimise any potential highway safety hazard posed to road users along the access onto Hornsey Park Road.</p> <p>2. No deliveries associated with the construction of the building hereby</p>	

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	<p>permitted shall use the access route from Hornsey Park Road.</p> <p>Reason: To minimise any potential highway safety hazard posed to road users along the access onto Hornsey Park Road.</p>	
<p>PC45.</p>	<p>BOUNDS GREEN SURGERY, GORDON ROAD, N11</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>RESOLVED:</p> <p>That planning application reference, be granted subject to the conditions set out below:</p> <p><u>Conditions:</u></p> <p>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <p>2. The 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.</p> <p>Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</p> <p><u>Materials and Landscaping</u></p> <p>3. The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building. Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality.</p> <p>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:</p> <p>a. Those existing trees to be retained.</p> <p>b. Those existing trees to be removed.</p>	

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c. Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.

d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

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

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

6. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

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

Construction Hours

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

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

Reasons for Approval

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	<p>The proposal has been assessed against and found to comply with the intent of Policies G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy', M4 'Pedestrians and Cyclists', M10 'Parking and Development' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', of the Haringey Supplementary Planning Guidance (October 2006).</p> <p>Section 106: No</p>	
<p>PC46.</p>	<p>606 LORDSHIP LANE N22</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>RESOLVED:</p> <p>That planning application reference be granted subject to the conditions set out below:</p> <p><u>Conditions:</u></p> <p>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> <p>2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</p> <p>3. A suitable soundproofing scheme to provide effective resistance to the transmission of airborne and impact sound shall be submitted to, approved in writing by, and implemented in accordance with the requirements of the Local Planning Authority for all compartment floors and party walls prior to the occupation of the premises. Reason: In order to ensure that the proposed conversion does not give rise to an unacceptable loss of amenity for occupiers within the property as a direct result of inadequate soundproofing.</p> <p>4. Detailed plans shall be submitted showing a) the laying out of not less</p>	

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than 5 parking spaces for the use of residents, and b) 8 cycle racks which shall be enclosed within a secured shelter. Such plans to be submitted before commencement of development, and implemented prior to occupation of the flats.

Reason: To provide some off street parking and encourage the residents of the proposed development to increase their use of sustainable means of transport.

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

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

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

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

7. Details of roof garden, including surfacing and guard rails/parapet walls, screening shall be submitted to and approved in writing by the LPA prior to commencement of development.

Reason: To protect amenity and safety of the occupiers.

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

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

9. No external changes to materials, windows etc unless first authorised in writing by the LPA.

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

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

Reasons for Approval:

The proposal is considered acceptable because residential is considered appropriate on the upper floors. The proposed conversion will take place within the existing envelope and the pub will remain unchanged externally. The overall size and layout of the accommodation

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	<p>meets the requirements set out in the Housing SPD 2008 including amenity provision. There would be no adverse affect on the privacy and amenity of adjoining neighbours and there is existing parking provision at the site. As such it would be in accordance with Policies CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas', UD3 'General Principles', UD4 'Quality Design', M9 'Car Free Residential Developments', HSG1 'New Housing Developments' of the Haringey Unitary Development Plan and the Councils Housing SPD 2008 and SPG 1a 'Design Guidance'.</p> <p>Section 106: No</p>	
PC47.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>No new items of Urgent Business were raised.</p>	
PC48.	<p>DATE OF NEXT MEETING</p> <p>It was noted that the date of the next meeting was 5 October 2009.</p>	

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 10.10pm.

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

* Denotes Members present.

Also Present: Councillor Aitken and Oakes

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

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

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

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

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

RESOLVED

That the application be granted planning permission subject to conditions.

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

Location: Land to rear of 19 North Road N6

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

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

Conditions:

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

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

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

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

MATERIALS & BOUNDARY TREATMENT

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

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implemented in accordance with the requirements of the Local Planning Authority.

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

4. Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/ samples to be submitted to, and approved in writing by the Local Planning Authority.

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

5. Prior to the commencement of the development hereby permitted details of measures to provide structural support to the section of the northern boundary wall next to the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such structural support measures shall thereafter be installed prior to the commencement of works on site and remain until works are complete.

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

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

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

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

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

PERMITTED DEVELOPMENT RIGHTS

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

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

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

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

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

TREE PROTECTION

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

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

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

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

CONSTRUCTION

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

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

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

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

REASONS FOR APPROVAL

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

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

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informative.

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

Location: 60 Wightman Road N4

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

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

Conditions:

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

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

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

Materials

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

Other

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

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

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

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

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

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

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

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

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

REASONS FOR APPROVAL

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

Section 106: No.

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

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

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

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

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

RESOLVED

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

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

Location: Site adjoining 31 - 34 Corbett Grove N22

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

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

Conditions:

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

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

**MINUTES OF THE PLANNING COMMITTEE
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	<p>accumulation of unimplemented planning permissions.</p> <p>2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.</p> <p>3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority. Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.</p> <p>4. Notwithstanding the detail shown on drawing No 2792 PL 05 the first floor windows on the side elevation facings towards No's 95 & 97 Bounds Green Road shall be glazed with obscure glass and permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority. Reason: To safeguard the amenities of neighbouring occupiers.</p> <p>5. The flat roof above the single storey rear projecting section hereby permitted shall only be used as a green roof and at no time be converted to or used as a balcony or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority. Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.</p> <p>6. Notwithstanding the details of landscaping referred to in the application, a scheme of hard and soft landscaping including details of existing trees to be retained shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted, is commenced. Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.</p> <p>7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site. Reason: To safeguard the amenities of neighbouring occupiers and the general locality</p> <p>8. No construction work resulting from the planning permission shall</p>	
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**MINUTES OF THE PLANNING COMMITTEE
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	<p>be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days unless previously approved in writing by the Local Planning Authority. Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties</p> <p>9. Details of landscaping to be planted on the western boundary of the site adjacent to 31 - 34 Corbett Grove shall be submitted to and approved by the Local Planning Authority prior to the commencement of development, and implemented before the end of the first planting season following completion of development. Reason: In order to provide a satisfactory setting for the development.</p> <p>INFORMATIVE: The new development will require naming / numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>INFORMATIVE: You are advised that, due to the distance of the site from the Public Highway, a Sprinkler System should be installed in order to overcome concerns about means of access for fire appliances to the site.</p> <p>REASONS FOR APPROVAL</p> <p>The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space nor does it fall within an area of nature conservation/ ecological value. The footprint, bulk, mass and design of the building is now considered acceptable and has incorporated appropriate changes in response to the previously refused applications. The proposed building has now been designed to sit more comfortably with the site and to achieve an acceptable relationship with the adjoining properties. As such the proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' and OS17 'Tree Protection' of the adopted Haringey Unitary Development Plan and with supplementary planning guidance SPG1a 'Design Guidance', the Council's 'Housing' SPD and SPG3c 'Backland Development'.</p> <p>Section 106: No.</p>	
<p>PC60.</p>	<p>PARKLAND HOSTEL, 20-108 PARKLAND ROAD, N22</p> <p>Cllr Santry left the meeting for this item.</p> <p>The officer gave a presentation on this application for the change of use / conversion of existing vacant hostel for 9 three bedroom flats including changes to the fenestration. The officer further explained the application site, surroundings and issues. The</p>	

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Committee was requested to grant permission subject to conditions.

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

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

RESOLVED

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

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

Location: Parkland Hostel 20 - 108 Parkland Road N22

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

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

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

Conditions:

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

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

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

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

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

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

Location: 5 Grange Road N6

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

Recommendation: Grant subjecto to conditions

Decision: Grant subjecto to conditions

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

Conditions:

EXPIRATION OF PERMISSION

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

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

IN ACCORDANCE WITH APPROVED PLANS

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

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

MATERIALS

3. Notwithstanding the description of the materials in the application, no construction shall be commenced until precise details and samples of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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

TREES AND LANDSCAPING

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

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

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

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

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

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

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

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

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

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

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

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

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

CONSTRUCTION

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

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

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

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

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

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

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

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

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

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

COUNCILLOR SHEILA PEACOCK

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

Chair



Haringey Council

Agenda item:

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Planning Committee	On 9th November 2009
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Report Title: Appeal decisions determined during September 2009	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
1. Purpose To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during September 2009.	
2. Summary Reports outcome of 8 appeal decisions determined by the Department for Communities and Local Government during September 2009 of which 4 (50%) were allowed and 4 (50%) were dismissed.	
3. Recommendations That the report be noted.	
Report Authorised by: <div style="text-align: center;">  Marc Dorfman Assistant Director Planning & Regeneration </div>	
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader	
Tel: 020 8489 5114	
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.	
The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.	

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APPEAL DECISIONS SEPTEMBER 2009

PLANNING APPEALS

Ward:	Harringay
Reference Number:	HGY/2008/2058
Decision Level:	Delegated

329A Green Lanes N4 1DZ

Proposal:

Erection of two flats to include 1st floor and mansard roof extension

Type of Appeal:

Written Representation

Issue:

The effect of the proposal development on the character of the building and in the street scene

The adequacy of the accommodation to be provided, having regard to the Council's adopted policies and guidance

Result:

Appeal **Dismissed** 1 September 2009

Ward:	Highgate
Reference Number:	HGY/2008/1920
Decision Level:	Delegated

67 Sheldon Avenue N6 4NH

Proposal:

Erection of railings with gates to include landscaping

Type of Appeal:

Written Representation

Issue:

Whether the proposed development would preserve or enhance the character or appearance of the Highgate Conservation Area

Result:

Appeal **Allowed** 2 September 2009

Ward:	Muswell Hill
Reference Number:	HGY/2009/0046
Decision Level:	Delegated

House 1, Former Garden Centre, Cranley Gardens N10 3AR

Proposal:

Construction of a detached garage and the creation of a vehicle crossover

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the locality with particular reference to the western end of Cranley Gardens and the adjacent parkland walk

The safety of users of the Cranley Gardens highway

Result:

Appeal Dismissed 7 September 2009

Ward:	Muswell Hill
Reference Number:	HGY/2009/0333
Decision Level:	Delegated

111 Priory Road N8 8LY

Proposal:

Formation of vehicle crossover at 111 Priory Road

Type of Appeal:

Written Representation

Issue:

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

The effect of the proposed development on the safe and efficient operation of the local highway and pedestrian network

Result:

Appeal Allowed 17 September 2009

Ward:	Tottenham Hale
Reference Number:	HGY/2008/1696
Decision Level:	Delegated

Unit 14, Mill Mead Industrial Estate, Mill Mead Road N17 9QU

Proposal:

Change of use from factory to community resource centre (Use Class D1)

Type of Appeal:

Informal Hearing

Issue:

The consequences of the development for employment provision in the area, having regard to the location of the appeal property within an industrial estate which is within a Defined Employment Area

Result:

Appeal **Dismissed** 17 September 2009

ENFORCEMENT APPEAL SEPTEMBER 2009

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

Flat 1 and Flat 2, Oak House, Highgate Avenue N6 5RX

Proposal:

Change of use from single family dwelling into two self contained flats

Type of Appeal:

Written Representation

Issue:

The standard of accommodation in the flats and their possible impact on parking conditions in the locality

Result:

Appeal **Allowed** 22 September 2009

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

66 Wightman Road N4 1RW

Proposal:

Conversion of a single dwelling to ten self contained flats

Type of Appeal:

Public Inquiry

Issue:

That the development was substantially complete prior to the period of 4 years before the notice was issued.

That the period for compliance was insufficient

Result:

Appeal **Dismissed** 21 September 2009

Partial Award **Allowed** to the Council 21 September 2009



Haringey Council

Agenda item:

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Planning Committee	On 9th November 2009
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Report Title: Decisions made under delegated powers between 14 September 2009 and 18 October 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 14 September 2009 and 18 October 2009.		
3. Recommendations See following reports.		
Report Authorised by: <div style="text-align: center;">  Marc Dorfman Assistant Director Planning & Regeneration </div>		
Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114		
4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.		

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 14/09/2009 AND 18/10/2009

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 Management 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/2009/1132** Officer: Robin Campbell
Decision: GTD Decision Date: 29/09/2009
Location: 80 Muswell Road N10 2BE
Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1157** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 21/09/2009
Location: 247 Alexandra Park Road N22 7BJ
Proposal: Erection of single storey rear extension at lower ground floor level.

Application No: **HGY/2009/1261** Officer: Ruma Nowaz
Decision: REF Decision Date: 16/09/2009
Location: 66 Crescent Road N22 7RZ
Proposal: Removal of existing wall and installation of new wall with railings; removal of side gate and installation of an additional drive gate.

Application No: **HGY/2009/1320** Officer: Tara Jane Fisher
Decision: PERM REQ Decision Date: 08/10/2009
Location: 26 Lansdowne Road N10 2AU
Proposal: Alterations to roof slope to convert hip to gable end with erection of rear dormer window (certificate of lawfulness).

Application No: **HGY/2009/1324** Officer: Matthew Gunning
Decision: GTD Decision Date: 16/10/2009
Location: Land Rear of 27 Crescent Rise N22 7AW
Proposal: Approval of Details pursuant to Condition 7 (site investigations) attached to planning application HGY/2007/1359.

Application No: **HGY/2009/1354** Officer: Subash Jain
Decision: REF Decision Date: 01/10/2009
Location: 81 Muswell Avenue N10 2EH
Proposal: Erection of rear dormer window and insertion of 3 x velux windows to front elevation.

Application No: **HGY/2009/1434** Officer: Jill Warren
Decision: GTD Decision Date: 14/10/2009
Location: 63 Dukes Avenue N10 2PY
Proposal: Erection of rear infill extension to replace existing courtyard /outbuilding.

Application No: **HGY/2009/1460** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 15/10/2009
Location: Flat C, 105 Muswell Avenue N10 2EJ
Proposal: Replacement of existing windows with double glazed windows of same appearance.

WARD: Bounds Green

Application No: **HGY/2009/1256** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 23/09/2009
Location: 35A Whittington Road N22 8YS
Proposal: Replacement of existing rear door and enlargement of existing rear window to form new patio doors.

Application No: **HGY/2009/1270** Officer: Tara Jane Fisher
Decision: REF Decision Date: 23/09/2009
Location: 32 Parkhurst Road N22 8JQ
Proposal: Erection of rear dormer window and partial first floor extension with roof terrace.

Application No: **HGY/2009/1293** Officer: Valerie Okeiyi
Decision: REF Decision Date: 18/09/2009
Location: 4 Whittington Road N22 8YD
Proposal: Erection of rear dormer window to facilitate loft conversion.

Application No: **HGY/2009/1372** Officer: Ruma Nowaz
Decision: PERM DEV Decision Date: 05/10/2009
Location: 12 Churston Gardens N11 2NL
Proposal: Certificate of Lawfulness for erection of rear dormer window.

Application No: **HGY/2009/1452** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 14/10/2009
Location: 67 Clarence Road N22 8PG
Proposal: Replacement of existing windows with white UPVC double-glazed windows and alteration of window design approved under planning permission HGY/2008/2327.

Application No: **HGY/2009/1463** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 30/09/2009
Location: 28 Terrick Road N22 7SH
Proposal: Replacement of five existing windows with UPVC double-glazed windows.

WARD: Bruce Grove

Application No: **HGY/2009/1178** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 15/10/2009
Location: 33 Clonmell Road N17 6JY
Proposal: Certificate of Lawfulness for rear dormer window with insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2009/1273** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 17/09/2009
Location: Outside 457 High Road N17 6QB
Proposal: Installation of one telephone kiosk (Part 24 Determination)

Application No:	HGY/2009/1274	Officer:	Valerie Okeiyi	Decision Date:	16/09/2009
Decision:	GTD				
Location:	23B The Avenue N17 6TB				
Proposal:	Erection of rear dormer window and insertion of 2 x velux windows to front roofslope.				
Application No:	HGY/2009/1314	Officer:	Valerie Okeiyi	Decision Date:	23/09/2009
Decision:	REF				
Location:	28 Dongola Road N17 6EE				
Proposal:	Erection of rear dormer window.				
Application No:	HGY/2009/1334	Officer:	Ruma Nowaz	Decision Date:	28/09/2009
Decision:	GTD				
Location:	122 Philip Lane N15 4JL				
Proposal:	Erection of two storey rear extension, erection of rear dormer window and insertion of one velux window to front roofslope.				
Application No:	HGY/2009/1399	Officer:	Matthew Gunning	Decision Date:	06/10/2009
Decision:	GTD				
Location:	10 Bruce Grove N17 6RA				
Proposal:	Erection of 3m high fence around part of existing tennis court to rear of property.				
Application No:	HGY/2009/1442	Officer:	Valerie Okeiyi	Decision Date:	02/10/2009
Decision:	GTD				
Location:	19 Whitley Road N17 6RJ				
Proposal:	Provision of balcony with 1100mm high brickwork safety barrier and 1800mm high side opaque glass screens to rear loft extension approved under planning permission reference HGY/2009/0226.				

WARD: **Crouch End**

Application No:	HGY/2009/1123	Officer:	Oliver Christian	Decision Date:	28/09/2009
Decision:	REF				
Location:	26 The Broadway N8 9ST				
Proposal:	Retention of timber decking strip to secure canopy uprights.				
Application No:	HGY/2009/1229	Officer:	Oliver Christian	Decision Date:	09/10/2009
Decision:	GTD				
Location:	27 Birchington Road N8 8HR				
Proposal:	Creation of new mansard roof at rear second floor level to provide space for additional bedroom.				
Application No:	HGY/2009/1240	Officer:	Jeffrey Holt	Decision Date:	14/10/2009
Decision:	GTD				
Location:	128 Crouch Hill N8 9DY				
Proposal:	Change of use of existing basement to children's party venue, and reinstatement of rear double doors.				

Application No:	HGY/2009/1254	Officer:	Jeffrey Holt	Decision Date:	22/09/2009
Decision:	GTD				
Location:	7 Womersley Road N8 9AE				
Proposal:	Tree works to include crown reduction by 30% to 3 x Lime trees.				
Application No:	HGY/2009/1265	Officer:	Oliver Christian	Decision Date:	16/09/2009
Decision:	GTD				
Location:	16A Bourne Road N8 9HJ				
Proposal:	Retrospective application for installation of UPVC door and window screen to rear of property and installation of satellite dish to rear fence.				
Application No:	HGY/2009/1292	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	18/09/2009
Decision:	GTD				
Location:	Flat 1, 3 Ivy Gardens N8 9JE				
Proposal:	Erection of single storey ground floor rear extension.				
Application No:	HGY/2009/1299	Officer:	Jeffrey Holt	Decision Date:	17/09/2009
Decision:	REF				
Location:	Altior Court, 74-76 Shepherds Hill N6 5RJ				
Proposal:	Erection of 3 x single and 2 x double garages in two blocks to rear of property.				
Application No:	HGY/2009/1310	Officer:	Oliver Christian	Decision Date:	18/09/2009
Decision:	GTD				
Location:	35-37 The Broadway N8 8DU				
Proposal:	Conversion of first floor to residential comprising 2 x two bed flats and 1 x one bed flat.				
Application No:	HGY/2009/1330	Officer:	Jeffrey Holt	Decision Date:	28/09/2009
Decision:	REF				
Location:	23 Russell Road N8 8HN				
Proposal:	Use of property as two self contained flats.				
Application No:	HGY/2009/1345	Officer:	Jeffrey Holt	Decision Date:	22/09/2009
Decision:	GTD				
Location:	8 Coolhurst Road N8 8EL				
Proposal:	Tree works to include thinning by 25% and lifting of one lower branch of 1x Silver Birch tree.				
Application No:	HGY/2009/1366	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	29/09/2009
Decision:	GTD				
Location:	Baronsclere Court, 23 Avenue Road N6 5YA				
Proposal:	Replacement of existing timber windows with new UPVC double glazed windows.				
Application No:	HGY/2009/1404	Officer:	Jeffrey Holt	Decision Date:	05/10/2009
Decision:	GTD				
Location:	Flat 14 Imperial Court, 36 Shepherds Hill N6 5WA				
Proposal:	Replacement of existing UPVC glazing with new aluminium framed windows and sliding doors; addition of sun awnings, security shutters and frameless sandblasted glass screen to existing terrace.				

Application No:	HGY/2009/1429	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	13/10/2009
Location:	3 The Broadway N8 8DS		
Proposal:	Display of 1 x non-illuminated fascia sign, 1 x window vinyl sign, 1 x ATM header panel and 1 x letterbox cover plate.		
Application No:	HGY/2009/1485	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/10/2009
Location:	4 Glasslyn Road N8 8RH		
Proposal:	Erection of single storey rear / side extension (revised scheme).		
Application No:	HGY/2009/1486	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	09/10/2009
Location:	6A Glasslyn Road N8 8RH		
Proposal:	Erection of single storey rear / side extension (revised scheme).		
Application No:	HGY/2009/1496	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	07/10/2009
Location:	23 Birchington Road N8 8HP		
Proposal:	Erection of rear infill extension to replace existing, with velux window to extension roof and decking to rear		

WARD: Fortis Green

Application No:	HGY/2009/1260	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/09/2009
Location:	55 Collingwood Avenue N10 3EE		
Proposal:	Erection of rear dormer window.		
Application No:	HGY/2009/1281	Officer:	Jill Warren
Decision:	GTD	Decision Date:	17/09/2009
Location:	21 Ringwood Avenue N2 9NT		
Proposal:	Conversion of existing garage into utility area, including internal alterations and addition of ground floor veranda to rear elevation.		
Application No:	HGY/2009/1308	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	28/09/2009
Location:	23 Tetherdown N10 1ND		
Proposal:	Erection of single storey rear side extension and erection of rear dormer with insertion of 2 x conservation rooflights to front roof slope.		
Application No:	HGY/2009/1347	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	05/10/2009
Location:	1 Woodberry Crescent N10 1PJ		
Proposal:	Erection of side dormer window and insertion of side / rear skylights to facilitate a loft conversion.		

Application No:	HGY/2009/1353	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	28/09/2009
Location:	14 Shakespeare Gardens N2 9LJ		
Proposal:	Certificate of Lawfulness for conversion of roof from hip to gable, erection of rear dormer window with insertion of 3 x rooflights to front roofslope.		
Application No:	HGY/2009/1357	Officer:	Jill Warren
Decision:	GTD	Decision Date:	05/10/2009
Location:	450 Muswell Hill Broadway N10 6FH		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projection sign.		
Application No:	HGY/2009/1362	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	29/09/2009
Location:	9 Southern Road N2 9LH		
Proposal:	Erection of new enclosed porch for the front entrance door to street side of the building.		
Application No:	HGY/2009/1367	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	29/09/2009
Location:	117 Gilson Place N10 1BF		
Proposal:	Erection of single storey side extension to provide a garage and gym.		
Application No:	HGY/2009/1382	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/10/2009
Location:	328 Muswell Hill Broadway N10 1DJ		
Proposal:	Display of 2 x non-illuminated fascia signs and 1 x non-illuminated projecting sign.		
Application No:	HGY/2009/1384	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/10/2009
Location:	24 Great North Road N6 4LU		
Proposal:	Conversion of existing 9 studio flats into 5 self contained flats and erection of side dormer window.		
Application No:	HGY/2009/1398	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/10/2009
Location:	Stormont Tennis Club, Lanchester Road N6 4SU		
Proposal:	Removal of existing storage shed and erection of new single storey storage / changing room facility adjoining existing squash court.		
Application No:	HGY/2009/1410	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/10/2009
Location:	310 Muswell Hill Broadway N10 2QS		
Proposal:	Installation of new entrance door to retail unit.		
Application No:	HGY/2009/1412	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	07/10/2009
Location:	310 Muswell Hill Broadway N10 2QS		
Proposal:	Display of 1 x back-lit fascia sign.		

Application No:	HGY/2009/1416	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	30/09/2009
Location:	107 Fortis Green N2 9HR		
Proposal:	Approval Of Details pursuant to Condition 3 (finish of proposed shutters) attached to planning permission reference HGY/2009/0943.		
Application No:	HGY/2009/1432	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	14/10/2009
Location:	6 Wellfield Avenue N10 2EA		
Proposal:	Demolition of existing rear conservatory and covered store, and erection of new single storey rear extension (AMENDED PLANS).		
Application No:	HGY/2009/1439	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	14/10/2009
Location:	42 Fordington Road N6 4TJ		
Proposal:	Erection of single storey rear extension with decking (Certificate of Lawfulness).		
Application No:	HGY/2009/1443	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	15/10/2009
Location:	20 Ringwood Avenue N2 9NS		
Proposal:	Certificate of lawfulness for erection of side and rear dormer window and single storey rear extension.		
Application No:	HGY/2009/1453	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	14/10/2009
Location:	5 Leaside Avenue N10 3BT		
Proposal:	Alterations to existing rear extension and fenestration, and addition of 2 solar panels to ground floor rear extension roof.		
Application No:	HGY/2009/1571	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/09/2009
Location:	55 Collingwood Avenue N10 3EE		
Proposal:	Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2009/1260.		

WARD: Harringay

Application No:	HGY/2009/1288	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	16/09/2009
Location:	39 Sydney Road N8 0ET		
Proposal:	Erection of single storey side extension to the rear of property.		
Application No:	HGY/2009/1296	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	21/09/2009
Location:	58 Cavendish Road N4 1RS		
Proposal:	Erection of single storey outbuilding in rear garden.		

Application No: **HGY/2009/1348** Officer: Jeffrey Holt
 Decision: PERM DEV Decision Date: 28/09/2009
 Location: 31 Frobisher Road N8 0QT
 Proposal: Erection of rear dormer window with insertion of 2 x velux windows to front roofslope.

Application No: **HGY/2009/1375** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 28/09/2009
 Location: 84 Burgoyne Road N4 1AE
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1489** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 06/10/2009
 Location: 29a Cavendish Road N4 1RP
 Proposal: Installation of a boundary fence.

Application No: **HGY/2009/1585** Officer: Jeffrey Holt
 Decision: REF Decision Date: 15/10/2009
 Location: 102 Allison Road N8 0AS
 Proposal: Certificate of lawfulness for erection of single storey rear extension.

WARD: **Highgate**

Application No: **HGY/2009/0979** Officer: Matthew Gunning
 Decision: GTD Decision Date: 30/09/2009
 Location: 9 Wembury Road N6 5PU
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1126** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 21/09/2009
 Location: 93 Southwood Lane N6 5TB
 Proposal: Erection of rear ground floor infill extension and glazed wall in place of existing masonry wall at ground level.

Application No: **HGY/2009/1127** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 21/09/2009
 Location: 95 Southwood Lane N6 5TB
 Proposal: Erection of rear ground floor infill extension and glazed wall in place of existing masonry wall at ground level.

Application No: **HGY/2009/1143** Officer: Matthew Gunning
 Decision: GTD Decision Date: 29/09/2009
 Location: First Floor Flat, 21 Milton Road N6 5QD
 Proposal: Erection of terrace at roof level.

Application No:	HGY/2009/1250	Officer:	Jill Warren	Decision Date:	23/09/2009
Decision:	GTD				
Location:	9 Kingsley Place N6 5EA				
Proposal:	Installation of 2 x solar panels to south roofslope.				
Application No:	HGY/2009/1255	Officer:	Jill Warren	Decision Date:	23/09/2009
Decision:	GTD				
Location:	31 Stormont Road N6 4NR				
Proposal:	Tree works to include crown reduction by 20% to 3 x Oak trees.				
Application No:	HGY/2009/1313	Officer:	Michelle Bradshaw	Decision Date:	17/09/2009
Decision:	GTD				
Location:	32 Southwood Lane N6 5EB				
Proposal:	Listed Building Consent to enlarge kitchen fireplace to accommodate cooker, and addition of vent via the chimney.				
Application No:	HGY/2009/1316	Officer:	Ruma Nowaz	Decision Date:	24/09/2009
Decision:	GTD				
Location:	Cholmeley Lodge, Cholmeley Park N6 5EN				
Proposal:	Tree works to include crown reduction by 30%, remove dead wood, re-shape and raise the crown by 6m of 1 x Holm Oak tree.				
Application No:	HGY/2009/1335	Officer:	Michelle Bradshaw	Decision Date:	24/09/2009
Decision:	REF				
Location:	Flat B, 5 Holmesdale Road N6 5TH				
Proposal:	Erection of rear dormer window with insertion of 2 x velux windows to front roofslope to facilitate a loft conversion.				
Application No:	HGY/2009/1378	Officer:	Jill Warren	Decision Date:	06/10/2009
Decision:	GTD				
Location:	St Michael's School North Road N6 4BG				
Proposal:	Construction of playground shelter in school grounds.				
Application No:	HGY/2009/1383	Officer:	Matthew Gunning	Decision Date:	28/09/2009
Decision:	GTD				
Location:	Elizabeth House, Winchester Place N6 5HJ				
Proposal:	Listed Building Consent for internal alterations to existing doors and glazed screen, and installation of external mailboxes.				
Application No:	HGY/2009/1414	Officer:	Jill Warren	Decision Date:	29/09/2009
Decision:	GTD				
Location:	11 Bloomfield Road N6 4ET				
Proposal:	Creation of vehicle crossover.				
Application No:	HGY/2009/1427	Officer:	Ruma Nowaz	Decision Date:	14/10/2009
Decision:	GTD				
Location:	2 Courtenay Avenue N6 4LP				
Proposal:	Erection of single storey rear conservatory extension.				

Application No: **HGY/2009/1428** Officer: Subash Jain
 Decision: GTD Decision Date: 14/10/2009
 Location: 11 Stormont Road N6 4NS
 Proposal: Installation of new automated hinged front gates with new railings, brick piers and new gate to side alley.

Application No: **HGY/2009/1448** Officer: Jill Warren
 Decision: GTD Decision Date: 16/10/2009
 Location: 37 Sheldon Avenue N6 4JP
 Proposal: Extensions to front and rear at ground floor level and to rear at first floor level.

Application No: **HGY/2009/1459** Officer: Matthew Gunning
 Decision: GTD Decision Date: 15/10/2009
 Location: Flat 20 High Point 1, North Hill N6 4BA
 Proposal: Listed building consent for internal works to include the alteration of partitions and doorways, formation of new kitchen doorway and removal of existing built-in furniture.

Application No: **HGY/2009/1499** Officer: Jill Warren
 Decision: GTD Decision Date: 14/10/2009
 Location: Flat 4, Coach House Court, 27 Highgate Avenue N6 5SJ
 Proposal: Replacement of existing windows with double-glazed UPVC windows.

WARD: **Hornsey**

Application No: **HGY/2009/1062** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 28/09/2009
 Location: Ground Floor Flat, 188 Nelson Road N8 9RN
 Proposal: Demolition of existing rear addition and erection of rear single storey ground floor extension.

Application No: **HGY/2009/1263** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 16/09/2009
 Location: Honeymead & Myddleton, Campsfield Road N8 7AN
 Proposal: Conversion of existing flat roofs to 20 degree pitched roofs with provision of dormers to gables on both blocks.

Application No: **HGY/2009/1277** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 16/09/2009
 Location: 236A Ferme Park Road N8 9BN
 Proposal: Formation of side / rear dormer to main roof, formation of dormer to back addition roof, and installation of 1 velux rooflight to front roofslope to facilitate loft conversion.

Application No: **HGY/2009/1341** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 29/09/2009
 Location: 24 Glebe Road N8 7DB
 Proposal: Conversion of property from 5 x self-contained units to 2 x 2 bed self-contained flats and 1 x 1 person self-contained flat.

Application No: **HGY/2009/1392** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 06/10/2009
 Location: 13A Church Lane N8 7BU
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1461** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 15/10/2009
 Location: 133 Rathcoole Gardens N8 9PH
 Proposal: Erection of single storey rear / side extension.

WARD: Muswell Hill

Application No: **HGY/2009/1155** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 23/09/2009
 Location: 140 Muswell Hill Road N10 3JD
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1209** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 22/09/2009
 Location: 99 Wood Vale N10 3DL
 Proposal: Erection of rear single storey extension, two storey rear extensions and modifications to the roof (revised scheme).

Application No: **HGY/2009/1307** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 23/09/2009
 Location: 60 Barrington Road N8 8QS
 Proposal: Erection of single storey side extension.

Application No: **HGY/2009/1401** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 07/10/2009
 Location: 13 Firs Avenue N10 3LY
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1455** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/10/2009
 Location: 15 Redston Road N8 7HL
 Proposal: Erection of single storey rear extension incorporating folding / sliding door and rooflights.

Application No: **HGY/2009/1464** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 14/10/2009
 Location: Flat A, 73 Hillfield Park N10 3QU
 Proposal: Replacement of existing windows with double glazed softwood timber windows of same appearance and replacement of upvc rear door with double glazed timber door.

WARD: Noel Park

Application No:	HGY/2009/1204	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/09/2009
Location:	36 Alexandra Road N8 0PP		
Proposal:	Conversion of property into 5 self-contained flats.		
Application No:	HGY/2009/1224	Officer:	Jill Warren
Decision:	GTD	Decision Date:	24/09/2009
Location:	66 High Road N22 6HL		
Proposal:	Installation of new shopfront and replacement of existing air conditioning units.		
Application No:	HGY/2009/1253	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/09/2009
Location:	68 Alexandra Road N8 0LJ		
Proposal:	Conversion of property into 2 self-contained flats.		
Application No:	HGY/2009/1264	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	16/09/2009
Location:	35 Burghley Road N8 0QG		
Proposal:	Erection of rear dormer window and insertion of 2 x velux windows to front roofslope.		
Application No:	HGY/2009/1287	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/09/2009
Location:	37 Station Road N22 6UX		
Proposal:	Formation of coffee bar (A1), relocation of cycle store and installation of new shopfronts.		
Application No:	HGY/2009/1294	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	05/10/2009
Location:	42 Whymark Avenue N22 6DJ		
Proposal:	Certificate of Lawfulness for use of property as 2 self-contained flats.		
Application No:	HGY/2009/1332	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	23/09/2009
Location:	3 Lakefield Road N22 6RR		
Proposal:	Use of property as two self-contained flats.		
Application No:	HGY/2009/1338	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	06/10/2009
Location:	Land Rear of 14 High Road and Adjacent 1 Whymark Avenue N22 6DJ		
Proposal:	Approval of Details pursuant to Condition 3 (refuse store), Condition 3 (waste/recycling), Condition 6 (recycling storage), Condition 7 (wheelie bins), Condition 8 (security gates), Condition 13 (cycle parking), Condition 15 (site history), and condition 16 (site investigation) attached to planning application HGY/2005/2228.		
Application No:	HGY/2009/1342	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	29/09/2009
Location:	Portman House, 136 High Road N22 6EB		
Proposal:	Erection of additional floor to provide 2 residential units.		

Application No: **HGY/2009/1343** Officer: Subash Jain
Decision: GTD Decision Date: 29/09/2009
Location: 19A Waldegrave Road N8 0QA
Proposal: Erection of single storey ground floor rear extension.

Application No: **HGY/2009/1359** Officer: Matthew Gunning
Decision: GTD Decision Date: 28/09/2009
Location: Unit 25 Wood Green Shopping City, High Road N22 6YD
Proposal: Display of internally illuminated fascia sign and projecting box sign.

Application No: **HGY/2009/1360** Officer: Matthew Gunning
Decision: GTD Decision Date: 06/10/2009
Location: Unit 25 Wood Green Shopping City, High Road N22 6YD
Proposal: Installation of a new shopfront.

Application No: **HGY/2009/1403** Officer: Jill Warren
Decision: GTD Decision Date: 09/10/2009
Location: 6 Park Ridings N8 0LD
Proposal: Alterations to design and architecture of front elevation including bay window and pillars.

Application No: **HGY/2009/1405** Officer: Ruma Nowaz
Decision: GTD Decision Date: 08/10/2009
Location: 78 High Road N22 6HE
Proposal: Display of 1 x internally illuminated fascia sign.

Application No: **HGY/2009/1423** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 13/10/2009
Location: 5 Station Road N22 8LN
Proposal: Change of use from A2 (financial services) to sui generis (radio-controlled minicab office) to operate 24 hours per day, 7 days per week.

Application No: **HGY/2009/1440** Officer: Michelle Bradshaw
Decision: REF Decision Date: 14/10/2009
Location: 451 Lordship Lane N22 5DJ
Proposal: Erection of rear first floor extension and conversion of upper floors into 1 x studio and 1 x one bed flat.

Application No: **HGY/2009/1477** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 15/10/2009
Location: 1 Park Ridings N8 0LB
Proposal: Erection of roof extension above existing two storey rear extension.

Application No:	HGY/2009/1203	Officer:	Jill Warren
Decision:	GTD	Decision Date:	23/09/2009
Location:	3 + 3A St Pauls Road N17 0NB		
Proposal:	Replacement of existing windows / front entrance door with PVCu white double-glazed windows / doors.		
Application No:	HGY/2009/1222	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	23/09/2009
Location:	30 White Hart Lane N17 8DP		
Proposal:	Change of use from A1 (retail) to A5 (takeaway) with installation of extractor flue.		
Application No:	HGY/2009/1297	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/09/2009
Location:	163 Park Lane N17 0HJ		
Proposal:	Change of use from A2 (betting shop) to D1 (community centre), with opening of rear doors to create fire exit.		
Application No:	HGY/2009/1318	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	24/09/2009
Location:	57 Brantwood Road N17 0DT		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/1369	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	06/10/2009
Location:	36 Park Lane N17 0JT		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/1388	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	08/10/2009
Location:	62 Willoughby Lane N17 0SS		
Proposal:	Erection of detached double garage.		
Application No:	HGY/2009/1393	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	07/10/2009
Location:	73 Manor Road N17 0JH		
Proposal:	Certificate of Lawfulness for erection of rear dormer window and insertion of 2 x velux windows to front of roofslope.		
Application No:	HGY/2009/1425	Officer:	Jill Warren
Decision:	REF	Decision Date:	13/10/2009
Location:	76a White Hart Lane N17 8HP		
Proposal:	Erection of wooden canopy to rear of social club for customer smoking area.		
Application No:	HGY/2009/1456	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/10/2009
Location:	17A, B, C Willoughby Park Road N17 0RR		
Proposal:	Replacement of existing windows with double glazed windows of same appearance.		

Application No: **HGY/2009/1457** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 15/10/2009
 Location: 19 E + F Willoughby Park Road N17 0RR
 Proposal: Replacement of existing windows with double-glazed timber windows of same appearance and timber doors to match existing.

Application No: **HGY/2009/1458** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 15/10/2009
 Location: 24 A + C Willoughby Park Road N17 0RA
 Proposal: Replacement of existing windows with double-glazed timber windows of same appearance.

Application No: **HGY/2009/1469** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 15/10/2009
 Location: 37-39 West Road N17 0RE
 Proposal: Conversion of first floor offices to 5 x studio flats and alterations to road frontage elevation.

 WARD: **St Anns**

Application No: **HGY/2009/1268** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 16/09/2009
 Location: 37 Brampton Road N15 3SX
 Proposal: Demolition of existing rear extension and erection of new single storey rear extension.

Application No: **HGY/2009/1289** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 18/09/2009
 Location: 37 Brampton Road N15 3SX
 Proposal: Demolition of existing single storey rear extension and erection of single storey rear extension.

Application No: **HGY/2009/1333** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 24/09/2009
 Location: 5a Glenwood Road N15 3JS
 Proposal: Permanent infilling of 6 windows on East elevation.

Application No: **HGY/2009/1346** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 29/09/2009
 Location: 67 Grand Parade, Green Lanes N4 1DU
 Proposal: Repositioning of the existing ATM and installation of one new ATM alongside the existing to the front elevation.

Application No: **HGY/2009/1402** Officer: Oliver Christian
 Decision: GTD Decision Date: 30/09/2009
 Location: 76 Albany Close N15 3RQ
 Proposal: Installation of double-glazed windows and doors.

Application No:	HGY/2009/1444	Officer:	Oliver Christian	Decision Date:	09/10/2009
Decision:	REF				
Location:	49 Woodlands Park Road N15 3SB				
Proposal:	Erection of single storey side/rear extension.				
Application No:	HGY/2009/1471	Officer:	Jeffrey Holt	Decision Date:	28/09/2009
Decision:	GTD				
Location:	Edgecot Grove N15				
Proposal:	Construction of 2.1m high vertical bar railings.				
Application No:	HGY/2009/1472	Officer:	Jeffrey Holt	Decision Date:	08/10/2009
Decision:	REF				
Location:	30A Cranleigh Road N15 3AD				
Proposal:	Installation of railings, decking and willow screen to rear first floor level flat roof to form roof terrace, with alteration of existing French widows to French doors for access.				
Application No:	HGY/2009/1476	Officer:	Stuart Cooke	Decision Date:	15/10/2009
Decision:	GTD				
Location:	St John Vianney RC School, Stanley Road N15 3HD				
Proposal:	Erection of extension to school building, roof and canopy over entrance area and glazed canopy over play area.				
Application No:	HGY/2009/1531	Officer:	Jeffrey Holt	Decision Date:	09/10/2009
Decision:	GTD				
Location:	6 Culross Close N15 3RH				
Proposal:	Certificate of Lawfulness for the retention of existing windows.				

WARD: Seven Sisters

Application No:	HGY/2009/0983	Officer:	Stuart Cooke	Decision Date:	30/09/2009
Decision:	REF				
Location:	Land at Ermine Road N15 6DD				
Proposal:	Erection of 5 x 3 storey three bedroom houses with associated parking and landscaping (Amended description).				
Application No:	HGY/2009/1079	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	09/10/2009
Decision:	GTD				
Location:	R/O 242-274 Hermitage Road N4 1NR				
Proposal:	Approval of details pursuant to condition 14 (sustainable features) attached to planning reference HGY/2007/1442.				
Application No:	HGY/2009/1303	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	09/10/2009
Decision:	GTD				
Location:	Land Behind 242-274 Hermitage Road N4 1NR				
Proposal:	Approval of Details pursuant to Condition 4 (scheme for trees/shrubs) attached to planning application reference HGY/2007/1442.				

Application No:	HGY/2009/1304	Officer:	Jeffrey Holt	Decision Date:	15/10/2009
Decision:	GTD				
Location:	17 Barry Avenue N15 6AD				
Proposal:	Demolition of out building and erection of single storey rear extension.				
Application No:	HGY/2009/1326	Officer:	John Ogenga P'Lakop	Decision Date:	24/09/2009
Decision:	GTD				
Location:	74 Lealand Road N15 6JT				
Proposal:	Erection of front and rear dormer with insertion of 2 x velux windows to front elevation.				
Application No:	HGY/2009/1377	Officer:	Jeffrey Holt	Decision Date:	28/09/2009
Decision:	PERM DEV				
Location:	6 Vale Grove N4 1PY				
Proposal:	Erection of rear dormer window with insertion of 2 x velux windows to front elevation along with ground floor rear extension.				
Application No:	HGY/2009/1540	Officer:	Jeffrey Holt	Decision Date:	16/10/2009
Decision:	GTD				
Location:	Burlington House, 21-29 Tewkesbury Road N15 6SE				
Proposal:	Installation of shopfront and installation of 2 x condenser units to the rear.				
Application No:	HGY/2009/1541	Officer:	Jeffrey Holt	Decision Date:	16/10/2009
Decision:	GTD				
Location:	Burlington House, 21-29 Tewkesbury Road N15 6SE				
Proposal:	Display of 2 x illuminated fascia sign and LCD information screen sign				

WARD: Stroud Green

Application No:	HGY/2009/1282	Officer:	Oliver Christian	Decision Date:	16/09/2009
Decision:	REF				
Location:	41 Upper Tollington Park N4 3EJ				
Proposal:	Demolition of existing site building and erection of 2 storey one bedroom maisonette.				
Application No:	HGY/2009/1284	Officer:	Oliver Christian	Decision Date:	16/09/2009
Decision:	REF				
Location:	41 Upper Tollington Park N4 3EJ				
Proposal:	Conservation Area Consent for demolition of existing store building and erection of two storey, one bedroom maisonette.				
Application No:	HGY/2009/1290	Officer:	Jeffrey Holt	Decision Date:	16/09/2009
Decision:	GTD				
Location:	56 Mount Pleasant Crescent N4 4HL				
Proposal:	Demolition of existing rear extension and erection of single storey rear extension.				

Application No:	HGY/2009/1302	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	23/09/2009
Location:	62 Mount View Road N4 4JR		
Proposal:	Conversion of existing garage into habitable space and remodelling / extension of existing rear addition.		
Application No:	HGY/2009/1311	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	18/09/2009
Location:	Flat E, 72 Stroud Green Road N4 3ER		
Proposal:	Conversion of existing roof into mansard roof with erection of a 2 x side dormer windows and insertion of 2 x velux to front / rear.		
Application No:	HGY/2009/1317	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	23/09/2009
Location:	12B Oakfield Road N4 4NL		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/1349	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	24/09/2009
Location:	Flat C, 46 Nelson Road N8 9RU		
Proposal:	Replacement of existing louvre windows with timber framed sash windows		
Application No:	HGY/2009/1356	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	28/09/2009
Location:	169 Mount View Road N4 4JT		
Proposal:	Replacement of existing wooden sash windows with metal double-glazed windows.		
Application No:	HGY/2009/1373	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	30/09/2009
Location:	13 Perth Road N4 3HB		
Proposal:	Conversion of existing property into two self-contained flats, including erection of single storey rear extension.		
Application No:	HGY/2009/1400	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	06/10/2009
Location:	38 Mayfield Road N8 9LP		
Proposal:	Erection of single storey timber-framed conservatory extension.		
Application No:	HGY/2009/1445	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	15/10/2009
Location:	89 Upper Tollington Park N4 4LP		
Proposal:	Erection of 3 storey rear extension.		
Application No:	HGY/2009/1468	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	15/10/2009
Location:	40 Uplands Road N8 9NL		
Proposal:	Erection of rear single storey ground floor extension.		

WARD: **Tottenham Green**

Application No:	HGY/2009/1275	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/09/2009
Location:	Spring Cottage, 41 Talbot Road N15 4DF		
Proposal:	Demolition of existing garage and erection of single storey garage with internal alterations to convert conservatory into dining room.		
Application No:	HGY/2009/1276	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/09/2009
Location:	Spring Cottage, 41 Talbot Road N15 4DF		
Proposal:	Listed Building Consent for demolition of existing garage and erection of single storey garage with internal alterations to convert conservatory into dining room.		
Application No:	HGY/2009/1344	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	22/09/2009
Location:	61 Hanover Road N15 4DL		
Proposal:	Approval Of Details pursuant to Conditions 5 (materials) and 6 (brickwork) attached to planning permission reference HGY/2009/0844.		
Application No:	HGY/2009/1379	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/09/2009
Location:	Sycamore Gardens, 295 High Road N15 4RQ		
Proposal:	Installation of additional CCTV cameras around building.		
Application No:	HGY/2009/1380	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/09/2009
Location:	Sycamore Gardens, 295 High Road N15 4RQ		
Proposal:	Installation of new boundary security fencing, replacement bin stores and guarding to 3 existing openings.		
Application No:	HGY/2009/1381	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	05/10/2009
Location:	Sycamore Gardens, 295 High Road N15 4RQ		
Proposal:	Installation of new electronic vehicular and pedestrian access gates.		
Application No:	HGY/2009/1385	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/09/2009
Location:	155 Stonebridge Road N15 5PB		
Proposal:	Installation of satellite dish to left side of property.		
Application No:	HGY/2009/1409	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	06/10/2009
Location:	Unit 4 Gaunson House, Markfield Road N15 4QQ		
Proposal:	Change of use from B1 (manufacturing) to D1 (community use including place of worship).		

Application No:	HGY/2009/1424	Officer:	Oliver Christian	Decision Date:	06/10/2009
Decision:	GTD				
Location:	95 Broad Lane N15 4DW				
Proposal:	Change of use of property at ground floor from A1 (retail) to A3 (cafe / restaurant).				
Application No:	HGY/2009/1433	Officer:	Oliver Christian	Decision Date:	08/10/2009
Decision:	GTD				
Location:	95 Broad Lane N15 4DW				
Proposal:	Erection of single storey rear extension with rear dormer window and 2 velux windows to front roofslope to form 1 x three bed flat at first and second floor levels. Installation of new shopfront and external metal staircase access to first floor at rear. Installation of extract flue to rear.				
Application No:	HGY/2009/1544	Officer:	Jeffrey Holt	Decision Date:	16/10/2009
Decision:	GTD				
Location:	2 Stonebridge Road N15 5PA				
Proposal:	Certificate of Lawfulness for replacement of existing windows and door with double glazed windows/door.				

WARD: **Tottenham Hale**

Application No:	HGY/2009/1322	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	24/09/2009
Decision:	GTD				
Location:	207 Reedham Close N17 9PZ				
Proposal:	Replacement of existing windows with white UPVC double-glazed windows.				
Application No:	HGY/2009/1340	Officer:	Oliver Christian	Decision Date:	22/09/2009
Decision:	GTD				
Location:	130 Reedham Close N17 9PU				
Proposal:	Replacement of existing windows with white UPVC windows like for like.				
Application No:	HGY/2009/1358	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	29/09/2009
Decision:	REF				
Location:	424 High Road N17 9JB				
Proposal:	Change of use of ground floor to cafe / restaurant and take-away (A3, A5) with installation of extract flue to rear.				
Application No:	HGY/2009/1361	Officer:	Oliver Christian	Decision Date:	28/09/2009
Decision:	GTD				
Location:	90-96 Lansdowne Road N17 0LL				
Proposal:	Temporary installation of portakabin to front courtyard to allow staff decant.				
Application No:	HGY/2009/1422	Officer:	Jeffrey Holt	Decision Date:	05/10/2009
Decision:	GTD				
Location:	Side of 676 High Road N17 0AE				
Proposal:	Installation of new green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm.				

Application No: **HGY/2009/1454** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 09/10/2009
 Location: 151 Erskine Crescent N17 9PS
 Proposal: Replacement of existing wooden doors/windows with UPVC doors/windows.

WARD: West Green

Application No: **HGY/2009/0875** Officer: Matthew Gunning
 Decision: GTD Decision Date: 06/10/2009
 Location: 13A Carlingford Road N15 3ED
 Proposal: Demolition of existing buildings and erection of new garages to be used for car repair and storage purposes.

Application No: **HGY/2009/0945** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 23/09/2009
 Location: 428 West Green Road N15 3PU
 Proposal: Variation of Condition 2 (opening hours) attached to planning permission reference HGY/2006/1236 to allow premises to open until 4am each day.

Application No: **HGY/2009/0951** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 23/09/2009
 Location: 428 West Green Road N15 3PU
 Proposal: Change of use of front area of premises to A5 (takeaway) with opening hours from 7am until 7pm each day.

Application No: **HGY/2009/1272** Officer: Jill Warren
 Decision: GTD Decision Date: 07/10/2009
 Location: 10 Turnpike Parade, Green Lanes N15 3EA
 Proposal: Installation of canopy to front of shop.

Application No: **HGY/2009/1323** Officer: Subash Jain
 Decision: PERM DEV Decision Date: 28/09/2009
 Location: 38D Crawley Road N22 6AG
 Proposal: Certificate of Lawfulness for retention of existing extension.

Application No: **HGY/2009/1328** Officer: Subash Jain
 Decision: REF Decision Date: 25/09/2009
 Location: 261 Lordship Lane N17 6AA
 Proposal: Conversion of property into 2 self-contained flats entailing improvements to existing rear extension.

Application No: **HGY/2009/1386** Officer: Ruma Nowaz
 Decision: REF Decision Date: 07/10/2009
 Location: 26 Willan Road N17 6ND
 Proposal: Demolition of existing sheds in rear garden and erection of new leisure room.

Application No: **HGY/2009/1391** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 02/10/2009
 Location: Park View Academy, Langham Road N15 3RB
 Proposal: Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2008/1377.

Application No: **HGY/2009/1438** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 24/09/2009
 Location: 207 Sirdar Road N22 6QU
 Proposal: Use of property as 3 self-contained flats (Certificate of Lawfulness for an existing use)

WARD: White Hart Lane

Application No: **HGY/2009/1305** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 17/09/2009
 Location: 232 The Roundway N17 7DA
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1327** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 02/10/2009
 Location: 136 Rivulet Road N17 7JJ
 Proposal: Creation of vehicle crossover.

Application No: **HGY/2009/1331** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 24/09/2009
 Location: 14 Jellicoe Road N17 7BL
 Proposal: Use of property as two self-contained flats.

Application No: **HGY/2009/1396** Officer: Stuart Cooke
 Decision: GTD Decision Date: 28/09/2009
 Location: 1 Awlfield Avenue N17 7PD
 Proposal: Replacement of existing single glazed casement windows with double glazed timber sash casement windows.

Application No: **HGY/2009/1462** Officer: Jill Warren
 Decision: GTD Decision Date: 15/10/2009
 Location: 37 Siward Road N17 7PJ
 Proposal: Replacement of existing windows with double glazed softwood timber windows of same appearance.

WARD: Woodside

Application No: **HGY/2009/1077** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 08/10/2009
 Location: 111 Stirling Road N22 5BN
 Proposal: Conversion of property into 1 x 1 bed and 1 x 2 bed self-contained flats.

Application No:	HGY/2009/1301	Officer:	Ruma Nowaz	Decision Date:	23/09/2009
Decision:	GTD				
Location:	Eritrean Bethel Church, Stirling Road N22 5BT				
Proposal:	Creation of vehicle crossover.				
Application No:	HGY/2009/1315	Officer:	Ruma Nowaz	Decision Date:	29/09/2009
Decision:	GTD				
Location:	16 Sandra Close N22 5HB				
Proposal:	Replacement of existing windows with new UPVC double-glazed windows.				
Application No:	HGY/2009/1319	Officer:	Tara Jane Fisher	Decision Date:	28/09/2009
Decision:	GTD				
Location:	Rear of 734-744 Lordship Lane N22 5JP				
Proposal:	Continuation of use of property as a mini cab office.				
Application No:	HGY/2009/1350	Officer:	Subash Jain	Decision Date:	29/09/2009
Decision:	GTD				
Location:	10 Ewart Grove N22 5NX				
Proposal:	Conversion of existing property into 2 self contained flats and erection of rear dormer window.				
Application No:	HGY/2009/1351	Officer:	Michelle Bradshaw	Decision Date:	28/09/2009
Decision:	GTD				
Location:	734 Lordship Lane N22 5JP				
Proposal:	Change of use of part of existing premises from laundrette to mini-cab office, alterations to shopfront and use of existing car park / portakabin on land at rear of 734 Lordship Lane for staff and parking of mini-cabs.				
Application No:	HGY/2009/1355	Officer:	Michelle Bradshaw	Decision Date:	02/10/2009
Decision:	GTD				
Location:	St Thomas More RC School, Glendale Avenue N22 5HN				
Proposal:	Approval Of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/2008/2160.				
Application No:	HGY/2009/1364	Officer:	Tara Jane Fisher	Decision Date:	15/10/2009
Decision:	GTD				
Location:	25a Stuart Crescent N22 5NN				
Proposal:	Erection of first, second and third floor rear extension and roof extension, conversion of property into 1 x two and 3 x one bedroom flats, and renovation of existing B1 (Business) use building to rear with alterations to front / rear elevations.				
Application No:	HGY/2009/1374	Officer:	Valerie Okeiyi	Decision Date:	29/09/2009
Decision:	GTD				
Location:	Lordship Lane Primary School, Ellenborough Road N22 5PS				
Proposal:	Erection of single storey front extension.				
Application No:	HGY/2009/1387	Officer:	Valerie Okeiyi	Decision Date:	29/09/2009
Decision:	GTD				
Location:	22 Bracknell Close N22 5RE				
Proposal:	Replacement of existing windows and doors with white PVCu double glazed windows / doors.				

Application No: **HGY/2009/1389** Officer: Ruma Nowaz
Decision: REF Decision Date: 05/10/2009
Location: 27 Forfar Road N22 5QE
Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1390** Officer: Jill Warren
Decision: REF Decision Date: 07/10/2009
Location: 1A Warberry Road N22 7TQ
Proposal: Erection of first floor rear extension.

Application No: **HGY/2009/1406** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 08/10/2009
Location: 59 Bounds Green Road N22 8HB
Proposal: Replacement of two rear velux windows with rear dormer windows.

Application No: **HGY/2009/1418** Officer: Jill Warren
Decision: REF Decision Date: 14/10/2009
Location: 13 Park Avenue N22 7HA
Proposal: Creation of vehicle crossover to a classified road.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2009/1118** Officer: Stuart Cooke
Decision: RNO Decision Date: 15/10/2009
Location: London Waste Ecopark Advent Way N18 3AG
Proposal: Erection of waste recycling facility, ancillary office and visitors centre together with associated car parking, landscaping and temporary lorry park (observations to L.B. Enfield).

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Haringey Council

Agenda item:

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Planning Committee	On 9th November 2009
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Report Title: Development Control and Planning Enforcement work report	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose To advise the Committee of performance statistics on Development Control and Planning Enforcement.</p>	
<p>2. Summary Summarises decisions taken within set time targets by Development Management and Planning Enforcement Work since the 5th October 2009 Planning Committee meeting.</p>	
<p>3. Recommendations That the report be noted.</p>	
<p>Report Authorised by: </p> <p style="text-align: center;">Marc Dorfman Assistant Director Planning & Regeneration</p>	
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114</p>	
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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Planning Committee 9 November 2009

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

September 2009 Performance

In September 2009 there were 154 planning applications determined, with performance in each category as follows -

100% of major applications were determined within 13 weeks (2 out of 2)

67% of minor applications were determined within 8 weeks (22 out of 33 cases)

82% of other applications were determined within 8 weeks (97 out of 119 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 September, there were 842 planning applications determined, with performance in each category as follows -

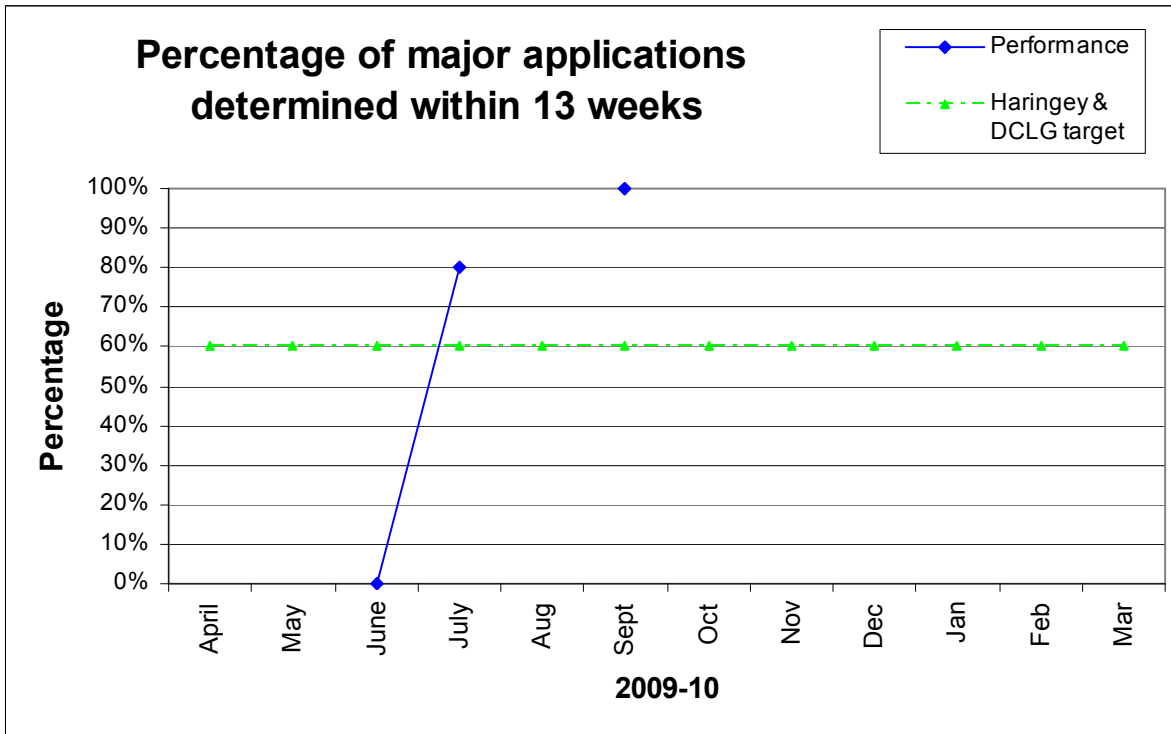
75% of major applications were determined within 13 weeks (6 out of 8)

77% of minor applications were determined within 8 weeks (143 out of 185 cases)

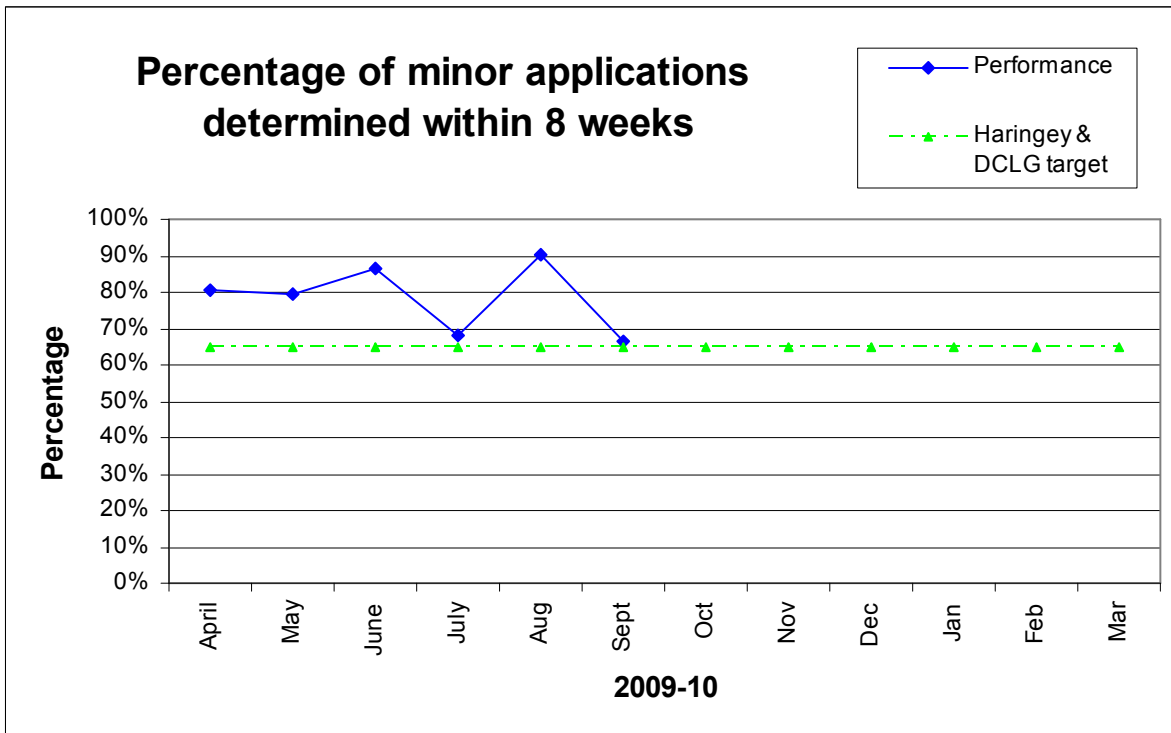
88% of other applications were determined within 8 weeks (571 out of 649 cases)

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

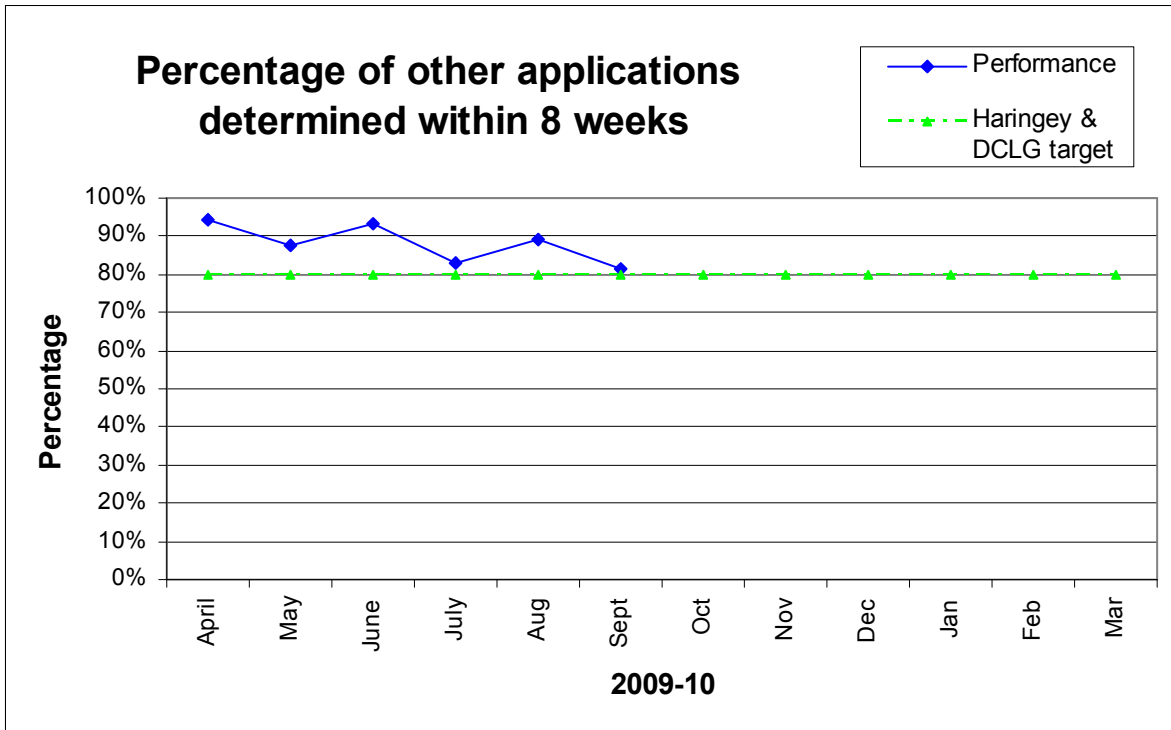
Major Applications 2009/10



Minor Applications 2009/10



Other applications 2009/10



Last 12 months performance – October 2008 to September 2009

In the 12 month period October 2008 to September 2009 there were 1645 planning applications determined, with performance in each category as follows -

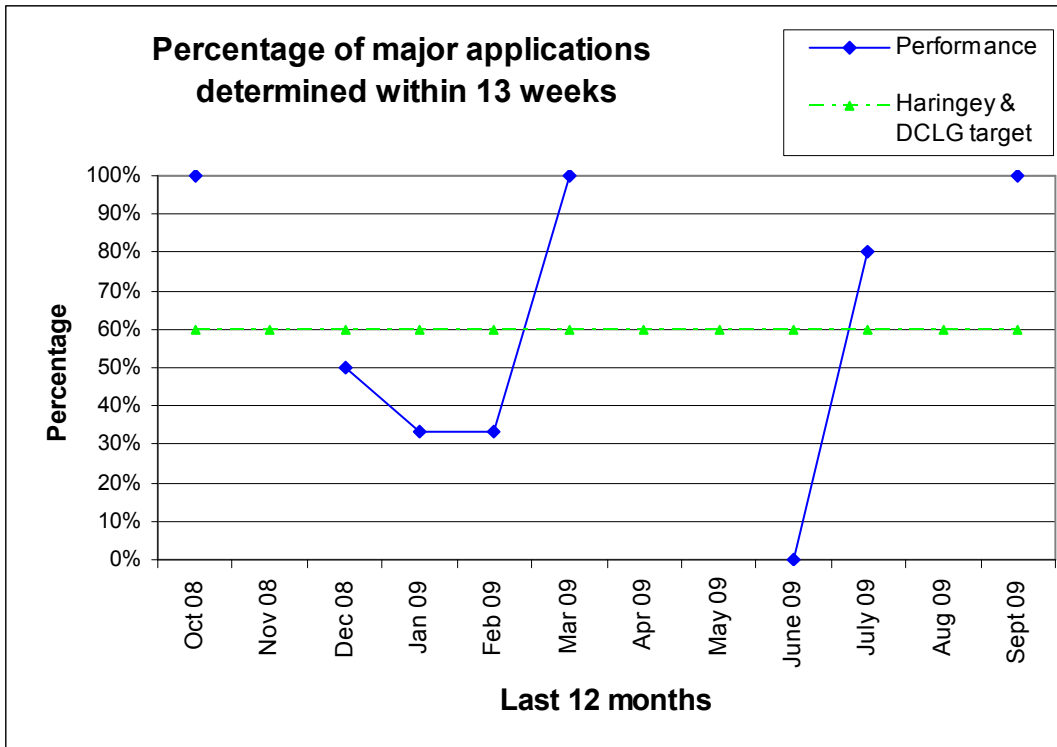
65% of major applications were determined within 13 weeks (13 out of 20)

78% of minor applications were determined within 8 weeks (320 out of 408 cases)

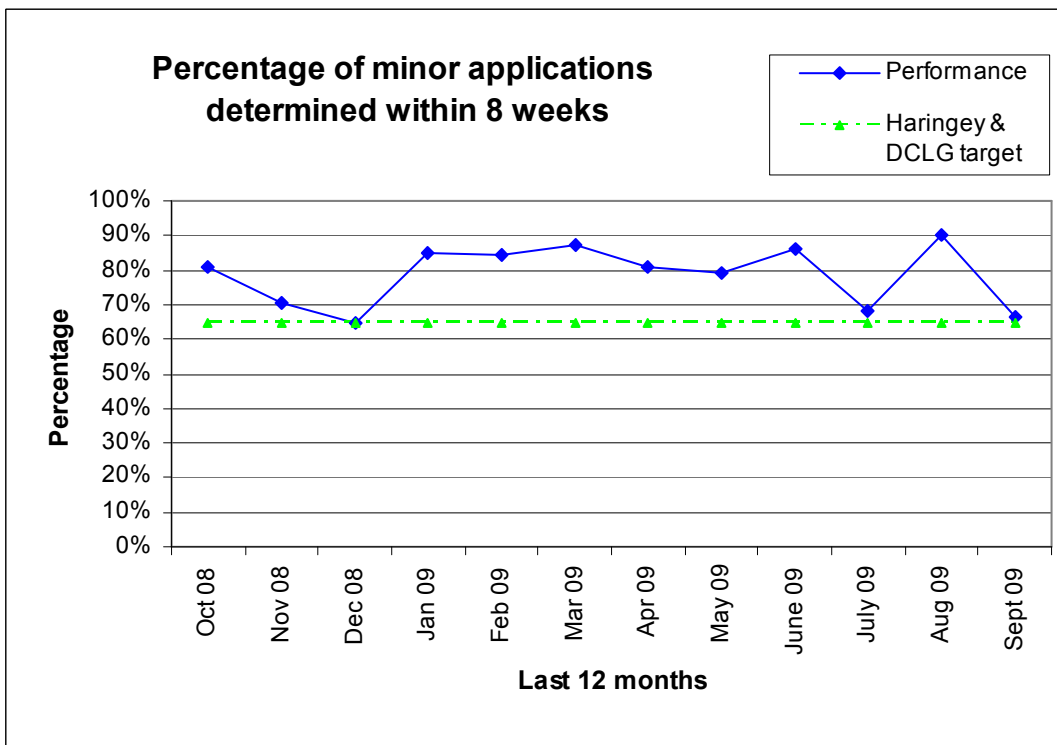
87% of other applications were determined within 8 weeks (1063 out of 1217 cases)

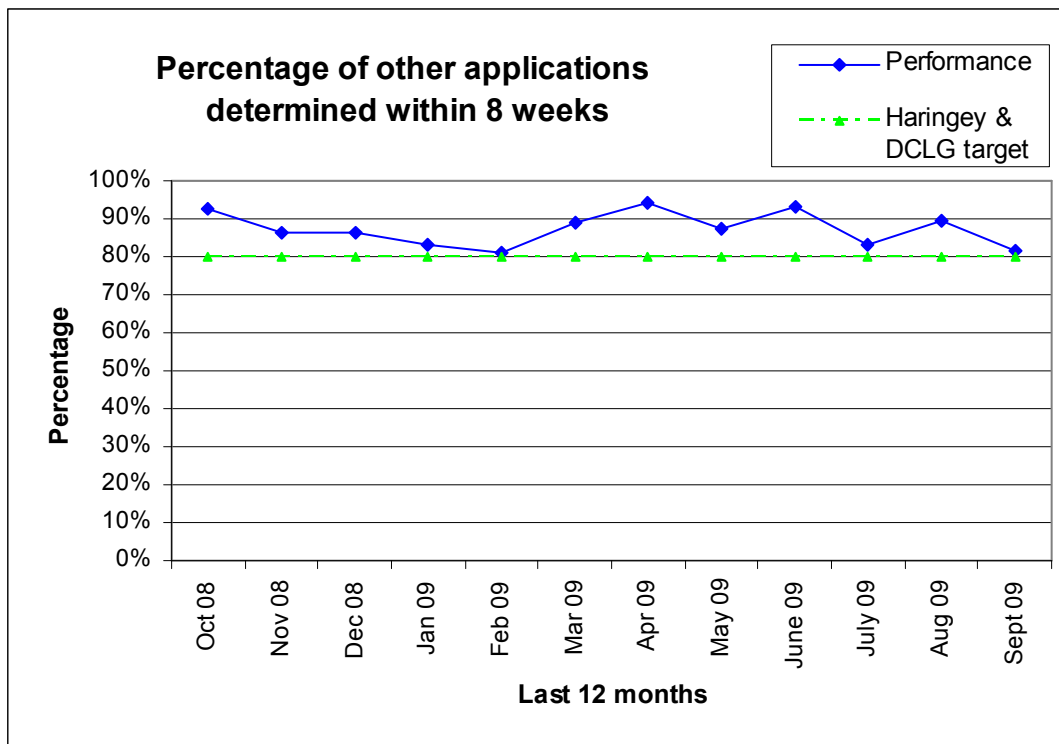
The 12 month performance for each category is shown in the following graphs:

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

September 2009 Performance

In September 2009, excluding Certificate of Lawfulness applications, there were 134 applications determined of which:

79% were granted (106 out of 134)

21% were refused (28 out of 134)

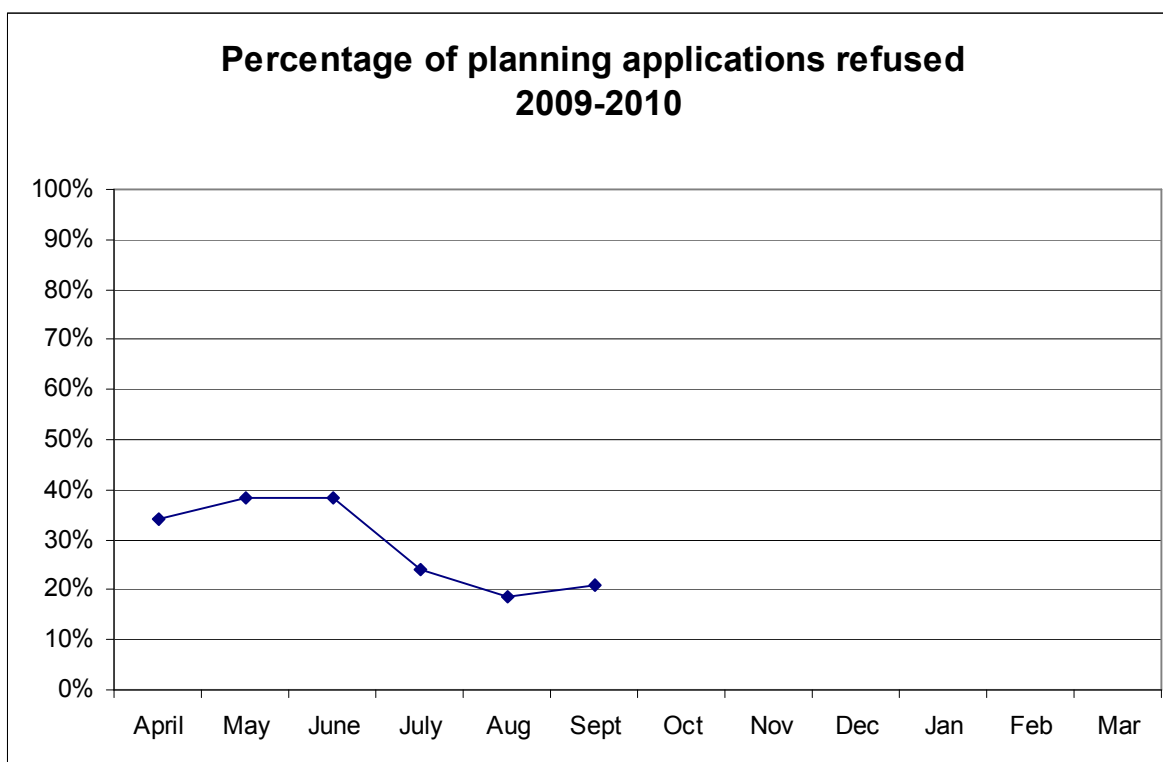
Year Performance – 2009/10

In the financial year 2009/10 up to the end of September, excluding Certificate of Lawfulness applications, there were 7162 applications determined of which:

72% were granted (513 out of 716)

28% were refused (203 out of 716)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

September 2009 Performance

In September 2009 there were 5 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

40.0% of appeals allowed on refusals (2 out of 5 cases)

60.0% of appeals dismissed on refusals (3 out of 5 cases)

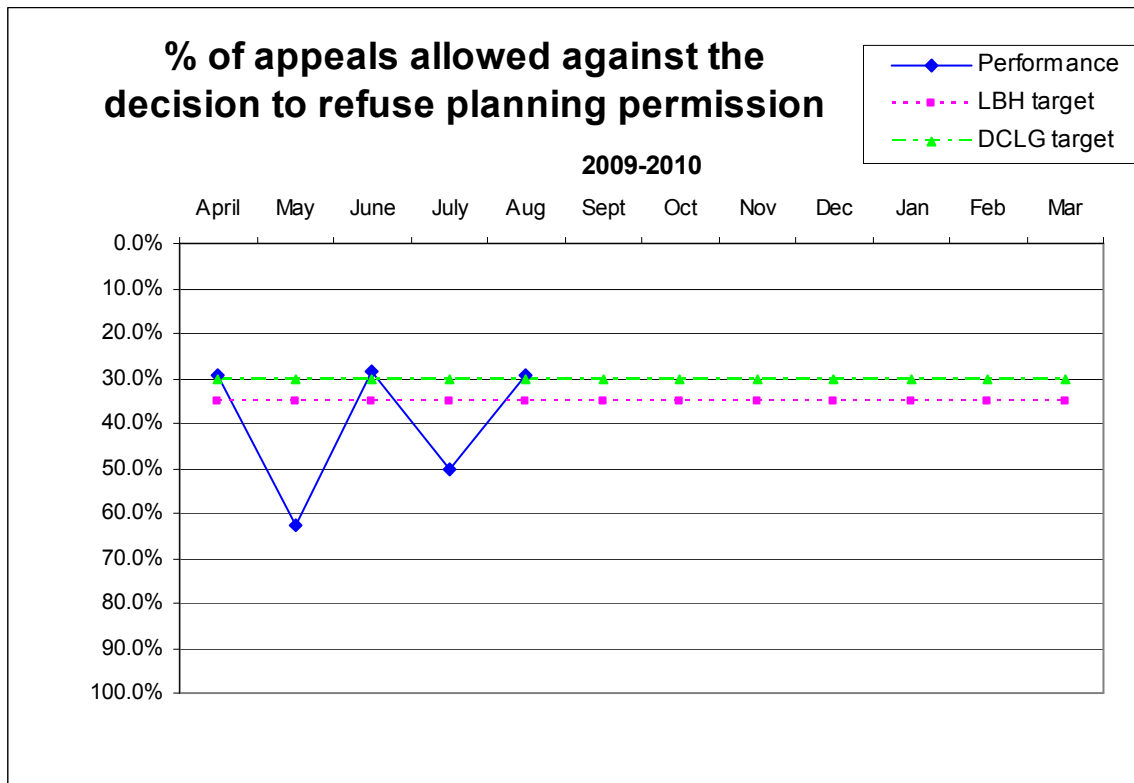
Year Performance – 2009/10

In the financial year 2009/10, up to the end of September, there were 60 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

36.7% of appeals allowed on refusals (22 out of 60 cases)

63.3% of appeals dismissed on refusals (38 out of 60 cases)

The monthly performance is shown in the following graph:



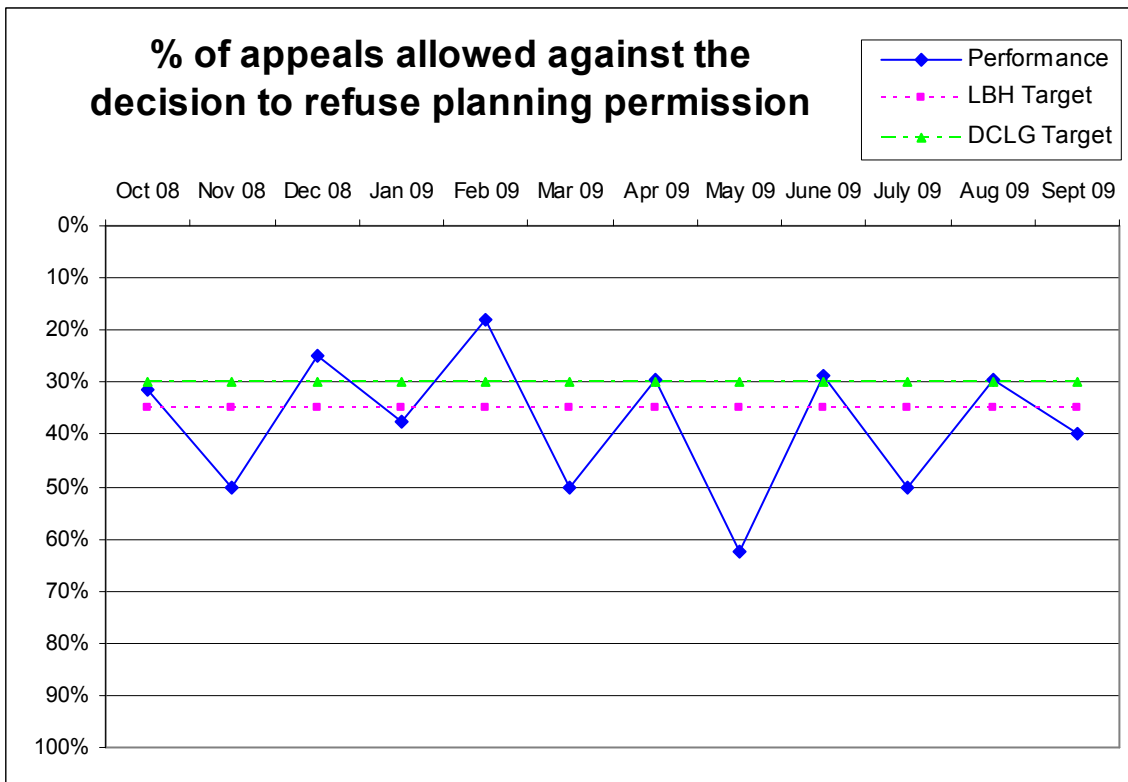
Last 12 months performance – October 2008 to September 2009

In the 12 month period October 2008 to September 2009 there were 134 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

34.3% of appeals allowed on refusals (46 out of 134 cases)

65.7% of appeals dismissed on refusals (88 out of 134 cases)

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



Background/Targets

This is not included in DCLG's National Indicators for 2009/10. However it has been retained as a local indicator.

It sets a target for the percentage of appeals allowed against the authority's decision to refuse planning permission.

The target that was set by DCLG in 2007/08 was 30%^

Haringey has set its own target for 2009/10 in relation to this local indicator. This is set out in P&R Business Plan 2009-12.

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

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

PLANNING COMMITTEE STATS FOR COMMITTEE MEETING

ENFORCEMENT INSTRUCTIONS COMPLETED

See below

S.330 – REQUESTS FOR INFORMATION SERVED

Rear of 96 Palmerston Road N22

ENFORCEMENT NOTICES SERVED

10 Hampden Lane N17

435 Lordship Lane N17

74 Umfreville Road N4

10 Wollaston Road N4

464 Lordship Lane N17

637 Green Lanes N8

634 High Road N17

Rear of 96 Lordship Lane N17

70 Grand Parade N4

185 Lordship Lane N17

BREACH OF CONDITION NOTICE SERVED

None

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

PROSECUTIONS SENT TO LEGAL

22 Gladesmore Road N17

1 Bruce Castle Road N17

41 Umfreville Road N4

119 Warham Road N4

28 Broadway Parade N8

136 Falkland Road N22

199 Eade Road N4

APPEAL DECISION– check with officer

9 Holmdale Terrace Dismissed

SUCCESSFUL PROSECUTIONS – check with officer

54 Effingham Road £5000 plus £1250 costs

CAUTIONS

26 Mattison Road

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Haringey Council

Agenda item:

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Planning Committee	On 9th November 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
<p>1. Purpose Planning applications submitted to the above Committee for determination by Members.</p>	
<p>2. Summary All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.</p>	
<p>3. Recommendations See following reports.</p>	
<p>Report Authorised by: </p> <p style="text-align: center;">Marc Dorfman Assistant Director Planning & Regeneration</p>	
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114</p>	
<p>4. Local Government (Access to Information) Act 1985 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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Planning Committee 9 November 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1532

Ward: Tottenham Hale

Date received: 08/09/2009

Last amended date: 15 October 2009

Drawing number of plans: 12241_00_01Rev1, 12241_10_01Rev1, 12241_10_00 Rev1, 12241_10_10 Rev1, 12241_10_11 Rev1, 12241_10_12 Rev1, 12241_20_01 Rev1, 12241_30_01Rev1, 12241_30_02Rev1 & 12241_30_03Rev1.

Address: 624 High Road N17

Proposal: Retention of the existing structural frame comprising Scotland Green House, rebuilding of the front and rear elevations, adding a fourth storey to the existing building and erection of a new four storey building to the front of the site to provide 42 residential units and one commercial unit

Existing Use: Job centre office

Proposed Use: Residential / commercial

Applicant: Mr Toni Chima A & J London Developments

Ownership: Private

PLANNING DESIGNATIONS

Officer contact: Elizabeth Ennin-Gyasi

SUMMARY

The scheme proposes 42 residential units and one commercial unit; the residential provision comprise of 13 X 1bed, 14 X 2bed, 12 X 3bed and 3 X 4bed. It provides private garden space for the ground floor units and communal amenity space for the upper floor accommodation.

The scheme would be subject to a section 106 legal agreement for affordable housing, education contribution, car free and contributions towards highway improvement in the area. The development would also be subject to a covenant in a section 106 agreement to encourage purchase of the private units by owner occupiers. The Design and Conservation Team were involved in discussions of the scheme at the pre-application stage and also during the submissions of the application. It is considered that the height, scale, massing and overall design of the proposed development is acceptable.

RECOMMENDATION

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

SITE AND SURROUNDINGS

The site is the former job centre office known as 'Scotland House'; located at 624 High Road. It comprises of a single storey entrance and reception area on the western boundary which is on the High Road frontage and a three storey with basement; main office building on the southern boundary fronting Scotland Green. The rear yard has a provision of 28 car parking spaces.

The site is outside any of the designated Conservation Area, but the area immediately to the south of the site lies within Scotland Green Conservation Area. The surrounding area is mixed residential and commercial, characterised by Victorian terraced houses, blocks of flats and commercial frontage on the High Road and Scotland Green. It is well located for public transport with several bus links and Bruce Grove & White Hart Lane British Railway line within close proximity.

PLANNING HISTORY

The original building was constructed to be used as a job centre and that was the last use on the site.

DETAILS OF PROPOSAL

The proposal is for part demolishing of the existing building to redevelop the site for residential and commercial comprising of 42 residential units to provide: 13 X 1bed, 14 X 2bed, 12 X 3bed and 3 X 4bed, 1 x1 commercial unit with associated car parking/cycle storage and amenity space.

The proposal involves the retention of the structural frame of the existing building on Scotland Green with a extension to the rear and an additional fourth storey and a new four - storey building towards the High Road frontage.

The residential element of the original proposal has been reduced from 43 units to 42 units.

CONSULTATION

Ward Councillors

Residents:

Tottenham CAAC

Tottenham Civic

1-15 Pembury Road

583-591, 583a, High Road

Unit 6 & 10, 34 - 560-568 High Road
570-592 High Road
614a-e High Road
551-579 High Road
570-612 High Road
628-634 High Road
Flat 1-13; 593 High Road
551-581 Charlton House, High Road
2-15, unit2, 3, 4-7, units 1-7 silver Industrial Est.- Reform Row
Flat 1-6,7 & 8, 10-83, 24-74, 84-87, 88-99, 100-186 Millicent Fawcett Court
614, 614a, 614b, 614c, 614d High Road
2-56 Scotland Green
7-39, 14-53 Scotland Green
2-12, 14-24 St Mary's Close
1-16,17-40,42-48, 63-70 Rheola Close
St Mary's Vicarage, Lansdowne Road
Flat1-6 Marlborough Court, 3-13 Kemble Road
2-24 Lansdowne Road
5-7 Liston Road
23-31 Parkhurst Road
Mulberry School

Other:

Transportation
Cleansing
Building Control
Conservation /Design Team
Strategic & Community Housing
London Fire Brigade
Crime Prevention Officer
Thames Water

Development Control Forum

A Development Control Forum was held on 29 September 2009 at the Council's office - 639 High Road, N17. Minutes of the meeting are attached as Appendix 1.

RESPONSES

Cllr L. Reith:

'I am writing to lodge a formal objection to the above application. I would be willing to withdraw my objection if the developers were to agree that there would be no 'buy to let' within the scheme or if they reached an agreement with the RSL that they took on the management of any other rented properties within the scheme.

I have no objection to the actual layout or number of flats proposed and provided the yellow brick is changed for red I am happy with the overall appearance. My one concern is about ongoing maintenance and management and I fear that if no conditions are attached then many of the properties would become a private rented mixture with numerous different landlords. I would like to see conditions attached to any planning permission to reflect my concerns'

(Cllr. Reith comments noted; In order to encourage purchase by owner occupiers, the section 106 agreement shall contain covenants restricting the transfer or lease of market housing units to Local Authorities, Registered Social Landlords and persons claiming job seekers allowance or housing benefit. Also the scheme would be subject to a condition for the submission of external materials for consideration by the Local Planning Authority to ensure the appearance of the building is in keeping with the surrounding area.)

Residents/Businesses:

No. 599 High Road: – concern with parking.

(The car parking provision is considered acceptable for the site and locality because of the availability of public transport. It is considered that any additional car parking problems which may result from the development would be minimal. Also the scheme would be car free to prevent future residents from obtaining parking permits to park in CPZ areas surrounding the site. Further, the site has not been identified within the UDP as that renowned to have car parking pressure.)

No. 124 Millicent Fawcett Court – no objections

Tottenham CAAC:

'a) **Principle of the uses** - Whilst the present building has some value as an example of 1950s' design (it was opened in 1960) it is no longer needed as a job centre so we would support it becoming housing with one office unit. We welcome the proposal to have housing on the ground floor which would contribute to the "village feel" of this road instead of "retail units" which usually remain empty or are occupied by bookmakers - either detracts from the appearance of the area,

b) **Size, design and density** - Retaining the existing structural frame is a sustainability bonus. The top floor is designed to be set back so it doesn't block any more light than the existing three-storey building. We have concerns about the density. It is argued that the density of 530 hr/ha is acceptable given the good transport links but although there are many buses along the High Road they are extremely crowded.

c) **Design and appearance** - The southern side of Scotland Green (in the conservation area) consists of a large number of very small buildings in a mixture of colours. We are concerned that the new building should not look monolithic - the brick and rendered sections and breaking up the frontage help to avoid this. There is a difference of opinion within the CAAC about whether yellow or red brick would be preferable. Contemporary yellow brick will not age as the original London stock brick has. Possibly both reddish and yellowish bricks could be used in different parts. But the most important factor is the quality of the brick - this will be a major determinant of the appearance of the building. If it looks cheap and nasty it will affect the whole area.

i) There should be a condition that the materials used should be agreed by conservation officers.

ii) We would also want to see opaque glass in the balconies to preserve residents' privacy.

iii) There should be assurances about landscaping and maintenance of the communal areas.

d) **Car parking** - It is effectively a "car free" development (only seven parking spaces of which four are disabled access). Is this appropriate in an area without a CPZ (it is just outside the Spurs match day CPZ) or a proposed future CPZ? ' (Tottenham CAAC comments noted, conditions attached where appropriate)

Other Respondents:

Building Control: – Access is satisfactory.

Thames Water:– No objections with regard to water infrastructure.

London Fire Brigade: – The Brigade is satisfied with the proposals.

Strategic & Community Housing:

‘1. Affordable Housing Provision

- 1.1 The proposed scheme has been revised to ensure the tenures are integrated within scheme and has provided larger family site units and 10% wheelchair units given the constraints of the site. The affordable units has now been evenly distributed throughout the site and not contained to one section of the site, this will ensure a mixed and balanced community.
- 1.2 It is the application’s intention to negotiate the affordable housing provision as part of the s106 negotiations. Whilst this is acceptable in terms of the planning process is it desirable early discussion with an RSL to deliver the affordable housing is preferred.

2. Dwelling Mix

- 2.1 The proposed development does not comply with the recommendation dwelling mix detail in the Housing SPD. However the borough has an overriding shortage of supply for affordable rented, larger family accommodation, particular 4 beds.
This scheme has delivered larger family and wheelchair units.
- 2.2 There are a total of 143 habitable rooms on the site, the developer has now Demonstrated they can provide 73 habitable rooms (50%) for affordable housing which is in line to with council policy and meets the 30/70 split between intermediate and social rented housing.
- 2.3 Wheelchair units have been clearly identified on the floor plans. Within the affordable housing units. The units should comply with however these units are required for rent. On the plans these units are within the intermediate tenure.
- 2.4 The Council will seek to ensure that all new housing is built to ['Lifetime Homes'](#) Standards and that 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.” (see attached best practice guidance ‘wheelchair accessible’ housing)

3. Consultation

- 3.1 There has been pre-application consultation by the applicant with the Community and Strategic Housing Service and with the Conservation & design officer

CONCLUSION

It is the view of Strategic and Community Housing that the applicant should expedite the negotiation of affordable housing on this site with a registered social landlord.

The Strategic and Community Housing will require the applicant to demonstrate their management plan for the site for the private and affordable units.

The applicant will have to demonstrate they will build the wheelchair units to life homes and comply with the best practice guide for ‘wheelchair accessible’ housing.

This scheme must achieve a minimum of code for sustainability level 4

In its current form Strategic and Community Housing service supports this application for the reasons above.’

(The Strategic and Community Housing Officers points noted)

Transportation:-

'This proposed development is located in an area with a public transport accessibility level of 5 which indicates a high level of accessibility to local transport services, the applicants have submitted a site specific Ptal calculation which has been checked and approved).

The site is within walking distance the High Road which provides frequent bus services (some 67 two-way, bus trips per hour) for connections to South Tottenham, Bruce Grove, Seven Sisters and Stoke Newington Railway Stations. Scotland Green has not been identified as an area that is subject to high car parking pressure. However a site visit taken on the 22/09/2009 established that Scotland Green is subject to a high level of on street parking and vehicles were observed as not being able to find any available on street parking space available on Scotland Green.

The applicant has indicated the provision of only 7 off street parking spaces which is of concern, as this development is currently not within a CPZ where restrictions could be applied to restrain on street parking. Given the lack of onsite parking spaces and the sites location outside of a CPZ the proposed development would have an adverse impact by increasing the existing on street car parking demand in Scotland Green and the surrounding area which could have a detrimental effect on the surrounding highway network and may not be acceptable.

The site is a high area of public transport accessibility and given the sites location adjacent to several bus routes in the High Road and their connection to South Tottenham, Bruce Grove, Seven Sisters and Stoke Newington Railway Stations and the development would be ideal for car free status. Given the size of the development collection may be better serve from within the curtilage of the site. The proposed refuse collection regime from would generate additional problems by causing obstructions in Scotland Green on collection days. However I have spoken to the Waste Recycling Sites Team and they confirmed that they have no objections to the proposed refuse collection regime.

Transportation Planning would have no objection to the above planning application providing the following mitigation can be agreed to lessen the impact of the development....

The applicant agrees to enter to into a car free agreement to reduce the level of additional on street parking stress that will be generated from the development. Reason: to lessen the impact of the development on the adjacent highway network and to encourage the prospective residents to use sustainable travel modes.

A Section 106 agreement to provide funding for localised highway improvements including the upgrading of the existing footway, cycle network etc. Reason: To improve conditions for pedestrians and cyclists at this location.

Submits a scheme for the management of the construction traffic associated with implementing this scheme, to the transport team for approval
Reason: To minimise the impact of construction vehicles on the adjoining roads.

Informative

The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (Tel 020 8489 5573) to arrange for the allocation of a suitable address.’
(Transportation Officer’s points noted and incorporated in a legal agreement and conditions as appropriate)

Conservation /Design Team:

‘The previous massing of the proposals appeared too monolithic and over dominant. The revisions to the massing and modelling have been significantly improved by indenting the junction of High Road Block and the Scotland Green Block. Accentuating the vertical bays visually, effectively ‘breaks up’ the overall massing and the apparent scale of the development. This is a very significant improvement.

*The first and second floor plan layouts are noted to be the same with matching window positions – this would result in a regular fenestration pattern with windows aligned vertically over each other on the High Road Block on both first and second floor levels – their elevations need to be amended accordingly.

If this scheme is to be favourably recommended I recommend detailed approval of the following conditions apply:

Samples of all external facing materials

Fully annotated and dimensioned elevation and section drawings of typical bay of the High Road and Scotland Green elevations at a scale of 1:20, showing details of roof, facing materials, windows, balcony, walls.

Fully annotated and dimensioned details of front boundary treatment to High Road at a scale of 1:10.

Reason for conditions; To ensure that the development is of a high standard as it affects the setting of Scotland Green Conservation Area

Informative: The applicant is advised that only the highest quality facing brickwork, in terms of materials, colour, texture, bond, and pointing, to the main elevations facing the High Road and Scotland Green will be acceptable

(Conservation /Design Officers points noted and incorporated in conditions)

RELEVANT PLANNING POLICY

PPS1 Delivering Sustainable Development

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

PPS3 Housing

PPS3 2006 sets out central Government guidance on a range of issues relating to the provision of housing. It states that the Government is committed to maximising the re-use of previously developed land -brownfield land in order to promote regeneration. PPS3 also sets out the Governments commitment to concentrating additional housing developments in urban areas, new emphasis on providing family housing with consideration given to the needs of children to include gardens & play areas. Also, the importance of ensuring housing schemes is well-designed and creates sustainable communities. The need for development to include affordable housing is also set out in PPS3.

The London Plan

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

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

In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. The PTAL rating for this site as set out in the Council's Unitary Development Plan (adopted in 2006) is 3. However, the applicant has undertaken a public transport accessibility analysis current to the site based on the methodology set out in the 'Transport Assessment Best Practice Guidance' (TfL, May 2006). In consultation with the Council's Transportation Officers, it has been confirmed that the updated PTAL rating for the site should be 5. The London Plan states that for a site such as this one with PTAL rating 4 to 6, within urban setting; the density range suggested is 200 – 700 habitable rooms per hectare.

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

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

G3 Housing Supply

UD1 Planning Statements

UD2 Sustainable Design and construction

UD3 General Principles

UD4 Quality Design

UD7 Waste Storage

UD8 Planning Obligations

M9 Car-Free Residential Developments

M10 Parking for Development

HSG1 New Housing Developments

HSG 4 Affordable Housing

HSG 7 Housing for Special Needs

HSG10 Dwelling Mix

CSV1 Development in Conservation Areas

SPG1a Design Guidance

Housing Supplementary Planning Documents (adopted October 2008)

SPG8a Waste and Recycling

SPG10a The Negotiation, Management and Monitoring of Planning Obligations

SPG10b Affordable Housing

SPG10c Education needs generated by new housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The application is seeking permission to erect 42 residential units to provide: 13 X 1bed, 14 X 2bed, 12 X 3bed and 3 X 4bed; 1 x1 commercial unit with associated car parking/cycle storage and amenity space.

The proposal involves the retention of the structural frame of the existing building on Scotland Green with a extension to the rear and an additional fourth storey. Also a new four - storey building towards the High Road frontage.

The residential element of the original proposal has been revised from 43 units to 42 units.

The main issues relating to the proposal are:

- Principle of residential use
- Size, bulk and design,
- Density
- Dwelling mix and room sizes

- Loss of light and loss of privacy
- Amenity provision
- Waste disposal
- Sustainability
- Parking
- Section 106 Agreement

Principle of residential use

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

The strategic target for affordable housing provision as set out in the London Plan is 50 per cent, within which the London wide objective is 70 per cent for social housing and 30 per cent for intermediate housing provision. This is reflected in the Council's Unitary Development Plan policy HSG4 'Affordable Housing' and HSPD which requires 10 or more units to provide 50% affordable housing and a borough wide tenure of 70% social rented and 30% intermediate housing.

The proposed scheme would create 42 residential units and the applicant has agreed to enter into Section 106 Agreement to secured 50% for affordable housing. Also within the overall 50% to achieve 30% intermediate housing and 70% social rented. Accordingly the proposed development would meet guidelines as set out in the London Plan and Unitary Development Plan policy HSG4 'Affordable Housing'.

Size, bulk and design

Policy UD3 'General Principles', UD4 'Quality Design' & CSV1 'Development in Conservation Area' require that new buildings are of an acceptable standard of design and be in keeping with the character of the surrounding area. The overriding aim of these criteria based policies is to encourage good design of new buildings in order to enhance the overall quality of the built environment and the amenity of residents. These policies reflect the advice in PPS1 and PPS3.

The scheme retains the structural frame of the existing building and proposed a development which is three – storey with a set back fourth floor. The original proposal has been subject to amendments to improve the scale, massing and overall design. The current scheme is therefore considered to reflect the overall height, mass and scale of the existing buildings. The revised proposal presents

a 'break up' of the scheme avoiding a monolithic building. The top floor is well set back to reduce visibility on the street, which visually presents a three-storey building in keeping with the existing buildings on Scotland Green.

The underlying design principal of the scheme is to create an active frontage on the existing streets through the introduction of mix commercial and residential on the ground floor of the High Road building. The north elevation has been designed to address a communal landscaped courtyard and to maximize visual surveillance. The south and western elevations have been designed to mitigate the visual and busy junction of the High Road with Scotland Green and feature a new landmark building fronting the High Road.

Staircases have been located at regular distances through out the development and accessed from the south and west elevations. They would be well illuminated because of the design of the windows, which are wide and allow good light penetration. The design of the staircases would enable ease of access to each part of the building retaining privacy for the residents and reducing the length of internal corridors. The scheme provides a lift for the front section of the development, which accommodates the majority of the larger units. A second lift would have been preferable to access the units on the fourth floor on the other side of the building. However, the applicant has stated that it would lead to an un-proportional burden because of the use of the existing concrete frame which makes penetration virtually impossible by the nature of the construction.

The external materials would be brickwork/render with timber composite /white painted aluminium widows. However, the scheme would be subject to a condition for details of external materials to ensure the appearance of the development is appropriate to the locality.

The proposed development has been designed to be fully compliant to 'Lifetime Homes' standards and would provide in excess of 10% wheelchair accessible housing.

Therefore the proposed scheme is considered to be sensitively designed to fit in well within the existing street & townscape and as such minimise any adverse effect on the surrounding area consistent with policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and SPG1a.

Density

The current Council's policy on density has been superseded by regional advice from 'The Greater London Authority' as set out in 'The London Plan' dated February 2008. In terms of density, the London Plan states that appropriate density ranges are dependent on location, setting and public transport accessibility (PTAL) rating. For a site such as this one with PTAL rating of 4 to 6, within urban setting; the density range suggested is 200 – 700 habitable rooms per hectare.

The proposed scheme would provide 42 residential units comprising of 13 X 1bed, 14 X 2bed, 12 X 3bed and 3 X 4bed. This would have 145 habitable rooms and create a density of 552 habitable rooms per hectare. The proposed density therefore accords with current requirement as specified by the 'The London Plan'.

Dwelling mix and room sizes

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

The recommended percentage dwelling mix for new residential development as stated in HSPD for private market housing, allows 37% for 1bed, 30% for 2bed, 22% for 3bed units and 11% for 4+ bed. This scheme would provide 31% for 1bed, 33% for 2bed, 29% for 3bed and 7% for 4bed. Although not entirely as recommended in guidelines set out in HSPD, it is considered that the proposed dwelling mix is suited to the particular site and nature of the scheme, which retains the structural frame of the existing building. Further the scheme would provide fifteen large units in the form of twelve x 3 bed and three x 4 bed flats, which in consultation with Council's Strategic & Community Housing Officer would meet the need in the Borough for larger units.

Therefore it is considered that the proposed dwelling mix would be appropriate to the scheme and site.

A typical one- bedroom units internal floor area would be 47m²; for two-bedroom units internal floor area would be 70.5m² and for the three-bedroom units internal floor area would be 95m². The four-bedroom units would allow well over 104m², which would exceed the Council's standard as set out HSPD. These room sizes generally conform to the Council's standard as set out HSPD. Therefore the units' sizes are considered to provide a satisfactory standard of accommodation. All the units/rooms are considered to have adequate light and ventilation. Therefore the proposed units are considered to comply with policy HSG10 and HSPD (adopted October 2008).

Loss of light and loss of privacy

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

The proposed development has been designed with consideration for the adjacent properties regarding daylight /overshadowing and loss of privacy. To this effect, the positioning of the new building in relation to existing properties means that none of the nearby properties would be significantly overlooked or be adversely affected by overshadowing/loss of light.

Further, the applicant has undertaken a 'Daylight and Sunlight Study' in relation to nearby properties. The study indicated that, whilst the proposed additional floor over the existing building would result in a degree of shadowing on the proposed courtyard, the adjacent properties would not be affected by loss of light.

Amenity provision

Amenity space has been designed into scheme in the form of private gardens for the larger ground floor flats, communal garden space to the rear, balconies and roof terraces for the upper floor flats. It is considered that the combined amenity provision which is approximately 869m² is sufficient and acceptable, given the availability of public open space in the locality including Kemble Green Park and with close proximity at Bruce Castle Park. Therefore on balance the proposed amenity space provision is considered to meet guidelines set out in HSPD (adopted October 2008).

Waste disposal

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

Sustainability

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

Further, the proposed development has been designed to achieve a code for Sustainable Homes Level 4 and includes the following sustainable features:

- Specify insulation that avoids the use of ozone depleting substances
- Combined heating power
- Timber windows
- Specify low energy appliances in kitchens
- Specify low energy light fittings
- Reduce/delay surface run off by specifying a soil based or part soil based roof
- Specify 3MP a shower/tap flow rate

- Specify recycled/reused timber from responsible forest source
- Recycled bin storage
- Maximise natural light and ventilation in the proposed units
- Renewable energy in the form of solar thermal domestic hot water
- Photo voltaic – generation of electricity from sunlight
- Re use of the structural frame of the existing building

Car parking

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

The proposal incorporates 7 parking spaces including two for wheelchair users. The scheme is car-free; however, this is not an issue, because of the closeness of the site to public transport links. This is because the site benefits from several bus links, on the High Road, as well as the tube and British Railway line within close proximity at Bruce Grove, White Hart Lane and Seven Sisters stations. In addition, the site has not been identified within the UDP as that renowned to have car parking pressure. Also the scheme provides bicycle storage space for all the units to give a sustainable option for travelling to and from the site. Vehicle access will be from Stroud Green.

Further, the Council's Transportation Team has no objection to the proposed development subject to the scheme being car-free. The proposed scheme would be subject to a section 106 agreement which include car-free.

Section 106 Agreements

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

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

- The provision of affordable housing at 50% of the total habitable rooms (total habitable rooms =145) = 73 habitable rooms to achieve 61 habitable rooms for social rented and 12 habitable rooms for intermediate housing.
- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £183,109.52
- An agreement under section 278 of the Highway Act 1980 for localised

highway improvements including the upgrading the existing footway and cycle network.

- Car-free development
- A covenant restricting the transfer or lease of any private market housing unit to Local Authority, Registered Social Landlord, and the lease to persons claiming job seekers allowance or housing benefit
- An administration cost of £5,000 .00

SUMMARY AND CONCLUSION

The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The proposed height of the buildings at three storey with a set back fourth floor would conform to the predominate height of existing buildings in the locality and the overall design would not comprise the character and appearance of the Conservation Area or the local area in general. The Council's Conservation and Design Team has commented on the current amended scheme as follows: 'the revisions to the massing and modelling has been significantly improved by indented the junction High Road Block and the Scotland Green Block. Accentuating the vertical bays visually this effectively 'breaks up' the overall massing and the apparent scale of the development. This is a very significant improvement.'

The proposed density conforms to current guidelines set out in The London Plan and the proposed housing provision would contribute the Council's housing target.

The provision of car parking is considered acceptable given the site's closeness to public transport links.

Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan policies: UD3 'General Principles', UD4'Quality Design', CSV1 'Development in Conservation Areas', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10, HSG 4 'Affordable Housing', HSG 7 'Housing for Special Needs', M9 'Car-Free Residential Developments' and SPG1a 'Design Guidance', SPG10c 'Education needs generated by new housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY2009/1532 ("the Planning Application"), subject to a pre-condition that [the applicant and] [the owner(s)] of the application site shall first have entered into an agreement or agreements with the Council [under Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 16 of the Greater London Council (General Powers) Act 1974] [and] [under Section [278] of the Highways Act 1980] in order to secure:

- The provision of affordable housing at 50% of the total habitable rooms (total habitable rooms =145) = 73 habitable rooms to achieve 61 habitable rooms for social rented and 12 habitable rooms for intermediate housing.
- An education contribution as required under SPG10c 'Education needs generated by new housing' to a value of £183,109.52
- An agreement under section 278 of the Highway Act 1980 for localised highway improvements including the upgrading the existing footway and cycle network.
- Car-free development
- A covenant restricting the transfer or lease of any private market housing unit to Local Authority, Registered Social Landlord, and the lease to persons claiming job seekers allowance or housing benefit
- An administration cost of £5,000 .00

RECOMMENDATION 2

That, in the absence of the agreement(s) referred to in resolution (1) above being completed by 7 December 2009, planning application reference number HGY/2009/1532 be refused for the following reasons:

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

RECOMMENDATION 3

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

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

RECOMMENDATION 4

That following completion of Agreement referred in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2009/1532 Applicant's drawing No.(s)
12241_00_01Rev1,12241_10_01Rev1, 12241_10_00 Rev1, 12241_10_10 Rev1,
12241_10_11 Rev1, 12241_10_12 Rev1, 12241_20_01 Rev1, 1
2241_30_01Rev1,12241_30_02Rev1,12241_30_03Rev1

Subject to the following condition(s)

GENERAL

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

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

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

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

MATERIAL AND LANDSCAPING

3. Samples of all materials to be used for the external surfaces including balconies 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, windows and a roofing material sample combined with a schedule of the exact product references.

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

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

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

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

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

ENERGY STRATEGY/SUSTAINABILITY

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

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

2). (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

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

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

3). All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2) consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

OTHER

7. 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 the boundary fronting the High Road.

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

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

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

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

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

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

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

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

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

12. A scheme for the management of the construction traffic associated with implementing this scheme shall be submitted for approval by the Local Planning Authority prior to the commencement of the works.

Reason: To minimise the impact of construction vehicles on the adjoining roads.

13. Fully annotated and dimensioned elevation and section drawings of typical bay of the High Road and Scotland Green elevations at a scale of 1:20, showing details of roof, facing materials, windows, balcony, walls.

Reason: To ensure that the development is of a high standard as it affects the setting of Scotland Green Conservation Area.

14. Fully annotated and dimensioned details of front boundary treatment to High Road at a scale of 1:10.

Reason: To ensure that the development is of a high standard as it affects the setting of Scotland Green Conservation Area.

15. Elevation drawings to match fenestration pattern of first and second floor layout drawings of proposal shall be submitted to and approved by the Local Planning Authority before development is commenced.

Reason: To ensure consistency in the appearance of the building.

16. The development hereby permitted shall construct the Wheelchair housing units in accordance with the Design and Quality Standards laid down by Greater London Authority 'Best Practice Guidance' September 2007.

Reason: To ensure the wheelchair units meet the appropriate standard for wheelchair users.

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

INFORMATIVE: The applicant is advised that only the highest quality facing brickwork, in terms of materials, colour, texture, bond, and pointing, to the main elevations facing the High Road and Scotland Green will be acceptable

REASONS FOR APPROVAL

The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The proposed height of the buildings at three storey with a set back fourth floor would conform to the predominate height of existing buildings in the locality and the overall design would not comprise the character and appearance of the Conservation Area or the local area in general. The Council's Conservation and Design Team has commented on the current amended scheme as follows: 'the revisions to the massing and modelling has been significantly improved by indented the junction High Road Block and the Scotland Green Block. Accentuating the vertical bays visually this effectively 'breaks up' the overall massing and the apparent scale of the development. This is a very significant improvement.'

The proposed density conforms to current guidelines set out in The London Plan and the proposed housing provision would contribute the Council's housing target.

The provision of car parking is considered acceptable given the site's closeness to public transport links.

Therefore it is considered that the proposal is acceptable and consistent with the following Unitary Development Plan Policies: UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', UD7 'Waste Storage', M10 'Parking for Development', HSG1 'New Housing Developments', HSG10, HSG 4 'Affordable Housing', HSG 7 'Housing for Special Needs', M9 'Car-Free Residential Developments' of the Haringey Unitary Development Plan and SPG1a 'Design Guidance', SPG10c 'Education Needs Generated by New Housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).

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**PLANNING & REGENERATION
DEVELOPMENT MANAGEMENT TEAM**

MINUTES

Meeting : Development Management Forum - 624 High Road, N17
 Date : 29th September 2009
 Place : 639 High Road, Tottenham N17 9UH (Conference Room)
 Present : Paul Smith (Chair); Applicants, Representatives, Cllr Reith, 1 Local Residents
 Minutes by : Tay Makoon

Distribution :

		Action
1.	<p>Paul Smith welcomed everyone to the meeting, introduced officers, members and the applicant's representatives. He explained the purpose of the meeting that it was not a decision making meeting, the house keeping rules, he explained the agenda and that the meeting will be minuted and attached to the officers report for the Planning Committee.</p>	
2.	<p>Proposal Retention of the existing structural frame comprising Scotland Green House, rebuilding of the front and rear elevations, adding a fourth storey to the existing building and erection of a new four storey building to the front of the site to provide 43 residential units and one commercial unit.</p>	
3.	<p>Presentation by Architects The Architect for the applicants gave a presentation of the scheme, using plans to illustrate site and surrounding, site constraints, concept design, and various elevation plans.</p> <p>The new scheme would offer a high quality residential development with 50% affordable accommodation with a diverse mix of small household and family accommodation.</p> <p>The design has specifically been developed to address the difficult architectural issues at the juxtaposition of Scotland Green with High Road, facing a designated Conservation area, with its regenerated buildings opposite, the existing apartment blocks on either side and its relationship to the 'solitaire' building opposite. At the same time, it must resolve the integration of the existing building with the new structures.</p> <p>Consideration of the adjacent properties, regarding, sunlight & daylight,</p>	

overlooking and views, has been crucial to the design process. As such an architecture that integrates articulated facades, patio gardens, private amenity space and an informal parking/ cycling court has been developed to create a contemporary mews.

There will be a communal landscape courtyard and private amenity spaces have been incorporated within ground floor patio gardens and by the inclusion of balconies at all levels on the façade.

Common staircase, have been located at regular distances throughout the building. This is intended to enable ease of access to each part of the building, retain privacy for the residents and reduce the lengths of the internal corridors. It should also increase security to the rear of the building.

The building would comprise 3,850 gross internal floor area over 4 storeys, and a basement.

In an attempt to utilize the existing built structure, we propose to increase the depth of the building to allow for various flat size combinations.

The proposal is to convert the existing building structure into a residential scheme. To achieve this goal the single storey front and rear extension including the main rear elevational wall would be demolished. The remaining building is retained, refurbished and extended. The proposal is to increase the depth of the building towards the rear of the site and to add an additional storey. The single storey front extension will be replaced by a new four storey building (fronting or facing) the High Road.

The proposal has been designed to be fully compliant to Lifetime Homes Standards with a Csh14 rating subject to design development. It will also meet all HQ1 criteria for affordable housing space, location, energy, access and sustainability benchmarks.

The proposed development provides 43 residential units with 139 habitable rooms and 89sq m2 area on the ground floor for D1 accommodation on a gross site area of 0.26 hectares, resulting in an overall density of 530hr/ha (164U/Ha). This density level is in accordance with the UDP guidelines at a maximum of 700hr/ha for Urban area with a high PTAL.

The London Plan (4.47) states that appropriate Density ranges are related to location, setting in terms of existing building form and massing, and the index of public transport accessibility, the density figure of 700hr/ha, therefore, cannot be considered in isolation. The proposal has been designed in a form and scale to be sympathetic to the surrounding area generally seeking to reflect the overall height, mass and scale of the existing buildings. To reflect the urban grain of the Conservation Area, the façade has been visually subdivided into separate segments, by alternative materials (brick-render). Balconies along Scotland Green reinforce this separation. The top floor is set back by ca 2m along High Road and ca 4.5m along Scotland Green, thus being invisible from the street. This creates the appearance of a three storey building. Most apartments within the existing building will have balconies and those flats on the new third floor will have terraces.

The site is not included in any CPZ. Car club be introduced. There is a provision for 7 car parking spaces at the rear of the site, of which four are designated for wheel chair users. A sheltered storage area for bicycles has been provided at the rear of the site. It accommodates 54 bicycles (one per unit). It is anticipated that residents will also use the private gardens and balconies to store their bikes.

An energy statement will be provided as part of the planning submission documentation setting out how the development proposals satisfy the London Plan Policies

Main Issues

Principle of use

Density and Design

Size and scale

Impact on adjoining properties

car parking

Landscaping

Concerns from Cllr and Local residents:

Q1: Cllr Reith had concerns about who would be responsible for the future occupation of the development particularly in relation to “ buy to let”. She asked that a condition be added to any planning permission to restrict or prevent the private flats being rented by absentee owners.

Ans: After discussion it was decided that further consideration be should be given to mechanisms for ensuring that there would be some control in relation to this issue.

Q2: Joyce Prosser: had concerns about the yellow brick stock, balconies glass panels in terms of privacy. Also how will the green roof be maintained. On the whole liked the scheme.

Ans: Red stock brick can be used, the architects will submit further details to be agreed and the glass on the panels for the balconies will be opaque. The green roof is cedar and is self maintained.

Q3: The Owner of one of the Public houses in Scotland Green expressed concerns about parking, noise from the pub in relation to the new flats and the effect that that might have on her future trading, she was concerned about the capacity of the sewers to cope with the new development without any back flooding..

Ans: Parking will be looked at by the Council’s transportation group, the possibility of having CPZ to address the parking problem also car club is being suggested . The drains problem the developer will need to talk to Thames water to see how they can address the current problem and the future for drainage use by the development.

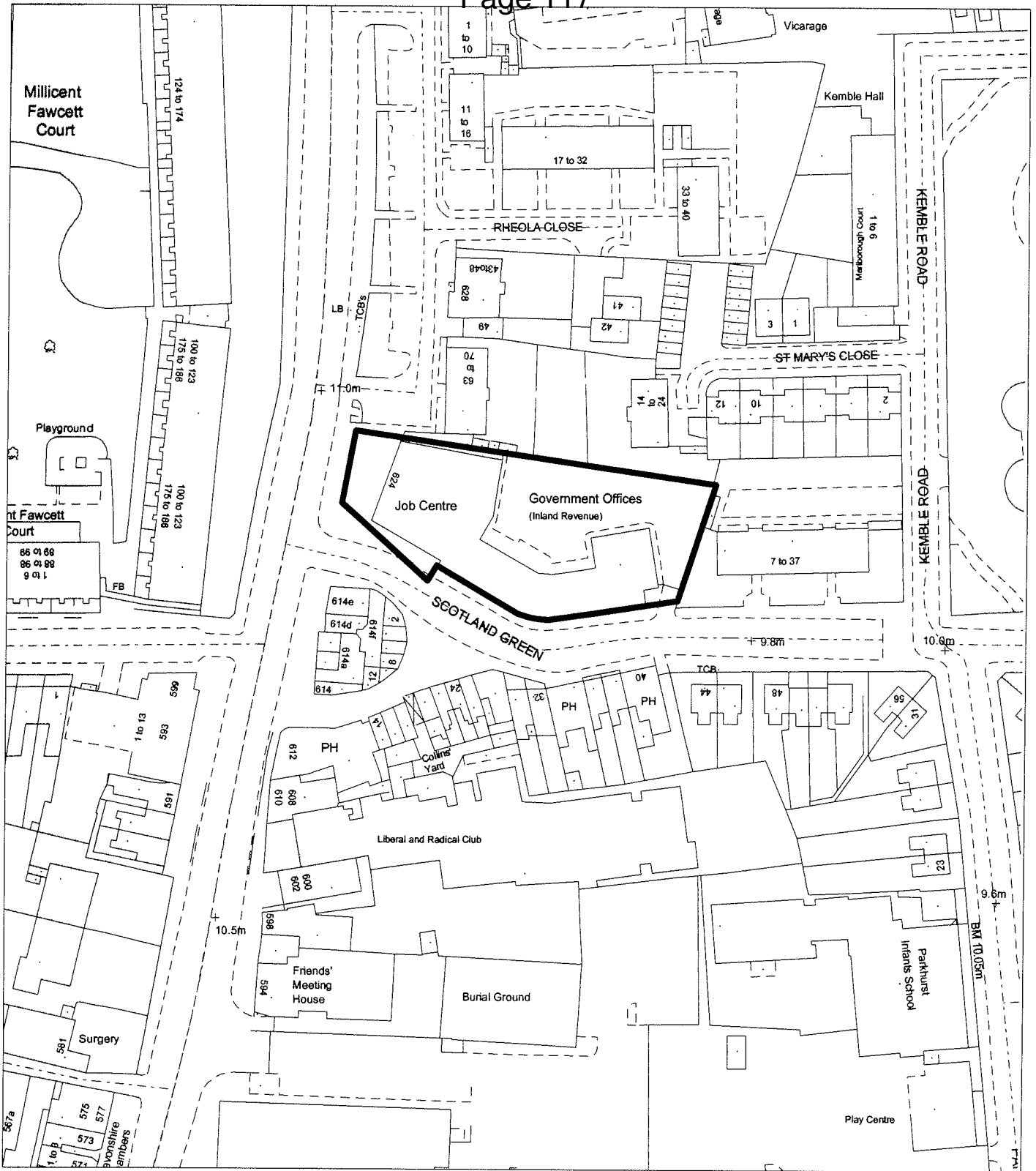
Q4: Other concerns

Other concerns expressed at the meeting were that the building be double glazed, that the building be thermally insulated and properly ventilated. This partly referred back to the issue raised earlier in the meeting about noise nuisance.

Ans: The building will be meet current life standard homes standards

Paul Smith ended the meeting by advising everyone if not already done so to send their comments onto the Planning Service and advised that representation can also be made at Planning Committee. He thanked everyone for attending and participating in the meeting.

End of meeting.



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Site plan

624 High Road N17

Directorate of Urban Environment

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

	Drawn by	AA
	Scale	1:1250
	Date	09/11/2009

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Planning Committee 9 November 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1329

Ward: Fortis Green

Date received: 03/08/2009

Last amended date:

Drawing number of plans: 0841/LP/301, 0841/LP/302, 0841/LL/105, 0841/LL/106, 0841/LL/107 & P-145-1249A.

Address: Muswell Hill Sports Ground, Coppetts Road, N10

Proposal: Construction of new playing facilities on part of Muswell Hill Playing Fields site, comprising of multi-use games area, natural play area, skate park with two new access points

Existing Use: Recreation / MOL

Proposed Use: Recreation / MOL

Applicant: Mr Martin Hall Haringey Council

Ownership: Haringey Council

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site relates to Muswell Hill Playing Fields, situated in the north west of the borough, close to the A406 North Circular Road and off Coppetts Road. The site is nearly 10 hectares in size and has 6 usable grass soccer pitches, plus a further pitch, which is subject to flooding and one separate space that is historically a cricket pitch. The pitches are used by Crouch End Vampires who also have a club house next to the entrance from Coppetts Road. St. Pancras and Islington Cemetery bounds these playing fields along the western boundary while Coldfall Wood, an ancient wood which covers an area of approximately 14 hectares, is located to the south of the playing fields. Residential properties adjoin the site along the eastern boundary, while a new residential development of flats and houses (Gilson Place) adjoins the site along

the northern boundary. The application site falls within land designated as Metropolitan Open Land (MOL) and is also a site of local importance for nature conservation. The site does not fall within a Conservation Area.

PLANNING HISTORY

HGY/1992/0094 - Erection of three buildings on eastern side of playing fields comprising 1 x changing room and 2 x storage buildings for parks, together with associated car parking – Approved 09/03/1992

DETAILS OF PROPOSAL

The proposal is for the construction of new playing facilities to provide new sports and play facilities for children and young people in a small section of this playing fields site connected by new paths. The part of the site in question is 0.61ha in size and is located to the rear of No 97 to 187 Osier Crescent. The facilities proposed will comprise of a multi-use games area, a toddler play area, a junior and youth zone, a natural play area as well as a skate park and a graffiti wall. The works will also involve the creation of two new access points from adjoining residential estates.

CONSULTATION

Ward Councillors
Transportation Officer
Trees Officer
Muswell Hill CAAC
189- 205, 71-187, 243-289, 84-122, 56-64 Osier Crescent
No's 8 – 23 (c) Gilson Place N10 1AF
No's 107-117 (c), 118 & 119 Gibson Place. N10 1BF
No's 79 – 98 (c) Gibson Place. N10 1BF
135, 137, 139, 141 Coppetts Road, N10 1JP
Crouch End Vampires Football Club
Greenfields Special School
34 – 52 (c) Marriot Road
19 – 119 (o) Barrenger Road
Friends of Coldfall Wood

PRE-APPLICATION CONSULTATION

Extensive pre-application consultation was undertaken by Parks/ Recreation Services prior to the submission of this application. These consultation exercises, included:

- delivering questionnaires (1200) to all Haringey households living within 400m of the playing field;
- a presentation at the Muswell Hill Fortis Green Area Assembly in September 08;
- and, consultation with students at Fortismere school.

RESPONSES

Letters of objection have been received from the residents of the following properties: No's 137 Coppetts Road, 65, 73, 81, 91 & 103 Barrenger Road; 117 Osier Crescent, and are summarised as follows:

- Not appropriate to have a skate park and graffiti wall on the fields as the fields adjoin Coldfall Woods, an award winning woodland space;
- The noise and sight of a skate park and graffiti wall are entirely inappropriate for the area;
- The graffiti wall will be entirely out of keeping;
- Anti-social behaviour;
- Halliwick Play area provides many off these facilities on the other side of Coppetts Road, barely 200metres from site of proposed development;
- Increased car parking/ traffic congestion;
- Play area for 11-16 year olds is inappropriate in an area that closely adjoins medium density residential development;
- Insufficient management - any further development of the sports field would require greater supervision by council and local Police;
- Given that the site abuts a Site of Special Scientific Interest (Coldfall Wood) and a cemetery the provision of a graffiti wall should not be considered;
- In adequate consultation;
- Problems with Motorcyclist and anti social problem needs to be addressed fist;

Some residents acknowledged that the playgrounds and features are a great idea.

St. Pancras and Islington Cemetery – Have indicated that they have no objection

RELEVANT PLANNING POLICY

National Planning Policy

PPG2 Green Belt

PPG17 Planning for Open Space Sport and Recreation' (2002):

PPG 24 'Planning and Noise'

London Plan

3D.10 Metropolitan Open Land

3D.14 Biodiversity and nature conservation

Unitary Development Plan 2006

G9 Community Well Being
UD3 General Principles
UD4 Quality Design
ENV2 Surface Water Runoff
ENV6 Noise Pollution
ENV7 Air, Water and Light Pollution
CLT1 Provision of New Facilities
OS2 Metropolitan Open Land (MOL)
OS5 Development adjacent to Open Space
OS6 Ecologically Valuable Sites and their Corridors
OS11 Biodiversity
OS13 Playing Fields
OS17 Tree Protection, Tree Masses and Spines
M6 Road Hierarchy
M10 Parking for Development

Supplementary Planning Guidance

SPG8d Biodiversity, Landscape & Trees
SPG8e Light Pollution

Other

Sport England 'A guide to the Design, Specification and Construction of Multi Use Games Areas (MUGAs)

ANALYSIS/ASSESSMENT OF THE APPLICATION

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

Principle of development/ Impact on MOL.

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

In this case some of the works proposed would not require planning permission as Class A, Part 12 (Development by Local Authorities) of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 provides for the following works which can be undertaken by a local authority without the need to obtain permission:

“(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers”;

There is however a restriction which required any ancillary building, works or equipment not to exceed 4 metres in height or 200 cubic metres in capacity. Many of the pieces of play equipment as described below would therefore technically not require permission.

Design & Layout

The new facilities will be created on the what is know as the former cricket pitch and will occupy an area 0.61ha in size. This part of the site is very uneven due to subsidence.

The floodlit multi-use games are (MUGA) will be located near the western boundary of the site ((17m away). The MUGA will occupy an area 30m in width by 42m in length and will be lit by 8 no 8m high columns (4 along on each side). This space will be masked out for tennis and netball, but its principal use is expected to be 5 a side football. The proposed MUGA will be bounded by 4 metre high green mesh fence.

The MUGA will be surrounded by an arc of play equipment curving round the MUGA down to the base of the slope on the northern edge of the main football terrace. A fenced toddler play with two access points will be located at the northern edge of the play crescent. This zone will include a timber play house, toddler swings, a saw. Next to this will be a junior play area which will include swings and a climbing net. Opposite the junior zone will be a youth zone which will provide an aerial runway along with other equipment. The tallest piece of play equipment will be a climbing net in junior zone, which will have a maximum height of 5.8m. The last zone proposed will be a natural play area, which will act as a buffer between the housing on Osier Crescent and the more formal play area and MUGA.

The skate park will be placed in the southern part of the new play area, beyond the MUGA and will include a range of ramps, slopes and grinding rails. This facility will be partly constructed in the existing slope so as to minimise its visual impact. A curved 1.5 high wall is proposed on the western side of the skate park which may be used as a graffiti wall.

The proposed play area will also include planting, which will provide area of ornamental planting and native tree species and shrub planting together with area of wildflower planting.

A path system, surfaced in tarmac will provide access to these new play areas. These paths will be lit. Two new access points to the playing fields will be created from the adjoining residential estate; one from Osier Crescent and the other from Marriott Close, which will formalise an existing cut through.

Impact on Residential Amenity

The layout and siting of the various play zones has taken due consideration of the proximity with neighbouring residential properties. There will be distance of over 100m between the MUGA and the nearest residential properties on Osier Crescent. The distances between the MUGA and the nearest properties are well in excess of Sport England's guidance, which recommends a distance of 30 metres between a residential property (actual dwelling) and a MUGA. It is therefore considered that the proposal should not result in adverse impact from the noise generated or light spillage/ glare. As outlined above the proposed play area will also include planting which will help soften and integrate the development into its setting.

Impact on Trees / Ecology

Because the playing fields are laid out as football pitches there are no trees in the central part of the site other than 5 small/ insignificant trees located on the slope along the southern part of the site in question. The proposal will not affect the tree coverage along the boundaries of the site.

As noted above the site is of local importance for nature conservation. The proposal will lead to further hardsurfacing of part of the site. Bearing in mind the very open nature of this part of site, which is mown regularly, and bearing in mind that a significant amount of planting will be provided around the play zones; biodiversity will be enhanced on site. The proposed play areas will be approximately 400m away from Coldfall Wood and as such will not impact its flora and fauna and its designation as a site of special scientific interest.

SUMMARY AND CONCLUSION

The proposed multi use games area and play areas are considered acceptable in terms of scale layout and design and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance or the ecological value of the site. The proposed development will provide important outdoor recreation facilities for children and young people in this part of Muswell Hill. As such the proposal is considered to be in accordance with policies G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', OS11 'Biodiversity', and OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan (2006) and is therefore recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/1329

Applicant's drawing No.(s) 0841/LP/301, 0841/LP/302, 0841/LL/105, 0841/LL/106, 0841/LL/107 & P-145-1249A.

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.

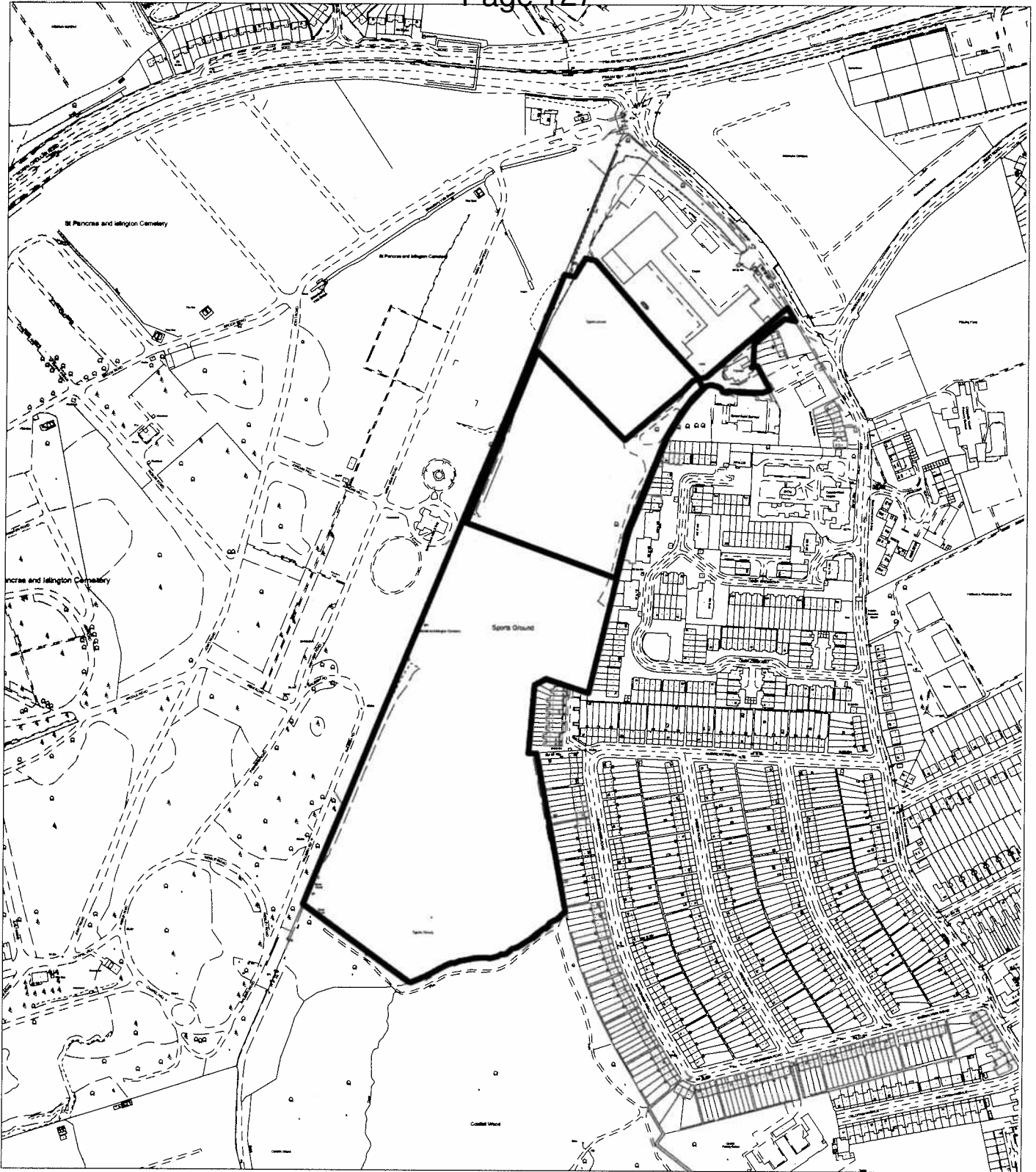
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

REASONS FOR APPROVAL

The proposed multi use games area and play areas are considered acceptable in terms of scale layout and design and compatible with the established use of this site. The proposal will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance or the ecological value of the site.

The proposed development will provide important outdoor recreation facilities for children and young people in this part of Muswell Hill. As such the proposal is considered to be in accordance with Policies G9 'Community Well Being', UD3 'General Principles', UD4 'Quality Design', ENV6 'Noise Pollution', OS2 'Metropolitan Open Land (MOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', OS11 'Biodiversity', and OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan (2006).

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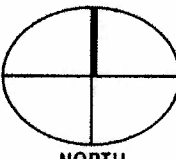
Site plan

Muswell Hill Sports Ground, Coppetts Road, N10

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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Planning Committee 9 November 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**Reference No:** HGY/2009/1122**Ward:** Northumberland Park**Date received:** 30/06/2009**Last amended date:** 03/09/2009**Drawing number of plans:** K80/09/01- 05 incl., 06 Rev A, 07 Rev A, 08 Rev A, 10, 11, 12, 13, 14 Rev A, 15 Rev A, 16 Rev A, 17. 18 Rev A, 19, 20, 21 Rev A, 22, 23 & 24.**Address:** 700 - 702 High Road (and land to rear with frontage onto Argyle Passage and Bromley Road), N17**Proposal:** Demolition of existing buildings behind retained façades and erection of a 1 x four storey building comprising 6 x two bed, 3 x three bed flats and 1 retail/ commercial unit; erection of a 1 x three storey building comprising 3 x three bed flats; the erection of 4 two storey houses (comprising 2 x three bed and 2 x four bed) to front onto Argyle Passage and Bromley Road; provision of 2 disabled parking spaces and associated landscaping (AMENDED DESCRIPTION)**Existing Use:** Vacant**Proposed Use:** Retail / Residential**Applicant:** Mr Robin Harper Chantry Estates**Ownership:** Private**PLANNING DESIGNATIONS**

Conservation Area

Road Network: Classified Road

Officer Contact: Matthew Gunning**RECOMMENDATION**

GRANT PERMISSION subject to conditions and sec.106 Legal Agreement

SITE AND SURROUNDINGS

The site lies on the eastern side of Tottenham High Road and falls within part of North Tottenham Conservation Area and Tottenham High Road Historic Corridor. The application site is 0.15ha in size and is of an irregular shape and has frontages onto the High Road, onto Bromley Road along the northern boundary of the site where it abuts No. 1 Bromley Road, and a small section of frontage

onto Argyle Passage along with vehicular access to Argyle Road along the southern/eastern boundary of the site.

The buildings which front onto Tottenham High Road comprises of 2 & 3 storeys, and were previously used for a social club and night club uses and a servicing garage with residential accommodation above. Approximately two years ago a fire destroyed most of the garage and rear buildings and subsequently most of the site is now derelict. Part of the site is also contaminated, and has housed below ground petrol tanks. There remains an occupied MOT garage on Argyle Passage with vehicle access from Argyle Road (through the application site) which does not form part of the application site.

No's 698, 700, 704 & 706 High Road are all locally listed buildings. The building line of No 704 (occupied by Glickman Ltd) sits forward of No's 700/702, and includes a second floor window on the side elevation where the building projects forward.

PLANNING HISTORY

HGY/2008/1713 - Redevelopment of site to provide 27 residential units, 2 x retail units and 1 x B1 space accommodation within 5 blocks comprising: Block 1 (Bromley Road) a 2 storey apartment building containing 3 units; Block 2 (700-702 Tottenham High Road) partial demolition of existing building, creation of retail space on ground floor and reinstatement of 10 apartment units above retail; Block 3 (land behind 700 -702 Tottenham High Road) a new 5 apartment unit building with inhabitable roof space; Block 4 (end of Argyle Road) 2 new three bedroom houses; Block 5 (686 Tottenham High Road to the end of Argyle Passage) creation of 1x retail space and 1 x B1 space with 7 units of residential accommodation – Not determined.

HGY/2008/0959- Partial demolition of existing buildings and erection of 28 residential units in five new blocks comprising 1) a 2 storey, three residential unit apartment building, 2) a 4 storey block with retail space on ground floor and ten residential units above, 3) a 3 storey, five residential unit block, 4) 3 x three storey, three bed houses, and 5) a 4 storey block, with 2 retail spaces on ground floor and seven residential units. Provision of bin stores, recycling points, cycle stores, and hard and soft landscaping – Withdrawn 28/07/2008

HGY/2006/2332 - Use of property as a cafe.- Refused 22/01/2007

HGY/2005/1597 - Change of use of premises from garage to social club and alteration to ground floor front elevation. – Refused 11/10/2005

DETAILS OF PROPOSAL

The proposal is for the creation of four blocks of residential accommodation; two blocks of two houses (one pair facing Argyle Road and the other facing Bromley Road) and two apartment blocks. The proposal will provide a total of 16 units. The dwelling units will be 2 x three bed and 2 x four bed units. The block to front

onto Tottenham High Road will involve the demolition of the existing buildings (700 & 702) behind the partly retained façades and for the erection of 1 x four storey building comprising 6 x two bed and 3 x three bed flats with one retail/commercial unit (105sqm) at ground floor level. The other block (Block B) will be a 1 x three storey building located in the centre of the site comprising 3 x three bed flats, The proposal will also involve the provision of two disabled parking spaces and associated landscaping to the site.

CONSULTATION

Ward Councillors
Transportation Group
Building Control
Legal
Cleaning
Policy
Conservation
English Heritage
Tottenham CAAC
Met. Police Crime Prevention Design Adviser
London Fire Brigade

Adjoining occupiers – 665-707 (odd) & 676 732 (even) High Road, & all flats on upper floors; 16-84 (even) & 65-85 (odd) Campbell Road; 1-7 Kerala Court, 1-47 (odd) & 2-46 (even) Argyle Road; 1-29 Coombes House & 1-38 (consec.) Bromley Road; 1-18 (consec.) Ruskin Road

RESPONSES

Conservation – Have made the following comments

“The site lies within North Tottenham Conservation Area. It is a 3 storey Premises with shop / commercial accommodation at ground floor level. Both shop frontages and interiors have been modernised and unsympathetically altered out of character. On the street frontage an over scaled fascia spanned horizontally across both buildings.

The buildings on site are No 702, Joy Travel & Freight Ltd, and No. 700, Emre Garage – a commercial garage accessible from the High Road frontage and also from Bromley Road. It also has a large service yard at the rear. Its accommodation above at 1st and 2nd floor levels was used as offices and storage.

Two years ago there was a massive fire on site which causing major structural damage and gutted both buildings, leaving little else apart from the frontage façade and the remains of the fire damaged building behind.

In his Design Statement the applicant has not addressed the issue of demolition in the conservation area, and I consider that he should have formally made a concurrent CAC application for the demolition of these buildings. In accordance

with the Shimizu decision, as the substance of the structure of the buildings has been already lost, the requirement for a CAC application (or not) may be open to interpretation. However this issue should have been addressed in the applicant's supporting statement and justification for not submitting a CAC should have been provided.

No.702 is identified as a detractor to the Conservation Area in the Adopted Character Appraisal, therefore subject to a good design for a replacement building there is no objection to the principle of its replacement.

No.700 was Locally Listed, however its historic fabric and structure have been substantially damaged or lost in the fire. I am very mindful of the guidance of PPG15 and the importance to retain historic buildings, and the criteria of paras 3.16 - 3.19 and 4.27 relevant to demolitions in a conservation area. In this instance considering the poor structural condition I am mindful of relevant structural danger and instability, and that repairing the original building is not economically feasible. I also consider what remains of its historic and architectural interest of its surviving façade is of insufficient merit to warrant retention, especially as the adjoining building No. 702 is a detractor to the character of the conservation area.

I therefore consider there is a case for principle of demolition in this instance, and that it depends on, in accordance with the guidance of PPG15 and SPG2, the architectural merits of a replacement building, its detail design and the quality of its facing materials.

The design proposals for the High Road replacement essentially feature 2 replacement buildings of a similar width, height, bulk, and mass, which have the potential to appear as part of the existing Victorian terrace on this side of the street. I consider that a well detailed and constructed infill design using the traditional architectural vocabulary and matching facing materials of the terrace could be acceptable.

In broad terms I consider that, subject to careful architectural detail design, and selection of high quality external facing materials, this can work satisfactorily, and that it is a valid design approach.

Considering the prominence of the site within the Conservation Area the design would need to be developed further to ensure that the detail design of the 3 individual shopfronts, all the architectural elements of the front the front elevation, the hierarchy and spacing of the paired windows at each level, their proportion, and detail design and their architrave reveals, the pilasters, the cornice, and parapet wall and coping are all acceptable.

There are very significant concerns regarding the prominence of the proposed roof. The scale of the street is typically 3 storey and the scale of this terrace is an integral part of it. For what will appear as a roof extension to be acceptable on top of this I would suggest that it be set back further from the parapet wall with a raked pitch frontage at 70 degrees to ensure that visually it is clearly subordinate

to the front elevation. It likewise needs a raised cross-wall to visually define and articulate the 3 bay widths. I therefore recommend permission is subject to conditions.

- Samples of all external facing materials;
- Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed front elevation to the High Road, at a scale of 1:20, illustrating the detailed design of all architectural features and facing materials, including design details of ground floor shopfronts, upper floors timber windows and their architrave surrounds, pilasters, cornice, parapet wall and coping, as well as the detailed design of the set back roof shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work :

Reason for conditions ; To ensure that the development is of a highest quality standard to preserve the character and appearance of North Tottenham Conservation Area in accordance with UDP Policies UD4, CSV1 and CSV5.

Transportation - This site is in an area with medium public transport accessibility level and abuts the busy bus route High Road, which offers some 68buses per hour (two-way, and within a walking distance of Lansdowne Road where additional 26buses per hour (two-way) are provided, with the overall 94buses per hour (two-way) providing very regular bus connections to and from Seven Sisters tube station. We have subsequently considered that majority of the prospective residents of this development would use sustainable travel modes for their journeys to and from the site.

In addition, our interrogation with TRAVL database has revealed that based on comparable sites (Bed Zed- SM6, Clarence Close-EN4, Riverside West-SW18, Stanley Close- SE9 and Winchester Mews), this residential development (some 1331sqm GFA) would generate a combined vehicle movements, in and out of the development, of some 3 and 2 vehicles in the morning and evening peak hours respectively. Furthermore, notwithstanding that this area has not been identified with parking pressure, the applicant has also proposed 2 car parking spaces, in line with the parking standard set out in the UDP with extended vehicle crossover constructed long the 2 bays on Bromley Road, as detailed on Plan No.K80/09/03. We would also highlight that Tottenham Hotspur Match Day controlled parking zone is in place at this location, operating from Monday to Friday between 1700hrs to 2030hrs and Saturday/Sunday & Bank Holidays from 1200hrs to 1630hrs, which provides some on-street car parking control. 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 adjacent roads. Although the exact number is not obvious from the submitted drawing plan, some secured cycle racks have also been proposed.

Nevertheless, we are concerned with the car parking arrangement which would result in constructing a wide vehicle crossover. Hence we will ask the applicant to propose a single 3metres-wide vehicle access leading to the car parking area. We will also require the applicant to provide 16 cycle racks which shall be enclosed in a secure shelter for the flats and integral cycle storage for the houses. Moreover, there is the need for the applicant to reinstate the footway around the existing two vehicle dropped kerbs on High Road. Additionally, we have observed that there is no physical mechanism to slow vehicles down at the junction of the adjacent Bromley Road with High Road and, the footway adjoining this site is substandard and thus require some upgrade. It is estimated that these works would be in the region of £100,000 (one hundred thousand pounds). Moreover, these works form part of the highway schemes associated with the on-going Tottenham Town Centre Development encompassing the following:

- Junction improvements including the introduction of Advance Stopping Line
- Enhancing the pedestrian environment along the High Road
- Entry treatment at various intersections including the afore-mentioned High Road/Bromley Road junction.

Consequently, the highways and transportation authority would not object to this application on the conditions that the applicant:

1. enters into S.278 of the Highways Act 1980 to improve the footway along the perimeter of this site and construct an entry treatment at High Road/Bromley Road junction.

Reason: To enhance the conditions for pedestrians in the vicinity of this development.

Z. provides sixteen (16) bicycle racks, which shall be enclosed within a secure shelter for the flats and, integral cycle storage for the houses.

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

3. submits a parking arrangement scheme which shall have a single 3metres-wide access leading to the 2 car parking bays.

Reason: To safeguard the existing walking conditions for pedestrians and maximise the available roadspace at this location.

English Heritage Archaeology Advisor – The site lies in an area where archaeological remains may be anticipated. It fronts the High Road, which dates to the Roman period, and the area saw extensive development during the Medieval times. Buildings dating to the 17th and 18th centuries still stand to the south of the development area. The proposed development will involve new build on areas which may not have suffered from modern truncation or contamination, and may, therefore, affect archaeological remains. I do not consider that any further work need be undertaken prior to determination of this

planning application but that the archaeological position should be reserved by attaching a condition to any consent granted under this application. The condition might read:

Condition: 'No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.'

Informative 'The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.'

In the first instance, the applicants should submit an archaeological desk based assessment, which will allow for an informed decision to be made regarding the need for field work, or trial trenching. This should include reference to the standing front façade and utilisation of the results of any geotechnical or site investigation results.

Should significant archaeological remains be encountered in the course of the initial field evaluation, an appropriate mitigation strategy, which may include archaeological excavation, is likely to be necessary.

Cllr Bevin – "I have concerns re the proposal to retain the existing façade, which looks unsightly, unless the painted brickwork is going to be completely cleaned back to the original brickwork. As this development fronts the high road I would be against any balconies etc that overlook the High Road and would be counted as amenity space even though they would be constantly engulfed by traffic fumes. They would also in some cases be unsightly to the High Road and from my observations balconies are sometimes filled with "junk" etc.

I would expect amenity space to be provided as required by the planning guidance. As the adjacent streets are already over parked provision will be required for adequate parking for all the residents. A four storey building would be out of context with the surrounding streetscene and the number of units proposed could indicate overdevelopment. I also refer to the standards laid down, SPG 3A, re room size, minimum space standards, rooms to have adequate size, height, shape and natural lighting and ventilation which will need to be complied with throughout this proposal".

Thames Water - Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the

developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water - Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

London Fire and Emergency Planning Authority – Inadequate fire brigade access to Block A & B and inadequate turning facilities in Argyle Road.

Tottenham CAAC - We were surprised that this application for planning permission, which includes the complete demolition of 702 High Road was not accompanied by an application for conservation area consent following established procedures detailed in PPG15 (para 5.9). We understand the implications of the 1997 Shimizu decision in that the partial demolition of No. 700 is regarded as an alteration and therefore does not require conservation area consent. However, this is not the case for 702 High Road as the proposed development includes the total demolition of this building and therefore requires conservation area consent.

The two elements of No. 702 may date back to the mid-19th century, possibly earlier, and their demolition should be justified using the same criteria as those used for the demolition of a listed building. We were concerned that the planning submission does not include a conservation statement or a heritage statement. This would have allowed Haringey to make an informed decision based on a full understanding of the historic significance of the buildings proposed for demolition as part of this proposal.

In addition, the proposals suffer from the same problems as the previous applications by attempting to cram too much into an awkwardly-shaped and partially inaccessible site. The applicant's justification for the proposed housing density, which refers to other developments in the area is not strictly relevant the fact that one site has a large number of units on it is not in itself an argument for building lots of units on an adjacent site.

The chief problem is that the site has been inappropriately treated as a single unit, whereas the southern part of the site should be treated separately. This would allow a more suitable development on the sensibly sized and shaped northern section, which would be in keeping with and contribute to the High Road Historic Corridor.

This application should not be determined until the applicants have provided sufficient information on which to base a decision, and an application for conservation area consent has been submitted.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 13: Transport
Planning Policy Guidance 15: Planning and the Historic Environment
Planning Policy Statement 22: Renewable Energy

The London Plan – 2008 (inc. alterations)

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

Adopted Unitary Development Plan, 2006

G1 Environment
G2 Housing Supply
AC3 Tottenham High Road Regeneration Corridor
G3 Housing Supply
UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
UD8 Planning Obligations
ENV9 Mitigating Climate Change: Energy Efficiency
ENV10 Mitigating Climate Change: Renewable Energy
ENV11 Contaminated Land
ENV13 Sustainable Waste Management
HSG1 New Housing Development
HSG4 Affordable Housing
HSG9 Density Standards
HSG10 Dwelling Mix
M2 Public Transport Network
M3 New Development Location and Accessibility
M4 Pedestrian and Cyclists
M10 Parking for Development
OS15 Open space deficiency and development
G10 Conservation
CSV1 Development in Conservation Areas
CSV3 Locally Listed Buildings
CSV5 Alteration and Extensions in Conservation Areas
TCR1 Development in Town and Local Shopping Centres

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPG2 Conservation & Archaeology
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG7a Parking Standards
SPG7b Vehicle and Pedestrian Movement
SPG7c Transport Assessments
SPG8a Waste and Recycling
SPG8b Materials
SPG8f Land Contamination
SPG9 Sustainability Statement
SPG10a The Negotiation, Management and Monitoring of Planning Obligations
'Housing' SPD (Oct 2008)
Open Space and Recreation Standards SPD (March 2008)
SPG6a Shopfront, Signage and Security
Tottenham High Road Shopfront Design.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in respect of this application are considered to be (1) the building form and alterations to the Tottenham High Road frontage; (2) design and form of Block B and the proposed dwellings to front onto Bromley Road & Argyle Road; (3) dwelling mix, unit sizes & amenity space provision; (4) housing tenure; (5) impact on the character and appearance of the conservation area; (6) impact on amenity of adjoining/ nearby residents; (7) highway & transportation issues; (8) environmental and sustainability issues and (9) planning obligations.

Building Form and Alterations to Tottenham High Road Frontage

As outlined above the block to front onto Tottenham High Road will involve the demolition of the existing buildings (700 & 702) except for the face of No 700 and for the erection of 1 x four storey building comprising 6 x two bed and 3 x three bed flats with one retail/ commercial unit at ground floor level

The section of infill to the High Road frontage will essentially comprise of two identical shopfronts (projecting forward) with two-storeys above with a further recessed top floor above this. These sections of infill will be of a symmetrical design with the same width, mass, height, fenestration and shopfront design. The section of facade to be kept (No 700) will have a new shop front installed and will also have a new recessed top floor in replace of the existing pitched roof.

The new infill frontage and alterations are designed to appear as part of the existing Victorian terrace to this side of the street. As pointed out above the terrace includes locally listed buildings and accordingly the design and facing materials (a render elevation with timber framed windows) of the new infill development are designed to relate positively to the predominant traditional

terrace architecture and shopfront design. The fenestration pattern, cornice line and detailing of the adjoining properties will be respected. The recessed floor will be stepped back 1m from the front building line and will be partly hidden from view by the parapet wall. The design of this recessed top floor has been further amended to have a 70 degree pitch roof, faced in hanging slate, to ensure it is more visually subordinate and sympathetic to the front elevation and streetscene.

The new frontage will have a strong vertical divide to give the new frontage the appearance of three individual buildings. This will also be reflected in the design of the proposed shopfronts which will accord with the principles outlined in the 'Tottenham High Road Shopfront Design Guide'.

Design & form of Block B & dwellings to front onto Bromley Road & Argyle Passage

As noted above Block B will be a three storey block located in the centre of the site to the rear of No's 694-698. This block will accommodate 3 x three bed flats. This block will sit in a smaller footprint of a demolished building.

The proposed new buildings to front onto Bromley Road will largely replicate the footprint and design of the terrace to this they will adjoin. These dwellings will have two-storey returns to the rear as well as accommodation within the roofspace; which will be facilitated by a small pitch roof dormer and rooflights to front roof slope. The design and appearance of the two dwellings have been amended from the scheme initially submitted so as to reflect the design and proportions of the adjoining terrace and therefore these two dwellings will have bay windows, recessed doorways with keystone and stucco detailing and similar fenestration pattern. These properties will be faced in brickwork and will have softwood windows.

The proposed dwellings to front onto Argyle Passage will be of a more contemporary design and will have different proportions to the terrace property to which they will adjoin (No 2 Argyle Road) These dwellings will be wider in width (10.4m) but will have the eaves and ridge height to the adjoining terrace. The design of these dwellings has been further amended so as to include a pitched or gable roof feature above the two-storey projecting bays. This has helped to breakdown the horizontal/ elongated nature of the roof form. These dwellings will be faced in yellow stock brick, with some render and will have softwood windows. The combined height of the front boundary wall and railings to these dwellings has also been reduced in height.

Dwelling Mix, Unit Sizes & Amenity Space Provision

This site has an area of 0.15 hectares. This residential element of the proposal will have a habitable room density of 440 habitable rooms per hectares (HRH). The Adopted Unitary Development Plan (UDP) states that residential development in the borough as a general guideline should be in the density range of 200-700 habitable rooms per hectares

In terms of the London Plan (2004), the plan categorises density ranges in terms of location, setting, existing building form and massing. Based on the density matrix (as shown in Table 4b.of the plan) the site is considered to be within an urban area with terrace house and flats are the predominant housing type, the site is close to a town centre and a density of 200-450 HRH would be acceptable. The proposed residential density is therefore considered to be acceptable and to be in keeping with both the density standards of the Adopted UDP and the London Plan

In terms of dwelling mix the scheme comprises of comprising 6 x two bed flats, 6 x three bed flats, 2 x three bed and 2 x four bed. The scheme provides a significant proportion of larger size units and therefore is well in above the requirements set out in sections 7.3 & 7.4 of the Council's Housing SPD.

In terms of unit and room sizes the proposal will meet the floorspace standards (Lifetime home) outlined in Figure 8.1 of the 'Housing' SPD as well as part M of building regulations.

The dwellings to front onto Bromley Road will be wheelchair accessible units and will include an associated car parking space to the front.

In terms of amenity space Blocks A & B will have access to private amenity space in the form patio gardens or balconies with east facing aspect as well as a central 'mews garden' which will be formed from a combination of paving and planting. Access to the communal open space will be controlled and over looked. Secure cycle storage will be provided in a secure store in the mews garden. The buildings to front onto Bromley and Argyle Passage/ Road will be single family dwellings and will have their own private amenity space measuring 50sq.m in size. The proposed residential accommodation meets the level of private amenity space as set out in the standards in para. 8.8 to 8.12 of the Housing SPD.

Housing Tenure

The proposed scheme will be 100% affordable and will have a tenure split of approximately 45/55 between social rent and intermediate accommodation.

As the eastern part of the Borough has historically a very high concentration of social rent accommodation, the Council generally wish to readdress this imbalance and promote other types of housing in this part of the Borough. On this point however the GLAs Housing SPG emphasises that there is no restriction on any specific site providing solely affordable housing, though a mix of social rent and intermediate housing is encouraged.

Block A which will front onto Tottenham High Road will accommodate the intermediate units (56% of total units) while the other block and new dwellings will be social rent units (44%). The affordable housing provision does not meet the preferred balance between social and intermediate housing for this area (an objective of 30% social housing and 70% intermediate housing) however it is

close to this requirement. Given the scheme will have a high proportion of intermediate housing it will help achieve an element of long term home ownership and will help to contribute to a mixed and balanced community. The provision of significantly higher proportion of larger units and in particular single family dwelling units will help address the borough's high priority for family sized affordable housing.

Impact on the Conservation Area

As noted above part of the site falls within North Tottenham Conservation Area and in addition No 700 is a locally listed building, as well as the neighbouring buildings No's 698, 704 & 706. No 702 is identified in the conservation area appraisal as detracting from the character and appearance of the area. The application site in its present form is an eyesore, being derelict following fire damage caused by a massive fire two years ago which caused major structural damage and gutted both the buildings fronting the High Road, leaving little else apart from the frontage façade and the remains of the fire damaged building behind. Bearing in mind these circumstances and the Shimizu case law, the structure of the buildings have largely been lost and as such the requirement for a CAC application at the same time as the planning application are not considered necessary in this instance. As outlined above the facade of 700 will be retained. If planning permission is granted, it would be appropriate for a CAC application to demolish the existing building be submitted, but this is a technicality.

The development of this site will bring several benefits. The infill development/ alterations to the High Road frontage and in particular the new shopfront design and treatment to the front elevation of the building will address the unsightly nature of the site and enhance the appearance of the street and help enhance the vitality and viability of this part of the High Road as well as preserve and enhance the character and appearance of this part of Tottenham Conservation Area.

The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area. As such the proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

Impact on Residential Amenity of Adjoining/ Nearby Residents

The proposed buildings have been designed in such a way so not to have an adverse impact on neighbouring properties. The massing and form of the infill block (Block A) has been designed so as not to contravene the "25 degree angle test" so that the daylight/sunlight from the upper floor rear windows of the adjoining blocks will not be adversely affected. Block B will be of a similar form to a previous block and as such will not adversely affect the outlook and amenities from the upper floor windows of No's 694-698.

The footprint, height and form of the dwellings to front onto Bromley Road have been designed in such a way so as not to adversely affect the outlook and amenities from No 1 Bromley Road. A 2m gap will be retained between the two-storey return to the back of the nearest new dwelling and the boundary with No 1 Bromley Road, so as to minimise its impact on daylight, sunlight and outlook from the windows to the rear and side of this adjoining property. The positioning of these two new dwellings next to No 1 is not an unusual relationship between buildings in an urban environment.

The footprint, height and form of the dwellings to front onto Argyle Passage/ Road have also been designed in such a way so as not to adversely affect the outlook and amenities of adjoining properties. All of the first floor rear windows of these dwellings will be obscure glazed. The proposal is considered to be in accordance with policy UD3 and Council's Housing SPD.

Highway & Transportation Issues

The proposed development is in an area with medium public transport accessibility level, with the adjoining bus route - High Road providing some 94 buses (two-way) per hour for frequent bus connections to Seven Sisters tube/overground station and the nearby Bruce Grove surface rail station, just north of this site. There are also bus lanes along this stretch of High Road which cyclists can use to connect with other bus lanes/cycle routes within the borough and ultimately to the nearby tube or surface rail stations.

In addition, this location has not been identified by the Council's adopted UDP, policy HSG11 as that which suffers from parking pressures; it is also deemed that the level of vehicular trips that would be generated by this proposed development would not have any significant adverse impact on the existing traffic or car parking demand at this location. As noted above the proposal will involve the provision of two disabled parking spaces to the front of the Bromley Road properties. Cycle storage in the form of a secure shelter would need to be provided in the centre of the site.

Along the High Road, a pedestrian crossing together with its restrictive markings extends from no. 690 south to no. 680, preventing any parking in this area. However, otherwise, in the morning parking is prevented on the west side from 7 a.m. to 1 p.m. but is allowed during these hours on the east side the situation being reversed in the afternoon (from 1 p.m. to 7 p.m.). There is therefore some on-street parking on the High Road near the site all day, except on match days. There are Spurs match day parking restrictions with resident permit parking only on Bromley Road and Argyle Road.

The applicants will be required to enter into a Section 278 Agreement as part of any planning permission granted for the reinstatement of the existing crossovers and the creation of the new vehicular crossover associated with the disabled car parking spaces to the dwellings to front onto Bromley Road. While it has been requested that the width of the proposed crossover be achieved because of the widths associated with wheelchair accessible parking spaces.

Environmental & Sustainability Issues

Within the adopted Unitary Development Plan and London Plan there are strong policy requirements requiring sustainability and green elements to be incorporated into schemes of this nature. A report has been prepared by Brooks Devlin Environmental Design Consultants and submitted with this application. The proposal incorporates a number of sustainable measures, namely by

- Being a brownfield development;
- Being accessible by public transport and being within/ next to a local shopping parade;
- Providing on site recycling facilities/ compost bins in rear gardens of the proposed dwellings;
- Including the use of renewable energy technologies/ pv solar panels;
- Providing double glazed windows and high levels of insulation;
- Use of energy efficient light fittings;
- Providing low emission gas boilers.

The renewable energy element proposed, photovoltaic cells, are predicated to achieve a reduction CO2 emissions by 20%. The expected cost of photovoltaic cells installation is estimated at £50,000-to £66,000.00.

Planning Obligations

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

In line with Supplementary Planning Guidance SPG 10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution sought is £70,000.00

As outlined above the Local Planning Authority seeks some financial contribution towards schemes tailored towards improvement to footways along Tottenham High Road. While Highways have asked for a significantly higher contribution the LPA consider that this is not justifiable given the need to improve the junction between Bromley Road and the High Road does not arise specifically from anything to do with the implementation of this planning permission. Given the financial viability/ returns associated with the scheme, as well the remediation costs associated the contaminations of the site. A contribution of £30,000.00 is therefore sought.

SUMMARY AND CONCLUSION

This proposal is for the redevelopment of this site to provide 16 residential units with one retail unit. The scheme will be 100% affordable and will provide a high proportion of family size units. The scale, bulk, mass and design of the proposed residential blocks and dwelling units are considered acceptable and will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Tottenham High Road will help improve the appearance of this part of the High Road as well as its vitality and viability. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. The development is considered to be consistent with Policies AC3 'Tottenham High Road Regeneration Corridor', UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV5 'Alteration and Extensions in Conservation Areas', TCR1 'Development in Town and Local Shopping Centres' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG6a 'Shopfront, Signage and Security' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows: (1) That planning permission be granted in accordance with planning application no. HGY/2009/1122 subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

- (1.1) A contribution of £70,000.00 towards educational facilities within the Borough according to the formula set out in Policy UD10 and Supplementary Planning Guidance 10c of the Haringey Unitary Development Plan July 2006.
- (1.2) A contribution of £30,000.00 is being sought towards improvement to footways along Tottenham High Road.
- (1.3) Not less than 50% of the identified residential units shall be provided as affordable housing and retained in perpetuity as intermediate housing and social housing.
- (1.4) Plus a recovery costs / administration / monitoring of £5,000.00. This gives a total amount for the contribution of £105,000.00.

RECOMMENDATION 2

That in the absence of the Agreement referred to in resolution (1) above being completed by 31st December 2009, planning application reference number HGY/2009/1122 shall be refused for the following reason:

In the absence of a formal undertaking to secure a Section 106 Agreement for appropriate contribution towards education facilities and contributions towards footway improvements in the vicinity of the site, the proposal is contrary to Policy UD10 'Planning Obligations' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations' and SPG10c 'Educational Needs Generated by New Housing Development'.

RECOMMENDATION 3

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

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

RECOMMENDATION 4

That following completion of the Agreement referred to in (1) above, planning permission be GRANTED in accordance with planning application no HGY/2008/0152 and Applicant's drawings: K80/09/01- 05 incl., 06 Rev A, 07 Rev A, 08 Rev A, 10, 11, 12, 13, 14 Rev A, 15 Rev A, 16 Rev A, 17. 18 Rev A, 19, 20, 21 Rev A, 22, 23 & 24 and subject to the following conditions:

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

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

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

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

MATERIALS, 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. Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed front elevation to the High Road, at a scale of 1:20, illustrating the detailed design of all architectural features and facing materials, including design details of ground floor shopfronts, upper floors timber windows and their architrave surrounds, pilasters, cornice, parapet wall and coping, as well as the detailed design of the set back roof shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.

Reason: To ensure that the development is of a highest quality standard to preserve the character and appearance of North Tottenham Conservation Area.

5. 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.

6. Details of proposed boundary treatment including all walls, fencing, gateways and means of enclosure shall be submitted to and approved in writing by the local planning authority prior to completion of the development hereby approved, such detailed work to be carried out as approved prior to occupation of the buildings.

Reason: To ensure a satisfactory appearance and to safeguard the visual amenity and appearance of the locality

7. Prior to occupation of the residential dwellings hereby approved a supporting statement demonstrating consistency with the submitted Energy Assessment, which indicates that at least 20% of the overall power generation to be from renewable sources, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any written approval given by the Local Planning Authority.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in carbon dioxide emissions generated by the development in line with national and local policy guidance.

8. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins and/or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area

CONTROLS ON IMPLEMENTATION/ FUTURE ALTERATIONS

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, 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.

10. The first floor windows shown on the rear elevation of the dwellings to face onto Argyle Passage/ Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority

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

11. The section of flat roof to the Bromley Road properties shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity 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.

12. Details of on-site lighting including within the site, shall be submitted to and approved in writing by the local planning authority prior to any work commencing on site. Such lighting as approved to be installed prior to occupation of the development, and permanently maintained thereafter.

Reason: In the interests of safety, amenity and convenience.

13. No development shall take place until detailed site investigation outlining previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority and thereafter these works shall be carried out as approved.

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

14. 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.

15. The retail floorspace hereby permitted shall not be used for Class A3, A4 or A5 purposes within the Schedule to the Town and Country Planning Use Classes Order 1987 (as amended), or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure the retail floorspace associated with this development does not adversely affect the residential amenities of residents occupying the building or neighbouring residents.

16. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development

INFORMATIVE: Before the development hereby approved commences the developer shall enter into an agreement under s278 of the Highways Act 1980 with the Local Highway Authority for works required with the removal of existing crossovers and reinstatement of footway as well as the creation of the new vehicular crossover associated with the car parking spaces along Bromley Road.

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

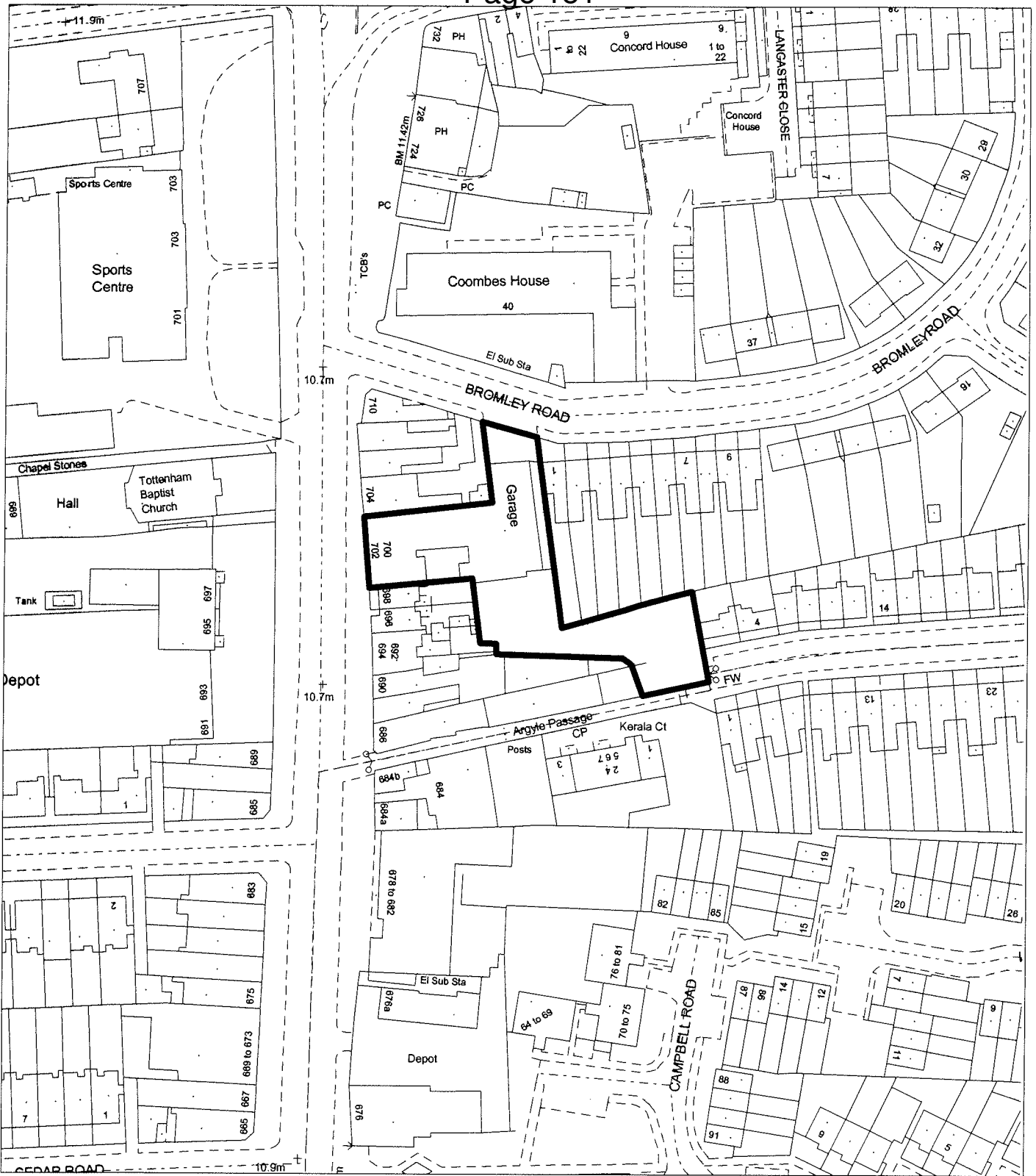
INFORMATIVE: This permission is granted without prejudice to the necessity to obtaining consent under the Town & Country Planning (Control Of Advertisements) Regulations 2007.

INFORMATIVE: The applicant is reminded that an application for Conservation Area Consent for complete demolition is required in a Conservation Area under the Planning (Listed Buildings and Conservation Areas) Act 1990.

REASONS FOR APPROVAL

The scale, bulk, mass and design of the proposed residential blocks and dwelling units are considered acceptable and will achieve an acceptable relationship with adjoining buildings and will not adversely affect the residential amenities of adjoining occupiers. The design and treatment to the frontage onto Tottenham High Road will help improve the appearance of this part of the High Road as well as its vitality and viability. The building form, detailing and materials associated with the proposal will be sensitive to distinctiveness and character of the surrounding area and overall the proposal will preserve and enhance the character and appearance of the Conservation Area. The development is considered to be consistent with Policies AC3 'Tottenham High Road Regeneration Corridor', UD3 'General Principles', UD4 'Quality Design', HSG9 'Density Standards', HSG1 'Dwelling Mix', G10 'Conservation', CSV1 'Development in Conservation Areas', CSV5 'Alteration and Extensions in Conservation Areas', TCR1 'Development in Town and Local Shopping Centres' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology', SPG6a 'Shopfront, Signage and Security' and the Council's 'Housing' SPD.

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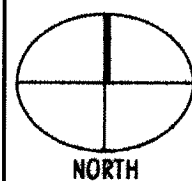
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**Site plan
700 - 702 High Road (and land to rear with frontage onto Argyle
Passage and Bromley Road) N17 0AE**

**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	09/11/09

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Planning Committee 9 November 2009

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1447

Ward: Northumberland Park

Date received: 24/08/2009

Last amended date: 16/10/09

Drawing number of plans: 100C, 101, 110A, 111A, 112A & 113A.

Address: Garage Colony, Waverley Road N17

Proposal: Demolition of existing garages and construction of 6 x four bed and 6 x three bed dwellinghouses, with associated landscaping, access road and parking.

Existing Use: Garages

Proposed Use: Residential

Applicant: Ms Katie Bond - London & Quadrant Housing Association

Ownership: London Borough of Haringey

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Michelle Bradshaw

RECOMMENDATION

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

SITE AND SURROUNDINGS

The application site is a rectangular shaped site (just in excess of 0.2 ha) located to the north of a four storey block of flats on the Northumberland Park Estate and next to the rear garden boundaries of properties which front onto Farningham Road (No's 4 to 16) and the side garden boundary of No 255 Waverley Road. The site is currently occupied by four separate garage blocks, each 3 metres high, comprising a total of 29 lock up garages, together with an area of car parking along the northern boundary of the site. Lea Valley Infant School is located immediately to the rear (west) of the site. The site is not within a Conservation Area.

PLANNING HISTORY

HGY/1999/0062 – Demolition of 26 garages and the erection of 6 x 3 bed (5 person) houses and 2 x 4 bed (6 person) houses, with associated landscaping and new access road – Not Determined.

DETAILS OF PROPOSAL

This application seeks planning permission to demolish the existing garages and construct 6 x 4 bed and 6 x 3 bed houses, with associated landscaping, access road and parking.

CONSULTATION

London Fire Brigade
Thames Water
Crime Prevention

Haringey Transportation
Haringey Cleansing
Haringey Legal Services
Haringey Building Control

Ward Councillors
Lea Valley Primary School, Somerford Grove, N17
1 – 259 (o), 44 – 62 (e) Waverley Road, N17
1 – 19 (c) Scotswood Walk, Northumberland Park, N17
2 – 24 (e) Farningham Road, N17
60 – 66 (e) Somerford Grove, N17

RESPONSES

London Fire and Emergency Planning Authority – The brigade is satisfied with the proposals.

Thames Water – Surface Water Drainage – With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Water Comments: On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Crime Prevention – We have already been consulted on this scheme by the architect with a view to a Secured by Design award. My comments are:

- The architect has obviously considered measures to design out crime in the development. The 1.0m high railings and gate at the front are an excellent choice for creating defensible space whilst enhancing natural surveillance. The rear boundary treatment of 1800mm wall and 300mm trellis is a good security measure too. The car parking is well overlooked by most of the houses in the site which is also good design.
- My only slight concern is with maintaining the semi-private space within the car park. It should be possible to extend the railings slightly at the entrance to the car park whilst still allowing a sufficient turning circle for vehicles. There should also be a vehicle crossover at this point to further enhance the private nature of the site from the larger estate it is adjacent to. We can give further advice as necessary.
- The dwellings would benefit from the enhanced security standards detailed in the 'Secured by Design Scheme' (www.securedbydesign.com) and I hope that full consideration is given to achieving the standards.

The design and planning stage of the development is an ideal opportunity to reduce crime opportunities and provide a sustainable environment for the local community. The Crime Prevention Department can meet with the developer to discuss the scheme as required.

Haringey Building Control – Access for Fire Brigade vehicles is considered to be satisfactory for the above development.

Haringey Housing - Affordable Housing Provision

The proposed development accords with Haringey's Supplementary planning, by providing larger family size units of 12 x 3 and 4 beds houses.

The development is in an area with a relatively high provision of social housing and high density of high and low rise flats, therefore this development will provide much needed family size units with its own private amenity.

There have been pre-application consultations with Strategic and Community Housing, Wards members and the local community and their comments have been incorporated within the above development, more larger size houses.

Code for Sustainable Homes - Strategic and community Housing wishes to see this development achieving a minimum code level 4 with realistic aspiration for achieving a level 5.

Dwelling Mix - The affordable housing mix has been negotiated with Strategic and Community Housing and is seen as the best use of the site, also taking account wards members aspirations for the site.

CONCLUSION: In its current form Strategic and community Housing supports this application for the reasons above, however but would require the code for sustainable homes to be increase to the above level, which is a requirement grant funding under the Homes and Communities Agency.

NOTE: The issue of sustainability has been discussed at length between the applicant, Haringey Housing, Haringey Planning Policy and Haringey Development Management. Currently there are no policy grounds on which to require a developer to meet Code Level 4.

Haringey Transportation - This proposed development is located within an area with a public transport accessibility level of 2 and it is within walking distance of W3 bus route along Northumberland Park, which provides some 24 buses per hour (two-way), for frequent connection to and from Wood Green and Northumberland stations. The site is in the Northumberland Park Estate, which is close to Tottenham High Rd for other bus services. The site is within Tottenham Hotspur Match Day CPZ operating Monday - Friday 1700 - 2030hrs and Saturday/Sunday/Bank Holiday 1200 - 1630hrs. In addition this location is not renowned to have on-street car parking pressure.

The applicant has proposed a vehicle access to the site, 12 car parking spaces and integral bicycle storage area. The parking provision accords with the Council's car parking standards and it would minimise the car parking impact of this development on the adjoining highway network.

However, there are some concerns about some elements of the proposed development as detailed below:

1. The access road should be increased to at least 5.0 metres as a shared use (unable to check from the A3 plan provided). **The applicant has amended the plans to meet this requirement.**
2. The parking bays should be 2.4 x 4.8m with a 6m aisle width (unable to check from the A3 plan provided). **The applicant has confirmed that the parking bays are in line with these dimensions.**
3. There should be 2.4x 60m visibility splay at its junction with Waverley Road (unable to check from the A3 plan provided). **This is now indicated on the amended plans.**

4. There should be a 'track' check of the manoeuvrability in the parking bays at the northern part of the car park when there is a car parked at the adjacent bay. This simulation will confirm the ease of parking in that area. **This can be resolved at the approval of details stage when the landscaping design for this area is completed.**

5. Tyre-check should be provided to prevent parked vehicles from overhanging the adjoining footway and reducing the effective width of the footway. Alternatively the pavement in front of the premises should be increased by 0.5m. **The applicant is willing to deal with this via a condition of consent.**

6. The communal parking is far away from the 4 residential units opposite 48 - 52 Waverley Road. It is likely that some of these residents may not park there because of lack of perceived security of their vehicles. **This issue is not easily resolved except for a redesign of the entire scheme. Furthermore, a walking distance from the car park to the furthest houses is not considered to be unacceptable.**

7. What measures is the applicant proposing to prevent the obstruction of the access road? **The access road will be signed to make clear that it is used for emergency access and should not be blocked. Double yellow lines and associated towing away would be a sufficient deterrent.**

8. What was the outcome of the investigation by Homes for Haringey as stated in the Pre-application Planning Advice Note about the loss of some 40 off-street parking spaces and the 29 garages and the effect on parking in general on the Estate? During a recent site visit (24.09.09) it was observed that the off-street parking bays were being used. **Homes for Haringey concluded that there was sufficient capacity within the existing car parking area for any displaced cars**

9. The access to/from Flats 89, 91 133 and 135 should be maintained. At the moment the entrance leads to the pavement adjacent to the disused garages. **These flats will be accessible via the home-zone.**

10. We do believe that this location could benefit from improvement of the uneven footway along Waverley Road. **Haringey Transportation to provide further details and possible monetary requirement in terms of s106.**

Haringey Transportation Team have advised that they are satisfied with the response of the applicant addressing the issues raised.

Haringey Waste Management - Further to your request concerning the above planning application I have the following comments to make:

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.

- Bulk waste containers must be located no further than 10 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.
- Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.
- 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.
- There are no comments to provide on this application.
- Unable to provide comments as application form/plans were not enclosed with request for comments. Please provide further information so comments can be provided.
- Other comments as follows:

The refuse & recycling storage requirements for each of these houses in this proposed development are as follows.

4 Bed houses: - 1 x 360ltr refuse bin, 2 x green recycling boxes, 1 organic waste caddy and 1 x garden waste bag.

3 Bed houses: - 1 x 240ltr refuse bin, 1 x green recycling boxes, 1 organic waste caddy and 1 x garden waste bag.

Approximate garden waste bag size is as follows:

Bag type	Dimensions	Application
Garden Waste	450mm D x 450mm W x 600mm H	One Bag per household

Approximate organic caddy size is as follows:

Bin type	Dimensions	Application
Organic waste caddy	350mm D x 300mm W x 360mm H	One caddy per household

Approximate recycling box size is as follows:

Bin type	Dimensions	Application
Green recycling box	600mm D x 400mm W x 400mm H	One box per household up to 3 bedrooms. Two boxes for households of 4 bedrooms or more.

Ward Councillor – My comment regarding this development relates to the GLA planning advice regarding mixed and sustainable communities which applies to this location (see below). I would request intermediate housing and the provision for key workers

18.9 Sites in areas with significantly above the London average proportion of existing social rented provision (25% as at 2005) may be appropriate for proportions of intermediate housing higher than the norm. This analysis should be undertaken at a neighbourhood level, not across the borough as a whole. Conversely, sites that are in areas of predominantly owner occupied housing may be appropriate for higher than norm proportions of social rented provision. New developments of 1,000 homes or more should be sufficiently large to achieve the norm social : intermediate balance irrespective of the existing tenure/affordability mix in neighbouring areas.

Residents:

3 Waverley Road: Object – the site is very small for such a development. Dust and noise and residents of nearby flats and Lee Valley Primary School will not be able to open their windows during construction.

8 Farningham Road: Object – front elevation shows windows overlooking our rear garden. This needs to be reviewed and the windows reduced in size and preferably frosted to protect privacy. Properties only 0.5 to 1.0 metres in distance from the rear wall that runs along the length of Farningham Road. This

is too close as the dwellings are at least 4.5m in height. This would have a negative impact on light and privacy to the garden. Seek clarification that the landscaping shown on the plans adjacent to our boundary including screening shrubs and trees will be low level in order not to block sunlight but of a height to secure the privacy and security of our property.

12 Farningham Road: Object – Insufficient space for the proposed development. Overlooking into back windows. More pollution, lack of car parking spaces

RELEVANT PLANNING POLICY

National Planning Guidance

PPS1	Delivering Sustainable Development (2005)
PPS3	Housing (November 2006 and April 2007)
PPG13	Transport (March 2001)
PPS22	Renewable Energy (August 2004)

The London Plan

3A.1	Increasing London's supply of housing
3A.2	Borough housing targets
3A.3	Efficient use of stock
3A.4	Housing choice
4B.3	Maximising the potential of sites

Haringey Unitary Development Plan (2006)

G1	Environment
G2	Development and Urban Design
UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
UD8	Planning Obligations
HSG1	New housing developments
HSG4	Affordable housing
HSG9	Density standards
HSG10	Dwelling mix
ENV3	Water Conservation
ENV9	Mitigating Climate Change: Energy Efficiency
ENV10	Mitigating Climate Change: Renewable Energy
ENV11	Contaminated Land
ENV13	Sustainable Waste Management

M3	New Development Location and Accessibility
M4	Pedestrians and Cyclists
M10	Parking and Development

OS17 Tree Protection, Tree Masses and Spines

Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance
SPG3b	Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight
SPG4	Access for All – Mobility Standards
SPG5	Safety by Design
SPG7a	Vehicle and Pedestrian Movement
SPG8a	Waste and Recycling
SPG8b	Materials
SPG8c	Environmental Performance
SPG8d	Biodiversity, Landscaping & Trees
SPG9	Sustainability Statement
SPG10a	The Negotiation, Management & Monitoring of Planning Obligations
SPG10b	Affordable Housing
SPG10c	Educational Needs Generated by New Housing Development
SPG10e	Improvements to public transport infrastructure and services
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.

PPG13 - Transport

PPG13 seeks to integrate planning and transport at the national, regional, strategic and local level and to help reduce the need to travel and the length of car journeys. Its objective is to make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling.

PPS 22 – Renewable Energy

PPS22 is intended to highlight the principles of the government following targets set in the Energy White Paper: “Our energy future: creating a low carbon economy”. The PPS states that this can be achieved through the provision of renewable energy, improvements in energy efficiency and the development of combined heat and power.

Regional Planning Policies

The London Plan (2008)

The Development Plan for the area comprises the London Plan Consolidated with Alterations since 2004 (February 2008). The London Plan is a material consideration for local authorities when determining planning applications and reviewing their Unitary Development Plans.

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

Policy UD1 states that new development will need to be accompanied by the appropriate statements. It states that: all new development must be accompanied by a Design and Access Statement and a Sustainability statement. The application is accompanied by a Design & Access Statement, Sustainability

Checklist, Daylight, Sunlight and Overshadowing Report and Ground Investigation Report.

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

1. The Principle of Residential Development
2. Density
3. Dwelling Mix
4. Residential Amenity
5. Design – Height, Bulk and Massing
6. Trees and Landscaping
7. Traffic and Parking
8. Sustainability
9. Waste Management
10. Security and Crime Prevention
11. Section 106 Agreement

1. The Principle of Residential Development

The application seeks to use the site for residential purposes. The existing site is composed of derelict garages, surface parking and a walkway to entrances along the frontage of the adjoining flats.

The demolition of the existing buildings constitutes permitted development under Part 31 of the General Permitted Development Order 1995 and therefore planning permission is not required to demolish the existing buildings. As the site is not within a Conservation Area, Conservation Area Consent is not required for the demolition.

The proposal to use the site for a residential purpose is deemed to be appropriate and in line with current national, regional and local planning policies related to housing need in the United Kingdom, including PPS1 – Delivering Sustainable Development, PPS3 – Housing, The London Plan – policies 3A.1, 3A.2, and 3A.4, and Haringey Unitary Development Plan – HSG1 – New Housing Developments. As such, the council accepts the principle of residential use provided the scheme complies with other relevant policies.

2. Density

The site has an area of 2149.80 square metres (0.21498 hectares). With 54 habitable rooms, the density of the development would be 183.56 habitable rooms per hectare (hrh). This density falls below the overall range specified in the Council's Unitary Development Plan (UDP) of 200-700 hrh.

The London Plan sets out a number of different density ranges to be achieved depending on the local context and public transport accessibility. The council considers the public transport accessibility level (PTAL) for this site to be 2. For the purpose of the London Plan matrix, the site would be considered 'urban' with

mostly terraced houses and flats. Therefore, the London Plan specifies a density range of 200 - 450hrh.

On this basis, a density of 183.56hrh for this site falls below London Plan density matrix and the Haringey density range, set out in HSG9 – Density Standards. Given the nature of the development, being larger 3 and 4 bedroom dwelling houses, a low density range is deemed appropriate for the site. However, density itself is not the issue, but rather the manifestation of that density in terms of the quality of the development. The issues of height, bulk and mass, residential amenity and impact on neighbouring residents will be discussed below.

3. Dwelling Mix

Policy HSG10 states that all new residential development should, where possible, provide a mix of dwelling types and size in order to meet the housing needs of the local community.

The scheme consists of 6 x 3 bedroom houses and 6 x 4 bedroom houses. The Council's guidance for dwelling mix, SPD Housing section 7.2 states that the Housing Needs Survey (2007) identifies a short full of all sizes of accommodation. However, the requirement is most acute for affordable three and four bedroom properties.

The Housing SPD states that a mix of social rented and intermediate shared ownership is required to meet housing needs in the borough. As a starting point for negotiation, the Council will apply a borough wide target of 70% social rented and 30% intermediate shared ownership. However factors such as the existing proportion of social rented housing in the ward, suitability of the site and location for family housing, individual site costs etc should be taken into account.

All dwellings within the proposed development will be affordable housing with 6 (50%) of the dwellings to be social rented and 6 (50%) to be intermediate housing. Haringey Housing Department has been consulted at both pre-application stage and during the application process. In its current form Haringey Strategic and Community Housing support this application for the reasons set out in their full consultation comments above.

The proposed development accords with Haringey's Supplementary planning, by providing larger family size units of 12 x 3 and 4 beds houses. The development is in an area with a relatively high provision of social housing and high density of high and low rise flats, therefore this development would provide much needed family size dwellings.

4. Residential Amenity

Policy U3, 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, 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 residential properties within the locality.

The buildings surrounding the site are all residential with the exception of the Lea Valley Infant School to the west. To the south is the Northumberland Park Estate of which the subject site is a part. The adjacent block of flats is between 4 – 5 storeys in height. To the east and south are two storey terraced Edwardian and Victorian properties.

Within the proposed development, the terraced houses closest to Waverley Road have been designed to have the same front building line as the adjacent terrace properties at 255, 257 and 259 Waverley Road.

The majority of windows will be east and west facing onto roads/parking areas or private amenity space of the new houses themselves. As such there will be minimal overlooking onto private gardens or windows of neighbouring residents. Windows to the southern elevation facing the access road and adjacent flats will be bathroom windows only and shall be obscure glazed to prevent overlooking.

During the consultation period the Council received three letters of objection from nearby residents. Number 8 and 12 Farningham Road were concerned about overlooking. Any windows to the side (northern) elevation would be non-habitable rooms such as bathrooms and these windows would be obscure glazed. SPD Housing states that 'The Council expects new developments to maintain the level of privacy enjoyed by adjoining properties and not to create new problems of overlooking'. Section 8.21 of the SPD states 'As a general rule ...all rear facing habitable room windows directly opposite one another should be a minimum of 20 metres apart for two storey developments'. Since the new dwellings will be set almost at right angles to the properties on Farningham Road there will be no direct facing windows. The front elevation windows to the middle row of new houses would look toward the gardens of 8, 10, 12 and 14 Farningham Road and the front elevation windows of the rear row of new houses would look toward the gardens of 6 and 8 Farningham Road. The nearest distance from habitable room window to habitable room window would be from northern most house, within the middle row terrace. This upper floor window would be approximately 15 metres from the upper floor window of number 8 Farningham Road, however the fact that these windows are at a significant angle to each other will not result in any significant issues of overlooking. All other windows are further away from each other than this and also at a significant angle. Overall, the development is deemed to be acceptable in terms of overlooking, inline with policy UD3 'General Principles' and SPD Housing.

The applicant has provided a 'Daylight, Sunlight and Overshadowing Report' with the application. The report assesses the potential impact of the development on the existing dwellings and gardens directly north of the development site as well as impact within the development itself. The overshadowing images (Appendix B of the report) give a comparison of overshadowing based on the existing arrangement verses the proposed

development. The majority of the Farningham Road rear gardens will experience the same degree of sunlight/overshadowing as the existing arrangement and as such will not be affected at all by the development in this respect. The images indicate that number 4, 6 and 8 Farningham Road will experience slightly more overshadowing to the far end of the gardens March/September 12pm midday and 3pm and number 14 Farningham Road will have more overshadowing December 12pm midday than currently experienced. The report concludes that all areas of interest tested do not breach BRE criteria for impact against the existing conditions. Overall, the slight additional overshadowing of a few of the rear gardens to the north is not significantly detrimental to the amenity of these residents. Overall, the scheme is considered to be inline with UD3 'General Principles', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight' and SPD 'Housing'.

SPD Housing states that 'All new residential development should provide external amenity space and this should be appropriate to the needs of the likely occupants. Where possible, family houses should be provided with back gardens which are safe for young children to play in. The minimum private garden space needed for a family dwelling is 50 sqm'. Private amenity space has been provided in the form of front and rear gardens for each dwelling. All gardens are provided with direct access from living rooms, and are also provided with a patio area drying space and a garden shed for storage of bicycles etc. The area of the private outdoor amenity space ranges in size from 46m² to 95m². While this means several of the gardens are just below the standard set out in the SPD a number of the gardens are well in excess of the standard at almost double the size. However, despite the small shortfall in some of the properties overall, the dimensions and east/west orientation are deemed to provide a suitable space for families to recreate.

The design and access statement states that the gardens will generally 'be laid to lawn allowing individual families to populate and adjust to suit their individual tastes'. However it is deemed to be important to provide some landscaping to each rear garden in the form of one or two trees per plot. This will be addressed at the approval of details stage. Front gardens are designed to encourage low level shrub planting. Again full details will be required as a condition of consent and the specific planting scheme assessed at that time.

Overall, the provision of amenity space is deemed to be acceptable, in-line with the intent of Council's planning policies.

5. Design - Height, Bulk and Massing

Policies UD3, UD4 and SPG1a require new development to be of a high standard of design using good quality materials. In particular, they should respect the rhythm, form and massing, the height and scale and the 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.

The buildings surrounding the site are all residential with the exception of the Lea Valley Infant School to the west. To the south is the Northumberland Park Estate of which the subject site is a part. The adjacent block of flats is between 4 – 5 storeys in height. To the east and south are two storey terraced Edwardian and Victorian properties.

The proposed development seeks to harmonise with the surrounding development by matching heights, roof form and eaves line where possible. The development consists of 3 rows of 4 terraced dwelling houses of 2 –storeys in height. By maintaining the 2-storey height and pitched roofs, the development will be in keeping with the character of the area.

The buildings were designed to be both domestic in appearance with both traditional and contemporary design features. Dormers were not a common feature of the locality and thus were not used in the design however velux windows provide light and ventilation to allow use of the roof spaces. Fenestration is composed to provide maximum light levels to habitable rooms. On the front elevations the upper floor windows are combined with the lower floor kitchen windows to provide a vertical orientation. Brick ‘pilasters’ have been used at the division between each house to hold the down pipe and provide further vertical rhythm.

The rooflines of the middle terrace and the rear terrace on its northern end have been hipped to reduce the perceived bulk of the development and minimise impact in terms of overshadowing on neighbouring properties.

The materials have also been chosen to reflect and compliment the surrounding development. Facades are to be brick and roofs concrete tiled both to match prevalent local materials. Windows are to be powdercoated aluminium framed. Front boundaries will have galvanised railings to allow visual permeability and passive surveillance. Closed board fences will separate each rear garden. Solar panels are shown on the western roof elevation of each dwelling.

Overall, the scheme is deemed to be acceptable in design terms, in line with the intent of policy UD3, UD4 and SPG1a.

6. Trees and Landscaping

Policy OS17 and SPG8d seek to protect and improve the contribution of trees, trees masses and spines to local landscape character.

The existing site is a car park and garage with no significant trees on the site. The plans indicate both soft and hard landscaping. Conditions of consent will require full details of landscaping and boundary treatment prior to the commencement of works. The proposal is deemed to satisfy policy OS17 and SPG8d.

7. Traffic and Parking

PPG13 'Transport' notes paragraph 49 states that "The availability of car parking has a major influence on the means of transport people choose for their journeys".

Policy M10 states that the Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and peoples with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration. Development proposals will be assessed against the parking standards set out in the UDP which are in turn assessed against the London Plan matrix.

Policy M3 states that the Council will require developments with high trip generating characteristics to be located where public transport accessibility is high; located where the need to travel by car will be reduced and use of public transport increased. Both policy M3 and M4 along with SPG7a require new proposals to have a building location, design and layout which encourages walking and cycling.

Since the development consists of 100% family housing it is considered reasonable to provide car parking on a 1:1 ratio. As such, the applicant has proposed 12 car parking spaces within a home- zone area in the centre of the site (between the second and third rows of housing). Cycle parking is provided at 1 space per dwelling.

The Haringey Transportation Group has assessed the application and raised a number of issues regarding access and parking dimensions. These issues have now been resolved. Full details of the comments are included in the consultation response section above. Overall the development is deemed to be acceptable and in line with the relevant policies.

The Transportation Group have indicated that works to improve the adjacent road and pedestrian links are required. They have sought a financial contribution, in the form of section 106, toward the cost of these works. This is detailed below in the s106 section of the report.

8. 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, environmentally friendly materials, water conservation, recycling and sustainable urban drainage systems (SUDS). Policy ENV3 states that all new development should incorporate water conservation methods. Policy ENV9 states that the council will encourage energy efficiency and a reduction in carbon dioxide emissions, while ENV10 requires all major developments to provide an energy assessment with their planning

application, showing an on-site provision of 10%, where feasible, of their projected energy requirement from renewable sources.

The application states that the proposed development is to target a Code for Sustainable homes (CFSH) level 3. This rating requires a 25% improvement over Target Emission Rates as determined by the 2006 Building Regulation Standards.

The plans indicate that the development would have solar PV panels to the western roof slope of each dwelling. The design and access statement states that the applicant is seeking to provide as close to 20% on-site renewable energy generation as possible, to be achieved through a combination of solar PV electricity generation and heat recovery through whole house ventilation. The size of the panels has yet to be calculated however it is intended that a full site-wide energy assessment be undertaken and a report produced identifying exactly how the renewable energy will be generated. Conditions of consent will require these assessments be submitted to and approved by the local planning authority prior to the commencement of works, to ensure the development is in line with local, regional and national targets on sustainability.

A ground investigation has been undertaken and a copy of the report by Structural Soils Limited submitted as part of the application. The report indicates minor local contamination and some presence of gas. A condition of consent will require full remediation of the site in line with the recommendations of the Ground Investigation report.

9. Waste Management

Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material and for large developments to produce a waste management plan. In addition, the Council will encourage the allocation of space for composting in developments with gardens. Haringey Waste Management has been consulted and advised that the following provision would be required:

4 Bed houses: - 1 x 360ltr refuse bin, 2 x green recycling boxes, 1 organic waste caddy and 1 x garden waste bag.

3 Bed houses: - 1 x 240ltr refuse bin, 1 x green recycling boxes, 1 organic waste caddy and 1 x garden waste bag.

A condition of consent will ensure the above provision is provided, in line with policy UD7 and SPG8a.

10. Safety, Security and Crime Prevention

Policy UD3 and SPG5 requires all new development to take into account the provisions of Circular 5/94 Planning Out Crime and the 'Secured by Design' initiative. This seeks to reduce the potential for crime by good design. The Crime

Prevention Officer has been consulted at the pre-application stage and during the application process. Overall the Crime Prevention Officer is satisfied that the development has considered measures to design out crime. Furthermore, the officer would like to see the development achieve the standards set out in 'Secured by Design' (www.securedbydesign.com). The applicant is seeking to achieve this standard and a condition of consent will reflect this. Overall, the development is deemed to satisfy policy UD3 and SPG5.

The London Fire & Emergency Planning Authority (LFEPA) and Haringey Building Control are both satisfied with the development in terms of fire and emergency access.

11. S. 106 Legal Agreement

Policy UD8 requires development, where appropriate, to be subject to a Section 106 agreement in order to secure appropriate benefits in line with guidance set out in SPG10a and SPG10c.

The Council is seeking the following s106 contributions:

1. Affordable housing based on 12 houses Allocated as follows: 6 houses Social Rented and 6 units intermediate shared ownership.
2. An Education contribution of £96,500 based on the formula set out in SPG10c.
3. Provision of highway works to the value of £25,000.
4. Administration charge of £5,000 as required by SPG10a.

The total amount of s106 contribution would be £126,500.

SUMMARY AND CONCLUSION

The Council accepts the principle of residential use for this site. The proposed scheme is of an appropriate density and dwelling mix for the locality, providing much needed larger family accommodation. The design is deemed acceptable and the amenity spaces provided for future residents in line with Councils requirements. The scheme is not found to be unacceptable in terms of traffic generation, parking or pedestrian safety and will not unduly impact the amenity of neighbouring residents. It is considered that the development is 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' UD10 'Planning Obligations', HSG1 'New housing developments', HSG4 'Affordable Housing', HSG9 'Density standards', HSG10 'Dwelling mix', ENV3 'Water Conservation' ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy' M3 'New Development Location and Accessibility',

M4 'Pedestrians and Cyclists' M10 'Parking and Development', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10e 'Improvements to public transport infrastructure and services' 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 and s106 legal agreement.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY/2009/447 and associated conditions and subject to a pre condition that London and Quadrant Housing Association shall first have entered into an agreement with Haringey Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

1. Affordable housing based on 12 houses Allocated as follows: 6 houses Social Rented and 6 units intermediate shared ownership.
2. An Education contribution of £96,500 based on the formula set out in SPG10c.
3. Provision of highway works to the value of £25,000.
4. Administration charge of £5,000 as required by SPG10a.

The total amount of s106 contribution would be £126,500.

RECOMMENDATION 2

GRANT PERMISSION subject to the following conditions:

Registered No: HGY/2009/1447

Applicant's drawing No's: 100C, 101, 110A, 111A, 112A & 113A.

Subject to the following conditions:

COMMENCEMENT OF DEVELOPMENT

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.

PERMITTED DEVELOPMENT

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

Reason: To avoid overdevelopment of the site.

THAMES WATER

4. Thames Water - Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

ENERGY, WATER AND DRAINAGE

5. A renewable energy assessment and water and drainage assessment shall be prepared and submitted to and approved by the local planning authority prior to the commencement of works.

Reason: To ensure the development complies with local, regional and national guidance on sustainability.

No development shall commence until b) and c) below are carried out to the approval of London Borough of Haringey.

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

(a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

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

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

MATERIALS

6. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used 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.

TRAFFIC, TRANSPORT AND PARKING

7. The access road shall be 5.0m wide

Reason: To ensure safe shared access

8. The parking bays shall be 2.4m x 4.8m

Reason: To ensure bays are of an acceptable size

9. There shall be a 'tyre check' of overhang of the footway and 'track check' of manoeuvrability for the parking bays at the northern end of the car park carried out and this information submitted to and approved by the council prior to commencement of works.

Reason: To ensure all bays can be readily accessible without endangering other vehicles

10. A 2.4 metre x 60 m visibility splay at the junction of Waverley Road, within which nothing above 1 metre in height shall obstruct visibility along the footway will be provided and maintained on each side of the access.

Reason: In order 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.

11. The access road shall be sign posted and double yellow lines used to help prevent the access being blocked

Reason: To help ensure access to the site for emergency purposes is maintained at all times.

LANDSCAPING AND BOUNDARY TREATMENT

12. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of works and shall include 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.

13. 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. Where possible hard landscaping shall be constructed of permeable materials to promote sustainable drainage.

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

14. 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.

15. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site shall 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.

LIGHTING

16. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

WASTE MANAGEMENT

17. That a detailed scheme for the provision of refuse and waste storage 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. The detailed scheme shall include:

(a) 4 Bed houses: - 1 x 360ltr refuse bin, 2 x green recycling boxes, 1 organic waste caddy and 1 x garden waste bag.

3 Bed houses: - 1 x 240ltr refuse bin, 1 x green recycling boxes, 1 organic waste caddy and 1 x garden waste bag.

(b) 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.

(c) Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

(d) 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.

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

CRIME PREVENTION

18. The residential buildings proposed by the development hereby authorised shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

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

HOURS OF CONSTRUCTION

19. 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: In the event 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 02084891316 to obtain a cost estimate & to arrange for the works to be carried out.

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

RECOMMENDATION 3

In the event that an agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended) is not signed by 22 November 2009 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his direction allow, the application shall be refused for the following reason:

The proposal fails to provide an Education and Highway works contribution in accordance with the requirements set out in Supplementary Planning Guidance SPG10c and SPG10e of the Haringey Unitary Development Plan (2006).

RECOMMENDATION 4

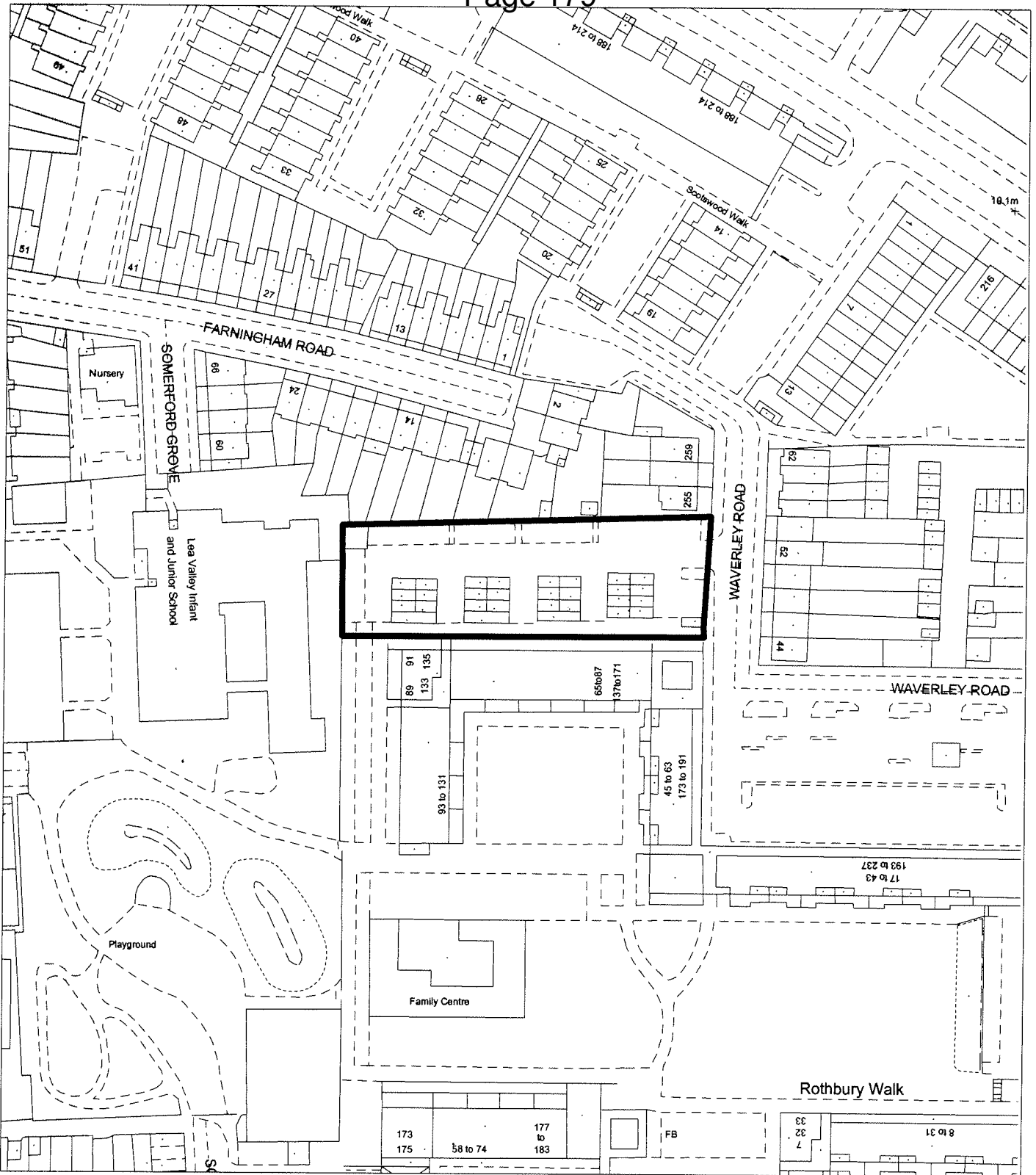
In the event that the planning application is refused for the reason set out in recommendation 3 above, the Assistant Director (Planning Policy and Development), in consultation with the Chair of the Planning Applications Sub-Committee, is hereby authorised to approve any further application for planning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

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

REASONS FOR APPROVAL

The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' UD10 'Planning Obligations', HSG1 'New housing developments', HSG4 'Affordable Housing', HSG9 'Density standards', HSG10 'Dwelling mix', ENV3 'Water Conservation' ENV9 'Mitigating Climate Change: Energy Efficiency', ENV10 'Mitigating Climate Change: Renewable Energy' M3 'New Development Location and Accessibility', M4 'Pedestrians and Cyclists' M10 'Parking and Development', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG3b 'Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10e 'Improvements to public transport infrastructure and services' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).

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Site plan

Garage Colony, Waverley Road, N17

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