



**Haringey** Council

## **NOTICE OF MEETING**

---

# **Planning Committee**

---

MONDAY, 7TH DECEMBER, 2009 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD,  
WOOD GREEN, N22 8LE.

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

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

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

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

### **AGENDA**

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

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 18 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 - 18)**

To confirm and sign the Minutes of the Planning Committee held on 9 November 2009.

### **6. APPEAL DECISIONS (PAGES 19 - 34)**

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

### **7. DELEGATED DECISIONS (PAGES 35 - 54)**

To inform the Committee of decisions made under delegated powers by the Heads of Development Control (North & South) and the Chair of the above Committee between 19 October 2009 and 15 November 2009.

### **8. PERFORMANCE STATISTICS (PAGES 55 - 72)**

To advise the Committee of Performance Statistics for Development Control, Building Control and Planning Enforcement Action since the 9 November Committee meeting.

### **9. PLANNING ENFORCEMENT UPDATE (PAGES 73 - 80)**

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

**10. TREE PRESERVATION ORDERS (PAGES 81 - 86)**

To confirm the following Tree Preservation Orders:

1. Land behind 6-26 Beaconsfield Road, N15.

**11. PARK TAVERN, PARK LANE, N17 (PAGES 87 - 92)**

Report of the Assistant Director Planning and Regeneration to remove the requirement for a S256 agreement under the Highways Act attached to the planning permission for the erection of a new four storey mixed use development at the former Park Tavern site, Park Lane, N17 in connection with the exchange of land from highway to private land and to agree to a S38 agreement under the Highways Act 1980 to designate the new footway within the application site as public highway.

**12. PLANNING APPLICATIONS (PAGES 93 - 94)**

In accordance with the Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

**13. 624 HIGH ROAD N17 (PAGES 95 - 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.

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

**14. NEWLANDS PLAYING FIELD, ALEXANDRA PARK, N8 (PAGES 119 - 132)**

Construction of a new exercise and sports facility on part of the Newlands Playing Field.

RECOMMENDATION: Grant permission subject to conditions.

**15. 505 ARCHWAY ROAD, N6 (PAGES 133 - 150)**

Demolition of existing structures and erection of two storey building comprising mixed use residential development, to provide 1 commercial unit for A2/B1 use on the ground floor and residential units at ground floor/first floor comprising 6 x two bedroom flats and 1 x one bedroom flat with associated landscaping.

RECOMMENDATION: Grant permission subject to conditions.

**16. 159 TOTTENHAM LANE, N8 (PAGES 151 - 172)**

Erection of four storey building over 1 basement level comprising parking/storage, with 2 retail units with 4 disabled parking spaces at ground floor level, 2 office units at first floor level and residential units at first, second and third floor levels comprising 16 flats.

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

**17. 540 LORDSHIP LANE, N22 (PAGES 173 - 188)**

Demolition of existing building and erection of 4 storey building, double shop unit on ground floor and three floors of residential accommodation above comprising of 6 x two bedroom flats and 3 x one bedroom flats with cycle store to rear.

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

**18. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at item 2 above.

**19. DATE OF NEXT MEETING**

Monday, 11 January 2010.

Ken Pryor  
Deputy Head of Local Democracy & Member  
Services, 5<sup>th</sup> Floor  
River Park House  
225 High Road  
Wood Green  
London N22 8HQ

Helen Jones  
Principal Committee Coordinator  
(Non Cabinet Committees)  
Tel No: 020 8489 2615  
Fax No: 0208 489 2660  
Email: [helen.jones@haringey.gov.uk](mailto:helen.jones@haringey.gov.uk)

Friday, 27 November 2009

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

**Present:** Councillor Sheila Peacock (Chair), Councillor David Beacham, Councillor Ali Demirci, Councillor Ray Dodds (Vice-Chair), Councillor Bob Hare, Councillor Toni Mallett, Councillor Errol Reid, Councillor Liz Santry and Councillor Richard Wilson.

**In Attendance** : Councillor John Bevan.

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTION BY</b>
<b>PC65.</b>	<b>APOLOGIES</b>  Apologies for lateness were given on behalf of Councillors Hare and Reid by Councillor Wilson.	
<b>PC66.</b>	<b>URGENT BUSINESS</b>  No items of Urgent Business were received.	
<b>PC67.</b>	<b>DECLARATIONS OF INTEREST</b>  Councillor Sheila Peacock noted that agenda Items 10 and 12 were located in the Ward she represented.	
<b>PC68.</b>	<b>DEPUTATIONS/PETITIONS</b>  No Deputations or Petitions were received.	
<b>PC69.</b>	<b>MINUTES</b>  <i>Councillor Hare and Reid arrived at 7.10pm.</i>  <b>RESOLVED:</b>  i. That the minutes of the meeting held on 15 September be confirmed as a correct record.  ii. That, subject to the inclusion of reference to Councillor Hare leaving the meeting during the discussion with respect to planning application , the minutes of the meeting held on 5 October be confirmed as a correct record.	
<b>PC70.</b>	<b>APPEAL DECISIONS</b>  The Committee received a report that detailed the outcome of appeal decisions determined by the Department of Communities and Local Government (DCLG) during September 2009.	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

	<p>The Committee was advised that the report should have referred to seven rather than eight appeals, as set out in the report, of these two had been upheld and five were dismissed.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	
<b>PC71.</b>	<p><b>DELEGATED DECISIONS</b></p> <p>The Committee received a report that set out the decision made under delegated authority by the Heads of Development Management (North and South) and the Chair of the Planning Committee between the 14 September and 18 October 2009.</p> <p>In response to a query raised with respect to 14 Jellicoe Road (HGY/2009/1331), the Planning Officer agreed to respond separately to Councillor Santry by email.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	
<b>PC72.</b>	<p><b>PERFORMANCE STATISTICS</b></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 5 October 2009.</p> <p>In response to a query from the Chair the Committee was advised that an email would be circulated following the meeting detailing when prosecution notices were sent to the Council's Legal Team for action.</p> <p>The Assistant Director for Planning requested that all subsequent reports should make reference to the date on which Enforcement Notices were issued.</p> <p><b>RESOLVED:</b></p> <p>That the report be noted.</p>	<p>Planning Officer</p> <p>Planning Officers</p>
<b>PC73.</b>	<p><b>624 HIGH ROAD, N17</b></p> <p>The Chair advised that this item had been withdrawn from the agenda.</p>	
<b>PC74.</b>	<p><b>MUSWELL HILL SPORTS GROUND, COPPETTS ROAD, N10</b></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>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

In response to a query as to whether a Police Assessment and Biodiversity analysis of the area had been undertaken the Committee was advised that these could be requested as a condition of planning permission.

The Committee noted that much of the concern expressed by the local community related to Anti Social Behaviour (ASB) and the measures that would be put in place to counter this. Officers advised that Recreation Services would provide officers to monitor and manage the Park and that there would be the appropriate liaison with the Police via this team.

*Councillor Mallett arrived at 7.20pm.*

At the invitation of the Chair Mr Hamish Stewart of 117 Osier Crescent spoke in objection to the application.

In response to a question Mr Stewart contended that there were existing problems with ASB in the area and he was concerned that these would be compounded if a proper restrictions and conditions of use were not imposed from the outset.

The Committee reviewed the plans and discussed the application. There was a general consensus that the applicant should be asked to produce a Management Plan for the Sports Ground, to be submitted for approval by officers, incorporating the following:

- Restrictions on hours of use
- Limiting the use of flood lighting to 10pm
- Signage at the entrances setting out hours use and other information

The Committee requested that the Management Plan should be drawn up in consultation with the Police and local residents. It was further requested that staff managing the adjacent cemetery should be contacted to obtain their views.

The Committee expressed disappointment that Recreation Services, as the applicant, had not sent a representative to the meeting. It was noted that some of the queries raised may have been addressed more easily if the applicant had been in attendance.

**RESOLVED:**

That, subject to the conditions set out below and the submission of a Management Plan addressing all of the points above, planning application reference HGY/2009/1329 be approved.

Asst Dir  
Planning

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

Conditions

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

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

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

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

3. The floodlighting serving the Multi-Use Games Area hereby approved shall not be in operation after 10. p.m. on any day.

Reason: In order to prevent unnecessary light pollution at night, and in order not to interfere with the nocturnal movements of animals and birds.

4. Detailed of a management plan to cover the access and security of the proposed facilities, including arrangements for opening and closing hours, provision of gates, provision of notice-boards, and provision of security and surveillance by Council officers, shall be submitted to and approved by the Local Planning Authority, prior to the commencement of use of any of the facilities authorised under this permission.

Reason: In order to prevent any loss of amenity to the occupiers of nearby residential properties.

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).

Section 106: No



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

<p><b>PC75.</b></p>	<p><b>700-702 HIGH ROAD (AND LAND TO REAR WITH FRONTAGE ONTO ARGYLE PASSAGE AND BROMLEY ROAD), N17</b></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 the conditions set out in the report the Committee was advised that a Section 278 Agreement would also be attached if the Committee was minded to approve the application.</p> <p>In response to a query the Committee was advised that an Informative had already been added to the recommendation stating that an application for the demolition of buildings within the Conservation Area should be submitted.</p> <p>The Committee was advised that concerns raised by the London Fire Brigade, regarding insufficient access and turning facilities, could be resolved by the use of sprinklers or dry risers. It was within the gift of the Fire Brigade to refuse to issue a certificate of compliance if this was not resolved to its satisfaction. An Informative could also be added to reinforce this if the Committee considered that this was appropriate.</p> <p>At the invitation of the Chair Councillor John Bevan, Cabinet Member for Housing, spoke in objection to the application.</p> <p>In response to concerns raised by Councillor Bevan, with respect to the number of parking spaces included within the scheme and the restrictions in place as part of the Controlled Parking Zone, the Committee was advised that the area was not judged to be a 'pressure point' in terms of traffic and parking. Therefore the level of parking spaces proposed was considered acceptable in terms of Unitary Development Plan (UDP) policies.</p> <p>Councillor Bevan contended that this assessment was inaccurate and that the increased level of people wanting to park in the area generated by the scheme could not be absorbed by the surrounding streets.</p> <p>At the invitation of the Chair, Mr Horne the applicant's agent, spoke in support of the application.</p> <p>The Committee reviewed the plans and discussed the application. There was a general consensus that it would be preferable if the design of the houses on Bromley Road and Argyle Road more closely reflected the design details and materials of the existing adjacent terrace houses in those roads.</p> <p>The Legal Advisor present noted that the Committee could only request that certain materials and design features were used to reflect the</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

character of the area. It would not be reasonable to ask the applicant to completely re-design the proposal as this would constitute a new application that would not have been through the required consultation processes.

The Committee discussed this point and noted that it was not seeking a substantive re-design of the proposal. However, there was agreement that any approval should be subject to the applicant substituting the proposed detailed design and materials for elevations and materials more in keeping with the existing street scene. Details of these would need to be submitted to officers for approval.

It was also requested that a condition should be applied to reflect comments made by English Heritage on the need for an archaeological assessment to be carried out, which were set out in the report.

**RESOLVED:**

That, subject to the submission of the details of materials and design applied to the units on Argyle Road and the conditions set out below, and to the entering into of a Section 106 Agreement, planning application reference HGY/2009/1122 be approved.

Asst Dir  
Planning

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

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.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

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

17. Notwithstanding the elevational treatments to the proposed houses on Bromley Road and Argyle Road shown on Drawings K/80/09/09 Revision A, 18 Rev A, and 19 Rev A, detailed drawings shall be submitted to the Local Planning Authority for approval, showing the use of brick to match adjacent properties, and detailing to include soldier arches and string courses, or reconstituted stone as appropriate.

Reason; In order that the development shall not detract from the character and appearance of the locality.

18. Before the development hereby approved is commenced, the developer shall enter into an agreement under S 278 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.

Reason; In order that the development may be carried out without harm to the safety and free flow of pedestrians and vehicles on the adjacent Highway Network.

19. 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.

Reason; In order to safeguard any remains of archaeological interest which might occur within the site, given its position on the High Road, which follows the line of a Roman Road and saw extensive development during Mediaeval times.

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

	<p>necessity to obtaining consent under the Town &amp; Country Planning (Control Of Advertisements) Regulations 2007.</p> <p>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.</p> <p>INFORMATIVE: You are advised that, in order to deal with concerns of the London Fire and Emergency Planning Authority regarding inadequate access from Fire Service vehicles, it may be necessary to install hydrants, dry risers, or sprinkler systems, and advice should be sought from the Fire Authority in this respect.</p> <p><b>REASONS FOR APPROVAL</b></p> <p>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.</p> <p>Section 106: Yes</p>	
<p><b>PC76.</b></p>	<p><b>GARAGE COLONY, WAVERLEY ROAD, N17</b></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 following discussion with the</p>	

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

architect, in the light of discussion at the Member's site visit, amended plans had been submitted. The centre block had been narrowed and there was now increased space and additional planting included within the site.

The applicant had also indicated that they would be willing to include small trees in the rear gardens.

In response to a query the Committee was advised that Homes for Haringey had indicated that there was spare capacity within an existing car park in close proximity to the site. Therefore it had been concluded that the additional parking spaces required could be absorbed.

At the invitation of the Chair, Councillor John Bevan, Cabinet Member for Housing, spoke in support of the application. He noted that the area was in need of regeneration and that the proposal would bring a derelict area back into use.

In response to suggestions that the proposed access should be moved to the rear of the site, in order to create a green area within the scheme, the applicant advised that the Emergency Services would not support this as the access would not be sufficient to allow emergency vehicles to enter the site.

**RESOLVED:**

That, subject to the conditions set out below, the amended plans submitted and a Section 106 Agreement, planning application reference HGY/2009/1447, be granted permission.

Asst Dir  
Planning

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 in particular, in accord with amended plans 100D, 110B and 111B received on 9 November 2009..

Reason: In order to ensure the development is carried out in



**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

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.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

(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 are 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.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

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.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

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

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

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.

Informative: Further to Condition 12 above, the landscaping details shall include provision of a fruit tree in each rear garden of the dwelling hereby authorised.

**MINUTES OF THE PLANNING COMMITTEE  
MONDAY, 9 NOVEMBER 2009**

	<p><u>Reasons For Approval</u></p> <p>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 &amp; Daylight, Sunlight', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping &amp; 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).</p> <p><u>Section 106:</u> Yes</p>	
<b>PC77.</b>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>No new items of Urgent Business were raised.</p>	
<b>PC78.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>It was noted that the date of the next meeting was 7 December 2009.</p>	

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 8.55pm.



Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 7<sup>th</sup> December 2009</b>
---------------------------	--

Report Title: <b>Appeal decisions determined during October 2009</b>		
Report of: <b>Niall Bolger Director of Urban Environment</b>		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: <b>All</b></td> <td style="width: 50%; padding: 5px;">Report for: <b>Planning Committee</b></td> </tr> </table>	Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>	
<p><b>1. Purpose</b></p> <p>To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during October 2009.</p>		
<p><b>2. Summary</b></p> <p>Reports outcome of 25 appeal decisions determined by the Department for Communities and Local Government during October 2009 of which 8 (32%) were allowed and 17 (68%) were dismissed.</p>		
<p><b>3. Recommendations</b></p> <p>That the report be noted.</p>		
<p>Report Authorised by: <i>Paul Smith</i></p> <p><i>pp</i> <b>Marc Dorfman</b> <b>Assistant Director Planning &amp; Regeneration</b></p>		
<p>Contact Officer: <b>Ahmet Altinsoy</b> <b>Development Management Support Team Leader</b>      <b>Tel: 020 8489 5114</b></p>		
<p><b>4. Local Government (Access to Information) Act 1985</b></p> <p>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: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>		

This page is intentionally left blank



**APPEAL DECISION OCTOBER 2009**

**PLANNING APPEALS**

<b>Ward:</b>	<b>Alexandra</b>
<b>Reference Number:</b>	<b>HGY/2009/0654</b>
<b>Decision Level:</b>	<b>Delegated</b>

**6 Bidwell Gardens N11 2AX**

**Proposal:**

Demolition of existing garage and erection of new two bedroom dwelling house at ground and lower ground floor levels with associated car parking

**Type of Appeal:**

Written Representation

**Issues:**

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

**Result:**

Appeal **Dismissed** 30 October 2009  
Cost Awarded – Separate Decision Letter

<b>Ward:</b>	<b>Alexandra</b>
<b>Reference Number:</b>	<b>HGY/2009/0004</b>
<b>Decision Level:</b>	<b>Delegated</b>

**60 Grasmere Road N10 2DJ**

**Proposal:**

Fell one London Plane tree

**Type of Appeal:**

Written Representation

**Issues:**

The impact of the felling of the London Plane tree on the character and appearance of the surrounding area

Whether the reasons given for felling the tree are sufficient to justify that course of action

**Result:** Appeal **Dismissed** 29 September 2009

<b>Ward:</b>	<b>Bruce Grove</b>
<b>Reference Number:</b>	<b>HGY/2008/2169</b>
<b>Decision Level:</b>	<b>Delegated</b>

**96 Chester Road N17 6BZ**

**Proposal:**

Erection of a side extension to end of terrace existing two storey four bedroom house to provide enlarged studio on the ground floor increased size of master bedroom with en-suite bathroom and en-suite dressing room on the first floor with an enlarged 4<sup>th</sup> bedroom, the existing 4<sup>th</sup> bedroom is undersized with constricted access

**Type of Appeal:**

Written Representation

**Issues:**

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

**Result:**

Appeal **Dismissed** 8 October 2009

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY//2009/0229</b>
<b>Decision Level:</b>	<b>Delegated</b>

**19 The Broadway N8 8DU**

**Proposal:**

Change of use from an A1 licence to an A3, new extractor fan to be placed at rear of kitchen

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the viability and vitality of the Crouch End town centre

**Result:**

Appeal **Dismissed** 7 October 2009

<b>Ward:</b>	<b>Crouch End</b>
<b>Reference Number:</b>	<b>HGY/2008/1792 &amp; 1791</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Land at the rear of 29 Haringey Park N8 9JD**

**Proposal:**

Appeal A – Conservation Area Consent for demolition of existing workshop/garage. Proposing a new building single storey family home with associated single car garage, terrace and rear garden

Appeal B – Demolition of existing workshop/garage. Proposing a new building single storey family home with associated single car garage, terrace and rear garden

**Type of Appeal:**

Informal Hearing

**Issues:**

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

Whether or not satisfactory access/servicing could be provided to serve the new dwelling

**Result:**

Both Appeals **Dismissed** 1 October 2009

<b>Ward:</b>	<b>Fortis Green</b>
<b>Reference Number:</b>	<b>HGY/2009/0719</b>
<b>Decision Level:</b>	<b>Delegated</b>

**48 Woodside Avenue N6 3ST**

**Proposal:**

Creation of a vehicle crossover

**Type of Appeal:**

Written Representation

**Issues:**

The impact on highway safety

**Result:**

Appeal **Allowed** 22 October 2009

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2008/1502</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Rear of 69 Cromwell Avenue N6 5HS**

**Proposal:**

Erection of a single storey extension on existing terrace

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposed extension on the character and appearance of the host property with respect to size

The effect of the proposed extension on the living conditions of occupiers of the adjoining property, No.67 and the host property with respect to light and outlook

**Result:**

Appeal **Allowed** 14 October 2009

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2008/2177</b>
<b>Decision Level:</b>	<b>Delegated</b>

**6 Hampstead Lane N6 4SB**

**Proposal:**

Erection of dormer extension to rear roof of existing two storey house, extension in brickwork to match existing, dormer extension to include clerestory window

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the character and appearance of the Highgate Conservation Area

The effect of the proposal on the living conditions of the occupiers of neighbouring residential properties with particular regard to outlook

**Result:** Appeal **Allowed** 7 October 2009

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2008/1744 &amp; 1740</b>
<b>Decision Level:</b>	<b>Delegated</b>

**143 North Hill N6 4DP****Proposal:**

Appeal A - Listed Building Consent for demolition of an existing bathroom on the first floor side extension and the erection of a first floor one storey extension on the flat roof of the side building towards Storey Road, together with demolition of the existing garden wall and fence towards Storey Road and the rebuilding of a new 2.2m high garden wall

Appeal B - Demolition of an existing bathroom on the first floor side extension and the erection of a first floor one storey extension on the flat roof of the side building towards Storey Road, together with demolition of the existing garden wall and fence towards Storey Road and the rebuilding of a new 2.2m high garden wall

**Type of Appeal:**

Written Representation

**Issues:**

Appeal A - Whether the proposal would preserve the listed building or its setting or any features of special architectural or historic interest it possesses

Appeal B – the effect of the proposal on the character, appearance and setting of the listed building and whether it would preserve or enhance the character or appearance of the Conservation Area

The effect on the living conditions of the occupiers of No.141 North Hill, with particular reference to outlook and sense of enclosure.

**Result:**

Both Appeals **Dismissed** 6 October 2009

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>Hgy/2009/0205</b>
<b>Decision Level:</b>	<b>Delegated</b>

**14 Southwood Lawn Road N6 5SF**

**Proposal:**

Fell one Lawson Cypress tree

**Type of Appeal:**

Written Representation

**Issues:**

The impact of the felling of the Cypress tree on the character and appearance of the surrounding area

Whether the reason given for felling the tree are sufficient to justify that course of action

**Result:**

Appeal **Allowed** 29 September 2009

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>Hgy/2009/0286</b>
<b>Decision Level:</b>	<b>Delegated</b>

**33 Talbot Road N6 4QS**

**Proposal:**

Erection of single storey timber building

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the character and appearance of the Highgate Conservation Area

**Result:**

Appeal **Allowed** 7 October 2009

<b>Ward:</b>	<b>Noel Park</b>
<b>Reference Number:</b>	<b>Hgy/2009/0384</b>
<b>Decision Level:</b>	<b>Delegated</b>

**77 Westbury Avenue N22 6SA**

**Proposal:**

Converted front for seating

**Type of Appeal:**

Written Representation

**Issues:**

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

The effect of the proposal on pedestrian safety

**Result:**

Appeal **Dismissed** 6 October 2009

<b>Ward:</b>	<b>Northumberland Park</b>
<b>Reference Number:</b>	<b>Hgy/2009/0586</b>
<b>Decision Level:</b>	<b>Delegated</b>

**2 Coniston Road N17 0EX**

**Proposal:**

Erection of a two storey extension, single storey rear extension and a loft conversion

**Type of Appeal:**

Written Representation

**Issues:**

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

**Result:**

Appeal **Allowed** 8 October 2009

<b>Ward:</b>	<b>Seven Sisters</b>
<b>Reference Number:</b>	<b>HGY/2009/0679</b>
<b>Decision Level:</b>	<b>Delegated</b>

**1B Vale Road N4 1QA**

**Proposal:**

Extension of roof to create a space for sleeping accommodation and add new skylight

**Type of Appeal:**

Written Representation

**Issues:**

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

The effect of the proposal on the living conditions of occupiers of nearby residential properties

The effect of the proposal on the living conditions of occupiers of 1B Vale Road

**Result:**

Appeal **Dismissed** 19 October 2009

<b>Ward:</b>	<b>Seven Sisters</b>
<b>Reference Number:</b>	<b>HGY/2008/2358</b>
<b>Decision Level:</b>	<b>Delegated</b>

**6 Vale Grove N4 1PY**

**Proposal:**

Conversion of first and second floor to two flats

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the supply of small family houses for which there is an identified need in the borough

**Result:**

Appeal **Dismissed** 9 October 2009

<b>Ward:</b>	<b>West Green</b>
<b>Reference Number:</b>	<b>HGY/2008/2314</b>
<b>Decision Level:</b>	<b>Delegated</b>

**Rear of 125-127 West Green Road N15 5DE**

**Proposal:**



Erection of two ground, plus three storey buildings comprising 28 units, with associated amenity space at land to the rear of the rear of the Fountain Public House

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the character and appearance of the area, including Clyde Circus Conservation Area

Whether the proposal would comply with the Council's policies on the location of housing

Whether the proposed mix of dwellings would address housing needs in the borough

**Result:**

Appeal **Dismissed** 12 October 2009

<b>Ward:</b>	<b>White Hart Lane</b>
<b>Reference Number:</b>	<b>HGY/2008/2153</b>
<b>Decision Level:</b>	<b>Delegated</b>

**133 Devonshire Hill Lane N17 7NL**

**Proposal:**

Erection of a two storey extension

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the proposal on the living conditions of residents of neighbouring properties in Butterfield Close in terms of visual intrusion and loss of outlook

**Result:**

Appeal **Dismissed** 13 October 2009

<b>Ward:</b>	<b>White Hart Lane</b>
<b>Reference Number:</b>	<b>HGY/2008/1861</b>
<b>Decision Level:</b>	<b>Delegated</b>

**221 Tower Gardens Road N17 7NX**

**Proposal:**

Erection of a second floor loft conversion with a rear facing mansard flat roof. The stairs to second floor are to form a spiral to the side of and to be spanning over the existing ground to first floor stairs

**Type of Appeal:**

Written Representation

**Issues:**

The effect of the character and appearance of the Tower Gardens Conservation Area

**Result:**

Appeal **Dismissed** 7 October 2009

**ENOFRCEMENT APPEAL 2009**

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

**96 Myddleton Road N22 8NQ**

**Proposal:**

Installation of external roller shutters at ground floor level, UPVC windows at first and second floor level and satellite dishes at first floor level

**Type of Appeal:**

Public Inquiry

**Issues:**

The effect of the shutters and satellite dishes on the character and appearance of the area, bearing in mind its location within the Bowes Park conservation Area

Whether any harm caused is outweighed by the beneficial effects of their installation

**Result:**

Appeal **Dismissed** 5 October 2009

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

**113 Myddleton Road N22 8NE**

**Proposal:**

Installation of an external roller shop front shutter at ground floor level and UPVC windows at first floor level

**Type of Appeal:**

Public Inquiry

**Issues:**

Whether or not the shutters would require planning permission

Whether or not the shutters were immune from Enforcement Action

**Result:**

Appeal **Allowed** 5 October 2009

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

**120 Myddleton Road N22 8NQ**

**Proposal:**

Installation of the external roller shutters at ground floor level, UPVC windows at first floor level and satellite dishes at first and second floor level

**Type of Appeal:**

Public Inquiry

**Issues:**

The Inquiry proceeded in connection with the satellite dishes only, it was conceded prior to the inquiry that the shutters and windows had been immune from Enforcement Action

Whether or not the satellite dishes required planning permission

Whether or not the satellite dishes were immune from Enforcement Action

**Result:**

Appeals **Allowed** 5 October 2009

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

**130 Myddleton Road N22 8NQ**

**Proposal:**

Installation of the external roller shutters at ground floor level, UPVC windows at first and second floor level and satellite dishes at first and second floor level

**Type of Appeal:**

Public Inquiry

**Issues:**

The inquiry proceeded on the bases that the windows and shutters and satellite dish at first floor level had been immune from enforcement action

Appeal withdrawn in relation to satellite dish on second floor level

**Result:**

Appeal **Dismissed** 5 October 2009

<b>Ward:</b>	<b>Fortis Green</b>
<b>Reference Number:</b>	<b>N/A</b>
<b>Decision Level:</b>	<b>Enforcement</b>

**124 Fortis Green Road N10 3DU**

**Proposal:**

Installation of box shutter installed to the shop front in a conservation area

**Type of Appeal:**

Written Representation

**Issues:**

Whether or not the unauthorised development preserves the character or the Muswell Hill Conservation Area

**Result:**

Appeal **Dismissed** 30 October 2009

This page is intentionally left blank



Agenda item:

[ ]

**Planning Committee**

**On 7<sup>th</sup> December 2009**

Report Title: **Decisions made under delegated powers between 19 October 2009 and 15 November 2009**

Report of: **Niall Bolger Director of Urban Environment**

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 19 October 2009 and 15 November 2009.

**3. Recommendations**

See following reports.

Report Authorised by: .....

**Marc Dorfman  
Assistant Director Planning & Regeneration**

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](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

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

This page is intentionally left blank



# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 19/10/2009 AND 15/11/2009

#### 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](http://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:	<b>HGY/2009/1466</b>	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	19/10/2009
Location:	8 Crescent Rise N22 7AW		
Proposal:	Certificate of Lawfulness for erection of single storey rear extension.		
Application No:	<b>HGY/2009/1511</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/10/2009
Location:	85 Alexandra Park Road N10 2DP		
Proposal:	Erection of single storey rear extension.		
Application No:	<b>HGY/2009/1516</b>	Officer:	Tara Jane Fisher
Decision:	PERM REQ	Decision Date:	26/10/2009
Location:	28 Coniston Road N10 2BP		
Proposal:	Erection of single storey side extension (Certificate of Lawfulness for an existing use).		
Application No:	<b>HGY/2009/1530</b>	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	02/11/2009
Location:	1 Dagmar Road N22 7RT		
Proposal:	Demolition of existing single storey cafe and erection of two storey 1 bedroom dwelling house.		
Application No:	<b>HGY/2009/1553</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	05/11/2009
Location:	85 Alexandra Park Road N10 2DP		
Proposal:	Erection of side dormer window, erection of rear dormer window with Juliet balcony, and insertion of 3 x rooflights to front elevation.		
Application No:	<b>HGY/2009/1555</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	05/11/2009
Location:	364 Alexandra Park Road N22 7BD		
Proposal:	Tree works to include pruning back the overhanging limbs of 1 x Oak tree.		
Application No:	<b>HGY/2009/1564</b>	Officer:	Michelle Bradshaw
Decision:	PERM DEV	Decision Date:	05/11/2009
Location:	7 The Avenue N10 2QE		
Proposal:	Certificate of Lawfulness for erection of a single storey rear ground floor extension.		
Application No:	<b>HGY/2009/1567</b>	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	28/10/2009
Location:	20 Crescent Rise N22 7AW		
Proposal:	Certificate of lawfulness for erection of rear dormer window.		

Application No: **HGY/2009/1576** Officer: Subash Jain  
 Decision: GTD Decision Date: 10/11/2009  
 Location: Allotments Entrance, Bidwell Gardens N11  
 Proposal: Removal of existing metal gates approximately 1.6 m high, erection of new palisade fencing with double gates to Bidwell Gardens allotments.

WARD: **Bounds Green**

Application No: **HGY/2009/0518** Officer: Valerie Okeiyi  
 Decision: PERM REQ Decision Date: 12/11/2009  
 Location: 17 Whittington Road N22 8YS  
 Proposal: Use of property for 6 persons living together as a single household (Certificate of Lawfulness).

Application No: **HGY/2009/1484** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 22/10/2009  
 Location: Community Centre, Commerce Road N22 8EW  
 Proposal: Refurbishment and minor alterations to existing building including elevations and roofs and provision of new perimeter fencing.

Application No: **HGY/2009/1572** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 05/11/2009  
 Location: Flat B, 6 Buckingham Road N22 7SR  
 Proposal: Use of the garage as a Home Office/Studio.

Application No: **HGY/2009/1575** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 11/11/2009  
 Location: 79 Durnsford Road N11 2EN  
 Proposal: Formation of vehicle crossover to a classified road.

WARD: **Bruce Grove**

Application No: **HGY/2009/1295** Officer: Jill Warren  
 Decision: PERM DEV Decision Date: 19/10/2009  
 Location: 88 Mount Pleasant Road N17 6TN  
 Proposal: Certificate of Lawfulness for use of property as four self contained flats.

Application No: **HGY/2009/1467** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 20/10/2009  
 Location: 565A-567A High Road N17 6SB  
 Proposal: Installation of portakabin.

Application No: **HGY/2009/1542** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 03/11/2009  
 Location: 1 Kitchener Road N17 6DU  
 Proposal: Erection of rear dormer window to facilitate loft conversion.

---

Application No: **HGY/2009/1642** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 19/10/2009  
 Location: 29 Broadwater Road N17 6ER  
 Proposal: Certificate of Lawfulness for erection of ground floor rear extension.

---

WARD: **Crouch End**


---

Application No: **HGY/2009/1376** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 23/10/2009  
 Location: 10 Bryanstone Road N8 8TN  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1481** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 29/10/2009  
 Location: 13 Shepherds Close N6 5AG  
 Proposal: Tree works to include reduction by 30% of 1 x Beech tree.

Application No: **HGY/2009/1501** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 22/10/2009  
 Location: 23 Stanhope Road N6 5AW  
 Proposal: Tree works to include felling of 1 x Ash tree.

Application No: **HGY/2009/1504** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 27/10/2009  
 Location: 16 Shanklin Road N8 8TJ  
 Proposal: Erection of rear dormer window, insertion of rooflights to front elevation.

Application No: **HGY/2009/1508** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 27/10/2009  
 Location: 44 Claremont Road N6 5BY  
 Proposal: Demolition of existing single storey rear extension and erection of new single storey rear extension.

Application No: **HGY/2009/1515** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 27/10/2009  
 Location: 10 Clifton Road N8 8HY  
 Proposal: Demolition of existing rear projection of the house and erection of single storey rear projection.

Application No: **HGY/2009/1529** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 27/10/2009  
 Location: 25 Priory Gardens N6 5QY  
 Proposal: Replacement of existing windows with white PVCu double-glazed windows.

---

Application No: **HGY/2009/1534** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 03/11/2009  
 Location: 83 Claremont Road N6 5BZ  
 Proposal: Erection of single storey rear extension and erection of rear dormer window with insertion of 1 x velux window to front roofslope.

Application No: **HGY/2009/1546** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 29/10/2009  
 Location: 14 Fairfield Road N8 9HG  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1583** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 10/11/2009  
 Location: 108 Priory Gardens N6 5QT  
 Proposal: Erection of side / rear dormer window to facilitate loft conversion.

Application No: **HGY/2009/1592** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 11/11/2009  
 Location: 54 Claremont Road N6 5BY  
 Proposal: Erection of open sided garden pavilion with attached garden shed.

Application No: **HGY/2009/1612** Officer: Oliver Christian  
 Decision: GTD Decision Date: 09/11/2009  
 Location: 158 Tottenham Lane N8 8SE  
 Proposal: Approval of Details pursuant to Condition 11 (Trees) and Condition 5(1) Energy Strategy attached to planning application HGY/2008/1643.

Application No: **HGY/2009/1631** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 28/10/2009  
 Location: Flat 5, 15 Crouch Hall Road N8 8HT  
 Proposal: Replacement of existing white wooden painted single glazed windows / doors with white UPVC double glazed windows / doors.

Application No: **HGY/2009/1815** Officer: Elizabeth Ennin-Gyasi  
 Decision: PERM DEV Decision Date: 10/11/2009  
 Location: 16 Dickenson Road N8 9ET  
 Proposal: Certificate of Lawfulness for erection of rear dormer window.

---

**WARD: Fortis Green**


---

Application No: **HGY/2009/1474** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 19/10/2009  
 Location: 27 Beech Drive N2 9NX  
 Proposal: Tree works to include pruning of 2 x Oak trees.

Application No:	<b>HGY/2009/1488</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/10/2009
Location:	26 Queens Avenue N10 3NR		
Proposal:	Tree works to include thinning of crown density, removal of major dead wood and carrying out of climbing inspection to 1 x Lime tree.		
Application No:	<b>HGY/2009/1520</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/10/2009
Location:	1 Blaenavon, Fortis Green N2 9HT		
Proposal:	Replacement of existing primary windows with UPVC windows.		
Application No:	<b>HGY/2009/1522</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	26/10/2009
Location:	2 Sussex Gate, Sussex Gardens N6 4LS		
Proposal:	Erection of rear ground floor extension with a roof extension.		
Application No:	<b>HGY/2009/1527</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	26/10/2009
Location:	75 Creighton Avenue N10 1NR		
Proposal:	Tree works to include felling of T1: one x Oak tree and crown reduce by 30% of T2: one x Oak.		
Application No:	<b>HGY/2009/1552</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	05/11/2009
Location:	79 Fortis Green N2 9HU		
Proposal:	Erection of single storey side extension.		
Application No:	<b>HGY/2009/1562</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	05/11/2009
Location:	75 Lanchester Road N6 4SX		
Proposal:	Tree works to include crown reduction by 25% to 1 x Copper Beech tree and Reducing crown of 1xhawthorn to previous points.		
Application No:	<b>HGY/2009/1566</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	03/11/2009
Location:	26 Osier Crescent N10 1QW		
Proposal:	Erection of rear PVCu conservatory extension.		
Application No:	<b>HGY/2009/1584</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/11/2009
Location:	6 Fortismere Avenue N10 3BL		
Proposal:	Erection of rear dormer window with relocation of existing 2 velux windows to rear elevation (AMENDED DESCRIPTION).		

---

WARD: **Harringay**

---

Application No: **HGY/2009/1545** Officer: Oliver Christian  
 Decision: PERM DEV Decision Date: 05/11/2009  
 Location: 89 Falkland Road N8 0NS  
 Proposal: Use of property as two self-contained flats (Certificate of Lawfulness for an existing use).

Application No: **HGY/2009/1650** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 28/10/2009  
 Location: North Haringay Infant School, Falkland Road N8 0NU  
 Proposal: Formation of new door openings and ramps for disabled persons.

---

**WARD: Highgate**


---

Application No: **HGY/2009/1262** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 19/10/2009  
 Location: 45 Southwood Lane N6 5ED  
 Proposal: Erection of 2 x rear dormer windows.

Application No: **HGY/2009/1312** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 19/10/2009  
 Location: 205 North Hill N6 4EH  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1521** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 26/10/2009  
 Location: 18 Stormont Road N6 4NL  
 Proposal: Tree works to include felling of 1 x Beech tree.

Application No: **HGY/2009/1526** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 27/10/2009  
 Location: Ground Floor Flat, 429 Archway Road N6 4HT  
 Proposal: Erection of single storey structure in rear garden.

Application No: **HGY/2009/1536** Officer: Ashwita Naidu  
 Decision: GTD Decision Date: 03/11/2009  
 Location: 422 Archway Road N6 4JH  
 Proposal: Demolition of existing two storey and one storey rear section of building and erection of new two storey and one storey extension to rear.

Application No: **HGY/2009/1558** Officer: Jill Warren  
 Decision: REF Decision Date: 05/11/2009  
 Location: 238 Archway Road N6 5AX  
 Proposal: Installation of new shopfront.

Application No: **HGY/2009/1561** Officer: Jill Warren  
 Decision: GTD Decision Date: 05/11/2009  
 Location: 238 Archway Road N6 5AX  
 Proposal: Display of 1 x fascia sign with overhead trough light illumination.

Application No: **HGY/2009/1569** Officer: Tara Jane Fisher  
 Decision: PERM REQ Decision Date: 04/11/2009  
 Location: 23 Milton Park N6 5QB  
 Proposal: Certificate of lawfulness for erection of single storey ground floor rear extension.

Application No: **HGY/2009/1570** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 09/11/2009  
 Location: 23 Milton Park N6 5QB  
 Proposal: Erection of single storey ground floor rear extension, enlargement of existing front velux window and replacement of rear stack vent with new stove flue.

Application No: **HGY/2009/1577** Officer: Tara Jane Fisher  
 Decision: PERM REQ Decision Date: 09/11/2009  
 Location: 34 Southwood Avenue N6 5RZ  
 Proposal: Certificate of lawfulness for demolition of existing conservatory and erection of single storey rear extension.

Application No: **HGY/2009/1587** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 09/11/2009  
 Location: Church Road Clinic, Church Road N6 4QH  
 Proposal: Erection of link extension between 44 North Hill and Church Road Clinic.

Application No: **HGY/2009/1744** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 26/10/2009  
 Location: 18-22 Grange Road N6 4AP  
 Proposal: Relocation of Tulip Tree to another location within the front garden

---

**WARD: Hornsey**


---

Application No: **HGY/2009/1494** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 22/10/2009  
 Location: 103 Birkbeck Road N8 7PF  
 Proposal: Erection of single storey rear conservatory extension.

Application No: **HGY/2009/1509** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 27/10/2009  
 Location: 69 Rathcoole Gardens N8 9NE  
 Proposal: Excavation of basement, creation of light wells to rear / front elevations and new courtyard to rear.



Application No: **HGY/2009/1510** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 27/10/2009  
 Location: 75 Rathcoole Gardens N8 9NE  
 Proposal: Erection of single storey rear extension and internal alterations.

Application No: **HGY/2009/1582** Officer: Elizabeth Ennin-Gyasi  
 Decision: REF Decision Date: 13/11/2009  
 Location: 86 High Street N8 7NU  
 Proposal: Erection of roof extension and second floor extension with insertion of 3 x velux windows to front roofslope of Nos. 86-88 to create 1 x two bedroom self-contained unit.

---

WARD: **Muswell Hill**

---

Application No: **HGY/2009/1213** Officer: Jill Warren  
 Decision: GTD Decision Date: 19/10/2009  
 Location: 66 Carysfort Road N8 8RB  
 Proposal: Loft conversion entailing insertion of 2 velux windows to front roofslope, erection of rear dormer window and creation of roof terrace to rear with masonry upstand and painted steel handrail.

Application No: **HGY/2009/1239** Officer: Jill Warren  
 Decision: GTD Decision Date: 19/10/2009  
 Location: 33b Woodland Rise N10 3UP  
 Proposal: Enlargement of existing rear dormer windows and addition of balustrade.

Application No: **HGY/2009/1306** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 13/11/2009  
 Location: 30 Church Crescent N10 3NE  
 Proposal: Alterations to include enlargement of basement floor flat to create a second bedroom.

Application No: **HGY/2009/1426** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 26/10/2009  
 Location: 33A Hillfield Park N10 3QT  
 Proposal: Approval of details pursuant to condition 3 (details of proposed railings) attached to planning reference HGY/2009/1073.

Application No: **HGY/2009/1451** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 11/11/2009  
 Location: 89 Redston Road N8 7HG  
 Proposal: Demolition of existing rear extension and erection of new single storey rear extension.

Application No: **HGY/2009/1491** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 19/10/2009  
 Location: 2 Ash Grove N10 3UL  
 Proposal: Erection of single storey side extension and replacement of glazed facade to side and rear of entrance conservatory with masonry external walls.

Application No:	<b>HGY/2009/1506</b>	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	26/10/2009
Location:	17 Muswell Hill N10 3PR		
Proposal:	Demolition of existing conservatory and erection of single storey rear extension.		
Application No:	<b>HGY/2009/1512</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	26/10/2009
Location:	17 Muswell Hill N10 3PR		
Proposal:	Tree works to include reduction by 35% of 1 x Beech tree.		
Application No:	<b>HGY/2009/1528</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	27/10/2009
Location:	Telephone Exchange, Grand Avenue N10 3AY		
Proposal:	Installation of new green coloured cabinet 1600m, (height) x 1200 (width) x 450mm (depth).		
Application No:	<b>HGY/2009/1539</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	03/11/2009
Location:	169 Cranley Gardens N10 3AG		
Proposal:	Extension of existing crossover to a classified road.		
Application No:	<b>HGY/2009/1556</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	04/11/2009
Location:	First Floor Flat 50 Palace Road N8 8QP		
Proposal:	Erection of side dormer widow to facilitate a loft conversion.		
Application No:	<b>HGY/2009/1560</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/11/2009
Location:	39 Alexandra Gardens N10 3RN		
Proposal:	Erection of single storey rear side return extension.		
Application No:	<b>HGY/2009/1565</b>	Officer:	Jill Warren
Decision:	GTD	Decision Date:	03/11/2009
Location:	105 Muswell Hill Broadway N10 3RS		
Proposal:	Display of 2 x externally illuminated fascia signs, 1 x non illuminated vinyl sign and 2 x internally illuminated acrylic signs.		
Application No:	<b>HGY/2009/1602</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	30/10/2009
Location:	8 Church Crescent N10 3ND		
Proposal:	Formation of new porch and erection of timber shed.		
Application No:	<b>HGY/2009/1613</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	28/10/2009
Location:	25 Muswell Hill N10 3PR		
Proposal:	Erection of rear dormer window to facilitate a loft conversion.		

Application No: **HGY/2009/1628** Officer: Jill Warren  
 Decision: GTD Decision Date: 26/10/2009  
 Location: St James Church, St James's Lane N10 3DB  
 Proposal: Felling of 1 x Ash tree, and Crown reduction of 1 x Oak tree.

WARD: **Noel Park**

Application No: **HGY/2009/1490** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 19/10/2009  
 Location: 7 Park Ridings N8 0LB  
 Proposal: Erection of single storey side-return/rear extension.

Application No: **HGY/2009/1517** Officer: Michelle Bradshaw  
 Decision: REF Decision Date: 26/10/2009  
 Location: 149 Westbury Avenue N22 6RY  
 Proposal: Erection of rear dormer window with insertion of 3 x velux windows to front roofslope.

Application No: **HGY/2009/1549** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 05/11/2009  
 Location: 101 Westbeech Road N22 6HU  
 Proposal: Erection of two single storey rear extensions (certificate of lawfulness).

Application No: **HGY/2009/1632** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 09/11/2009  
 Location: First Floor Flat, 451 Lordship Lane N22 5DJ  
 Proposal: Erection of first floor rear extension and internal alterations to convert existing 1 x 1 bed flat to 1 x 2 bed flat.

WARD: **Northumberland Park**

Application No: **HGY/2009/1368** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 22/10/2009  
 Location: 3 Rees House Orchard Place N17 8BL  
 Proposal: Replacement of existing crittal windows with UPVC double glazed windows.

Application No: **HGY/2009/1503** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 27/10/2009  
 Location: 9A St Pauls Road N17 0NB  
 Proposal: Retention of existing wood / UPVC (plastic) white windows (Certificate of Lawfulness for an existing use).

Application No: **HGY/2009/1629** Officer: Subash Jain  
 Decision: REF Decision Date: 09/11/2009  
 Location: R/O 96 Park Lane N17 0JP  
 Proposal: Demolition of existing garage / store and erection of new 3 storey 2 bedroom single dwellinghouse.

WARD: **St Anns**

Application No:	<b>HGY/2009/1493</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/10/2009
Location:	1-91 Albany Close N15 3RF		
Proposal:	Replacement of existing windows with new PVCu double-glazed windows.		
Application No:	<b>HGY/2009/1498</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	22/10/2009
Location:	1-71 Culross Close N15 3RH		
Proposal:	Replacement of existing windows with new PVCu double-glazed windows.		
Application No:	<b>HGY/2009/1563</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	23/10/2009
Location:	165 Cornwall Road N15 5AX		
Proposal:	Retrospective planning application for replacement of existing timber-framed single-glazed casement windows with uPVC double-glazed windows and replacement of timber front / rear doors with uPVC doors.		
Application No:	<b>HGY/2009/1578</b>	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	11/11/2009
Location:	16 Grand Parade, Green Lanes N4 1LA		
Proposal:	Erection of two rear dormer windows to existing 1 bed flat to facilitate a loft conversion to utilise storage space and to create a 3 bed self contained flat.		
Application No:	<b>HGY/2009/1597</b>	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	09/11/2009
Location:	9 Alexandra Road N15 5QT		
Proposal:	Certificate of Lawfulness for erection of rear dormer window and hip-to-gable extension with insertion of 2 x velux windows to front elevation.		
Application No:	<b>HGY/2009/1617</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	12/11/2009
Location:	20 Woodlands Park Road N15 3RT		
Proposal:	Erection of single storey ground floor rear extension.		
Application No:	<b>HGY/2009/1623</b>	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	28/10/2009
Location:	105 Avondale Road N15 3SR		
Proposal:	Certificate of Lawfulness for erection of roof addition, single storey rear extension and porch.		
Application No:	<b>HGY/2009/1651</b>	Officer:	Jeffrey Holt
Decision:	PERM REQ	Decision Date:	04/11/2009
Location:	12 Kimberley Gardens N4 1LF		
Proposal:	Certificate of Lawfulness for erection of single storey side extension.		

Application No: **HGY/2009/1658** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 11/11/2009  
 Location: 186 Harringay Road N15 3HL  
 Proposal: Certificate of Lawfulness for erection of rear dormer and insertion of 3 x velux windows to front elevation.

Application No: **HGY/2009/1662** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 29/10/2009  
 Location: 6 Albany Close N15 3RF  
 Proposal: Replacement of white / metal windows and doors with white / uPVC windows and doors.

Application No: **HGY/2009/1705** Officer: Jeffrey Holt  
 Decision: PERM DEV Decision Date: 04/11/2009  
 Location: 70 Albany Close N15 3RQ  
 Proposal: Installation of UPVC windows and rear door (Certificate of Lawfulness for an existing use).

Application No: **HGY/2009/1715** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 29/10/2009  
 Location: 10 Albany Close N15 3RF  
 Proposal: Replacement of existing metal / wood windows and doors with new white UPVC windows and doors.

---

**WARD: Seven Sisters**


---

Application No: **HGY/2009/1580** Officer: Oliver Christian  
 Decision: REF Decision Date: 12/11/2009  
 Location: 1 Daleview Road N15 6PL  
 Proposal: Partial demolition of the existing structure to the rear of the building and erection of two storey rear extension including internal alterations, and subdivision of the property to provide 4no. self contained residential dwellings.

Application No: **HGY/2009/1641** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 04/11/2009  
 Location: 47 Beechfield Road N4 1PD  
 Proposal: Certificate of Lawfulness for demolition of existing single storey rear extension and erection of new single storey rear extension to provide dayroom.

---

**WARD: Stroud Green**


---

Application No: **HGY/2009/1436** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 04/11/2009  
 Location: Video Court Mount View Road N4 4SJ  
 Proposal: Tree works to include reduction and clearing out of crown to 2 x False Acacia trees, reshaping by 25-30% and clearing out of crown to 2 x Ash trees, reduction and reshaping by 15-20%, crown thin by 10% and clearing out of crown to 1 x Oak tree.

Application No: **HGY/2009/1495** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 22/10/2009  
 Location: 178 Stapleton Hall Road N4 4QL  
 Proposal: Formation of 1 x 2 bed self contained flat at basement level and installation of new windows to front and rear elevation.

---

Application No: **HGY/2009/1502** Officer: Stuart Cooke  
 Decision: GTD Decision Date: 27/10/2009  
 Location: 60A Stapleton Hall Road N4 3QG  
 Proposal: Erection of PVCu conservatory extension to rear of property

Application No: **HGY/2009/1573** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 09/11/2009  
 Location: 46b Nelson Road N8 9RU  
 Proposal: Erection of small wooden building in rear garden for use as study.

Application No: **HGY/2009/1588** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 04/11/2009  
 Location: 100 Uplands Road N8 9NJ  
 Proposal: Certificate of lawfulness for erection of single storey rear extension.

Application No: **HGY/2009/1689** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 09/11/2009  
 Location: 2 Cornwall Road N4 4PH  
 Proposal: Erection of rear dormer window and insertion of velux roof lights to side/front elevation.

Application No: **HGY/2009/1706** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 11/11/2009  
 Location: Flat B, 100 Mount View Road N4 4JX  
 Proposal: Erection of black iron 1 metre high railings around roof terrace and formation of wooden decking to roof terrace.

Application No: **HGY/2009/1746** Officer: Stuart Cooke  
 Decision: GTD Decision Date: 11/11/2009  
 Location: Signal Box to West of Oakfield Road N4  
 Proposal: Conservation Area Consent for demolition of existing Haringey signal box located on section of railway line to rear of 114-116 Stapleton Hall Road, N4.

---

WARD: **Tottenham Green**


---

Application No: **HGY/2009/1497** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 22/10/2009  
 Location: 118A West Green Road N15 5AA  
 Proposal: Change of use from A2 (estate agent) to A3 (restaurant) and installation of extract duct to rear.

Application No: **HGY/2009/1533** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 02/11/2009  
 Location: Outside 222 High Road N15 4AJ  
 Proposal: Installation of new green coloured telecommunications cabinet, 1600mm (height) x 1200mm (width) x 450mm (depth).

Application No: **HGY/2009/1543** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 05/11/2009  
 Location: 135-137 High Cross Road N17 9NU  
 Proposal: Change of use of existing premises to A3 (Restaurant) and internal alterations to combine Nos. 135 & 137 into one unit.

Application No: **HGY/2009/1702** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 11/11/2009  
 Location: Unit 3 Tottenham Hale Retail Park, Broad Lane N15 4QD  
 Proposal: Installation of new shopfront.

Application No: **HGY/2009/1703** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 11/11/2009  
 Location: Unit 3 Tottenham Hale Retail Park, Broad Lane N15 4QD  
 Proposal: Display of 2 x internally illuminated fascia signs.

---

**WARD: Tottenham Hale**


---

Application No: **HGY/2009/1105** Officer: Stuart Cooke  
 Decision: GTD Decision Date: 12/11/2009  
 Location: GLS Depot Ferry Lane N17 9QQ  
 Proposal: Reserved Matters application in respect of site wide public realm including the detailed design of all roads, footpaths, hard and soft landscaping, lighting and street furniture, seeks the discharge of all reserved matters within the red line application boundary (shown on the location plan) and is submitted pursuant to conditions (1, 5, 6, 8, 11, 37, 60) of outline consent HGY/2006/1177.

Application No: **HGY/2009/1505** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 27/10/2009  
 Location: 472 High Road N17 9JX  
 Proposal: Display of 1 x externally illuminated fascia sign, 2 x illuminated moulded acrylic ATM header graphic, 1 x illuminated letter box cover plate and 1 x non illuminated vinyl URL.

Application No: **HGY/2009/1535** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 13/11/2009  
 Location: 374 High Road N17 9HY  
 Proposal: Change of use of existing ground floor from A1 (Shop) to A5 (Take Away).

Application No: **HGY/2009/1574** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 23/10/2009  
 Location: Coleraine Park School, Glendish Road N17 9XT  
 Proposal: Construction of external steel staircase from first floor to ground floor level on West elevation of school building.

Application No: **HGY/2009/1691** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 04/11/2009  
 Location: Opposite 1 Chesnut Road N17 9ES  
 Proposal: Installation of new green coloured telecommunications cabinet, 1600mm (height) x 1200 (width) x 450mm (depth).

Application No: **HGY/2009/1779** Officer: Jeffrey Holt  
 Decision: PERM REQ Decision Date: 11/11/2009  
 Location: 57 Scales Road N17 9HD  
 Proposal: Certificate of Lawfulness for the creation of new gate access, ground floor rear extension, conversion of garage to habitable space and replacement of existing garage door with new window.

WARD: **West Green**

Application No: **HGY/2009/0419** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 13/11/2009  
 Location: 71 Belmont Avenue N17 6AX  
 Proposal: Certificate of Lawfulness for use of property as 3 x self contained studio flats and 1 x one bedroom flat.

Application No: **HGY/2009/1446** Officer: Jill Warren  
 Decision: PERM DEV Decision Date: 04/11/2009  
 Location: 271 Lordship Lane N17 6AA  
 Proposal: Erection of single storey ground floor rear extension, alteration of roof from hip to gable end and erection of rear dormer.

Application No: **HGY/2009/1514** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 26/10/2009  
 Location: 14 Belmont Road N15 3LT  
 Proposal: Certificate of Lawfulness for the use of property as four self-contained flats.

Application No: **HGY/2009/1579** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 11/11/2009  
 Location: 26 Sandringham Road N22 6RB  
 Proposal: Erection of single storey rear extension.

WARD: **White Hart Lane**

Application No: **HGY/2009/1524** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 02/11/2009  
 Location: Opposite 37 Waltheof Avenue N17 7PL  
 Proposal: Installation of new green coloured telecommunications cabinet 1600mm (height) x 1200mm (width) x 450mm (depth).

Application No: **HGY/2009/1557** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 05/11/2009  
 Location: 108 Devonshire Hill Lane N17 7NH  
 Proposal: Demolition of existing extension and erection of single storey rear extension.

Application No: **HGY/2009/1590** Officer: Jill Warren  
 Decision: GTD Decision Date: 11/11/2009  
 Location: 303 The Roundway N17 7AJ  
 Proposal: Creation of vehicle crossover to a classified road.



WARD: **Woodside**

Application No: **HGY/2009/1470** Officer: Jill Warren  
 Decision: REF Decision Date: 19/10/2009  
 Location: 91 The Roundway N17 7HB  
 Proposal: Conversion of property to 2 x two bed self-contained flats with erection of rear dormer window.

Application No: **HGY/2009/1519** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 27/10/2009  
 Location: 2 Paisley Road N22 5RA  
 Proposal: Erection of two storey rear extension.

Application No: **HGY/2009/1550** Officer: Ruma Nowaz  
 Decision: REF Decision Date: 03/11/2009  
 Location: 680 Lordship Lane N22 5JN  
 Proposal: Use of second floor as 1 x one bed flat (Certificate of Lawfulness for an existing use)

Application No: **HGY/2009/1595** Officer: Subash Jain  
 Decision: GTD Decision Date: 02/11/2009  
 Location: 2A Sandford Avenue N22 5EH  
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1608** Officer: Ashwita Naidu  
 Decision: GTD Decision Date: 09/11/2009  
 Location: 24 Berners Road N22 5NE  
 Proposal: Excavation of existing basement to create habitable space with construction of lightwell and installation of railings to front garden.

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2009/1551** Officer: Ashwita Naidu  
 Decision: ROB Decision Date: 11/11/2009  
 Location: Archway Heights, 16 Archway Road N19 3TF  
 Proposal: Erection of part eight / part ten storey building comprising 26 affordable residential units (6 x 1 bed, 19 x 2 bed and 1 x 3 bed) and communal roof garden at eighth floor level (observations to L.B. Islington).

Application No: **HGY/2009/1821** Officer: Ruma Nowaz  
 Decision: RNO Decision Date: 11/11/2009  
 Location: 323-333 Alexandra Road N10 2EU  
 Proposal: Observation to London Borough of Barnet for the replacement of existing windows and doors with new white UPVC windows and doors.

Application No: **HGY/2009/1824** Officer: Ruma Nowaz  
 Decision: RNO Decision Date: 11/11/2009  
 Location: 311-321 Alexandra Road N10 2EU  
 Proposal: Observation to London Borough of Barnet for replacement of existing windows and doors with UPVC windows and doors.

Application No: **HGY/2009/1825** Officer: Ashwita Naidu  
Decision: RNO Decision Date: 09/11/2009  
Location: 287-297 Alexandra Road N10 2EU  
Proposal: Observation to London Borough of Barnet for replacement of existing window/doors with UPVC windows/doors.

Application No: **HGY/2009/1827** Officer: Ashwita Naidu  
Decision: RNO Decision Date: 09/11/2009  
Location: 299-309 Alexandra Road N10 2EU  
Proposal: Observation to London Borough of Barnet for replacement of existing windows/doors with UPVC windows/doors.

Application No: **HGY/2009/1828** Officer: Ashwita Naidu  
Decision: RNO Decision Date: 09/11/2009  
Location: 263-273 Alexandra Road N10 2EU  
Proposal: Observation to London Borough of Barnet for replacement of existing windows and door with UPVC windows and door.

---



Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 7<sup>th</sup> December 2009</b>
---------------------------	--

<b>Report Title: Development Control and Planning Enforcement work report</b>	
<b>Report of: Niall Bolger Director of Urban Environment</b>	
<b>Wards(s) affected: All</b>	<b>Report for: Planning Committee</b>
<p><b>1. Purpose</b> To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement.</p>	
<p><b>2. Summary</b> Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 9<sup>th</sup> November 2009 Planning Committee meeting.</p>	
<p><b>3. Recommendations</b> That the report be noted.</p>	
<p>Report Authorised by: </p> <p style="text-align: center;"><b>Marc Dorfman</b> <b>Assistant Director Planning &amp; Regeneration</b></p>	
<p>Contact Officer: <b>Ahmet Altinsoy</b> <b>Development Management Support Team Leader</b>      <b>Tel: 020 8489 5114</b></p>	
<p><b>4. Local Government (Access to Information) Act 1985</b> 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: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a>. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

This page is intentionally left blank

Planning Committee 7 December 2009

## DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

#### **October 2009 Performance**

In October 2009 there were 140 planning applications determined, with performance in each category as follows -

There were no major applications were determined in October

59% of minor applications were determined within 8 weeks (16 out of 27 cases)

80% of other applications were determined within 8 weeks (90 out of 113 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 October, there were 982 planning applications determined, with performance in each category as follows -

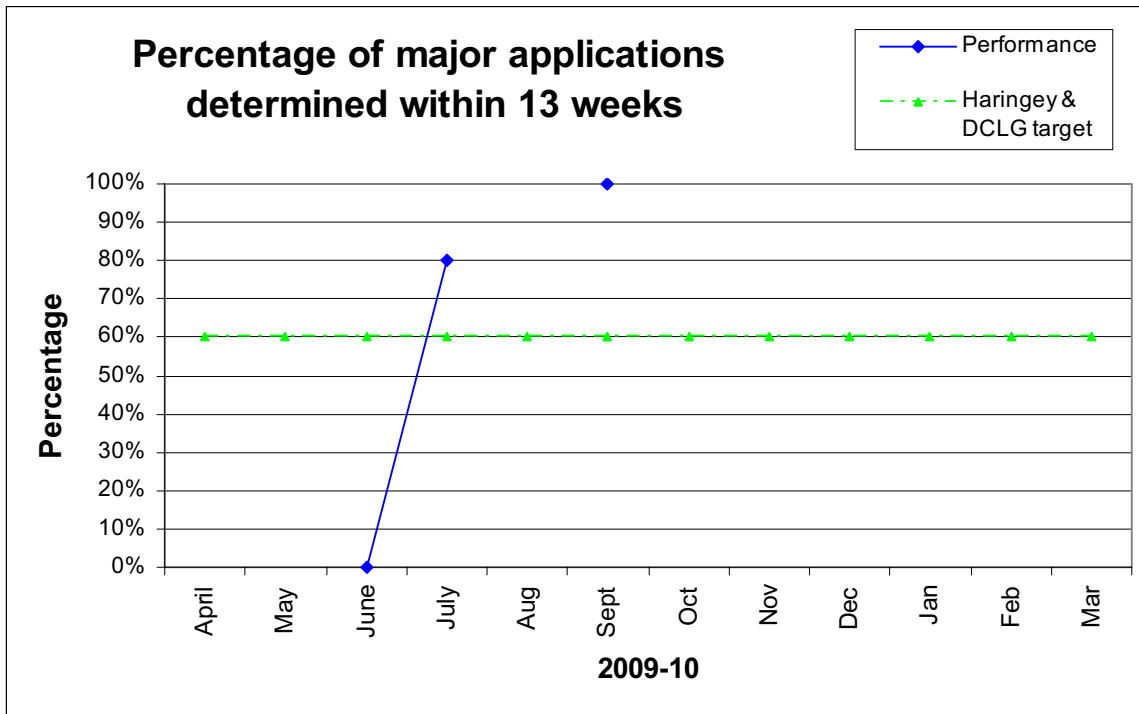
75% of major applications were determined within 13 weeks (6 out of 8)

75% of minor applications were determined within 8 weeks (159 out of 212 cases)

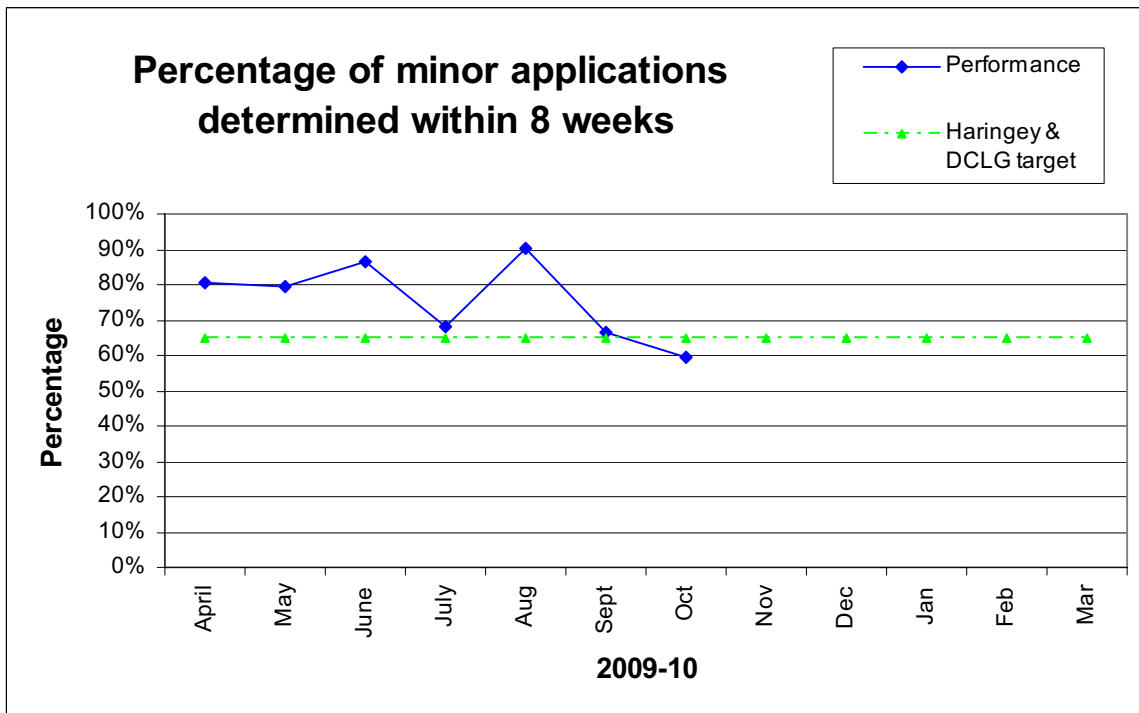
87% of other applications were determined within 8 weeks (661 out of 762 cases)

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

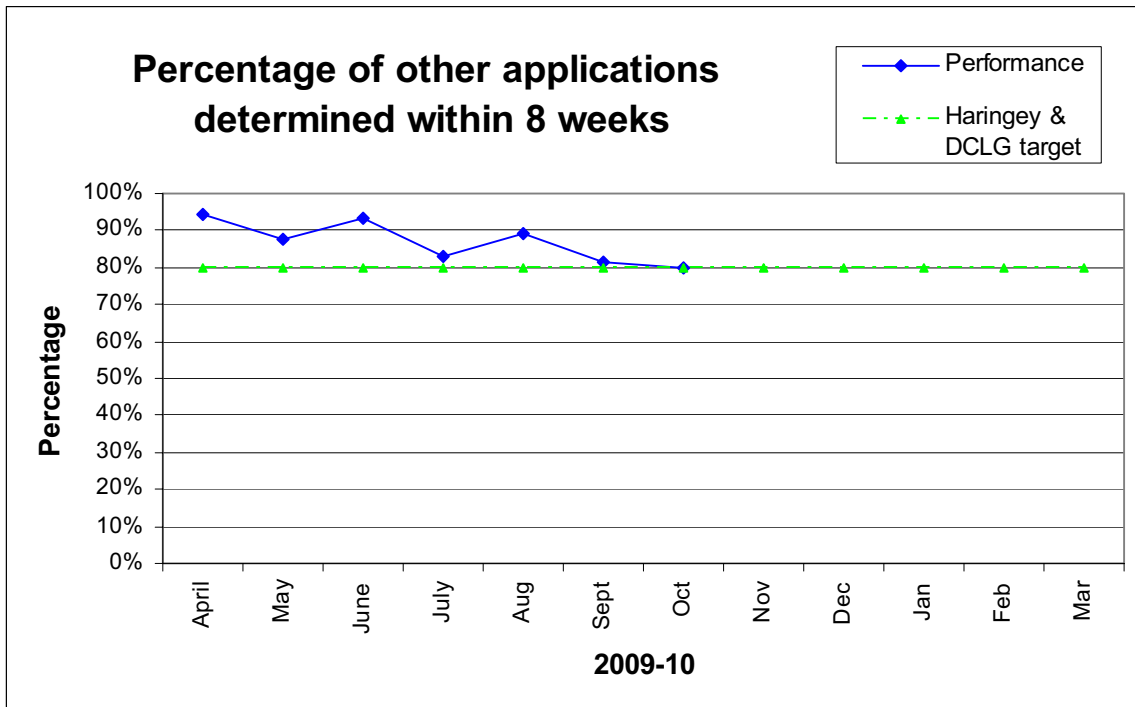
**Major Applications 2009/10**



**Minor Applications 2009/10**



**Other applications 2009/10**



**Last 12 months performance – November 2008 to October 2009**

In the 12 month period November 2008 to October 2009 there were 1648 planning applications determined, with performance in each category as follows -

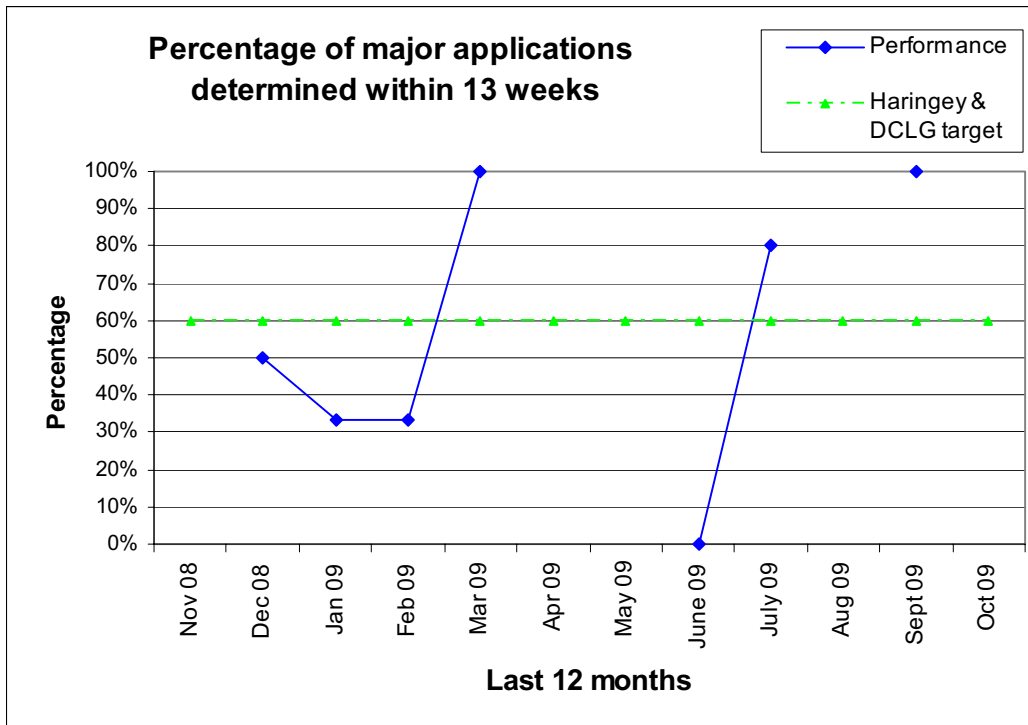
61% of major applications were determined within 13 weeks (11 out of 18)

77% of minor applications were determined within 8 weeks (302 out of 393 cases)

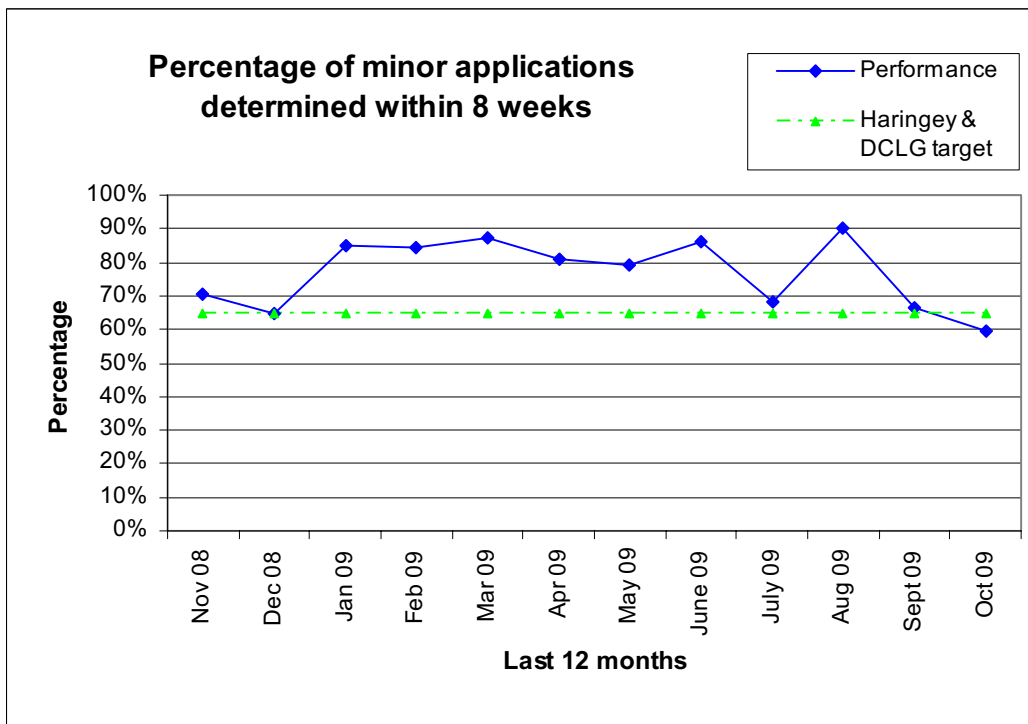
86% of other applications were determined within 8 weeks (1067 out of 1237 cases)

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

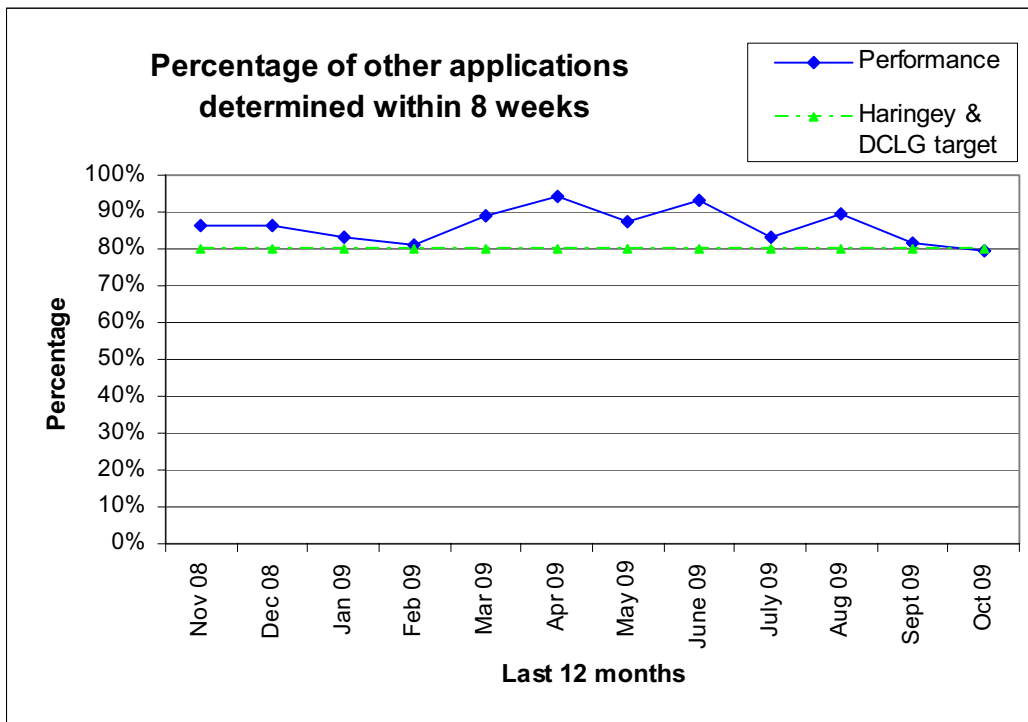
**Major applications – last 12 months**



**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**

**October 2009 Performance**

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

81% were granted (95 out of 118)

19% were refused (23 out of 118)

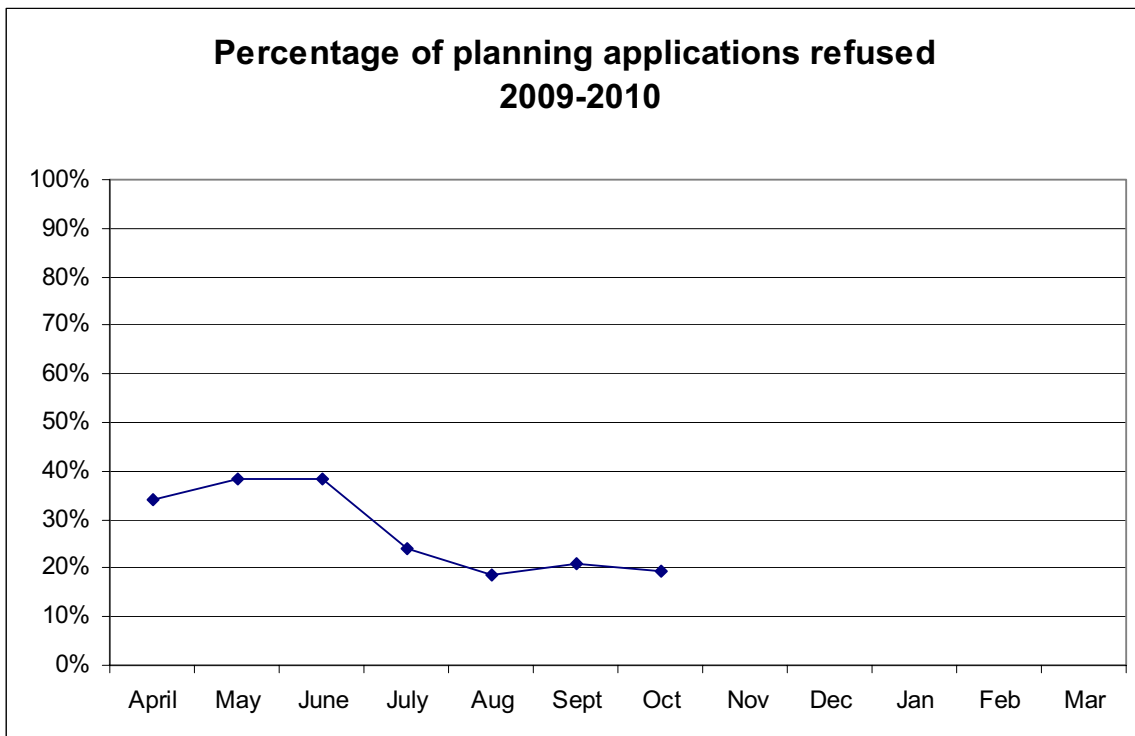
**Year Performance – 2009/10**

In the financial year 2009/10 up to the end of October, excluding Certificate of Lawfulness applications, there were 834 applications determined of which:

73% were granted (608 out of 834)

27% were refused (226 out of 834)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

**October 2009 Performance**

In October 2009 there were 18 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

28.0% of appeals allowed on refusals (5 out of 18 cases)

72.0% of appeals dismissed on refusals (13 out of 18 cases)

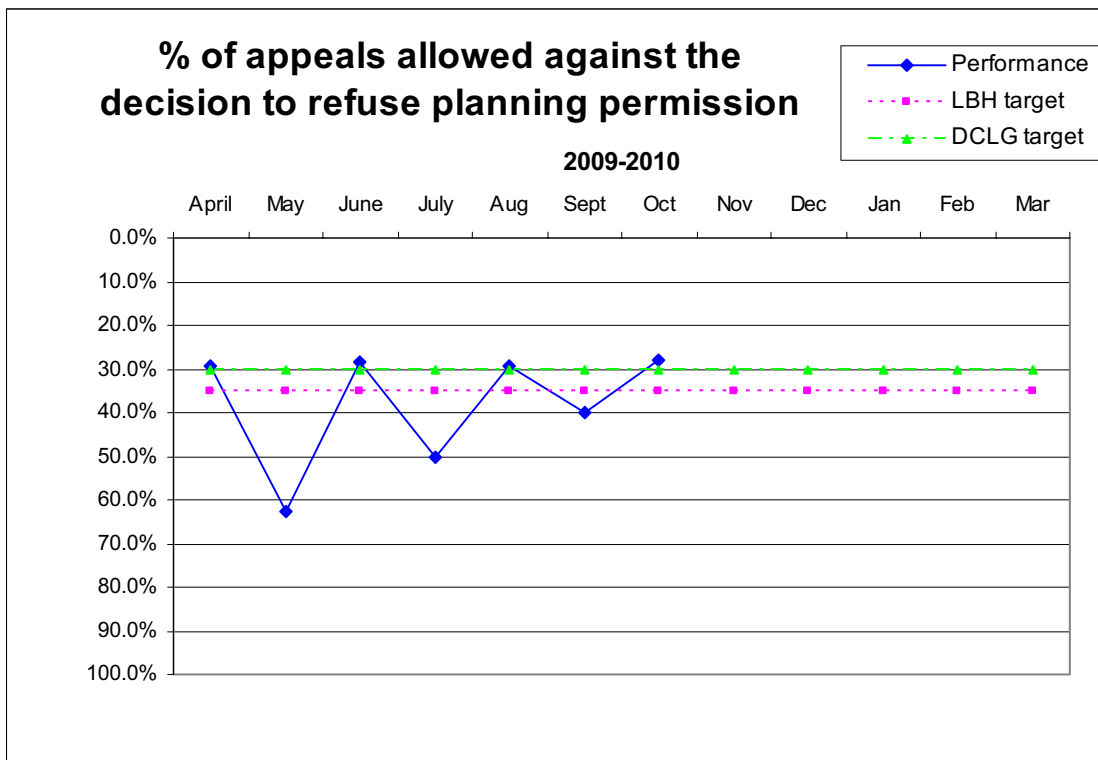
**Year Performance – 2009/10**

In the financial year 2009/10, up to the end of October, there were 78 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

34.6% of appeals allowed on refusals (27 out of 78 cases)

65.4% of appeals dismissed on refusals (51 out of 78 cases)

The monthly performance is shown in the following graph:



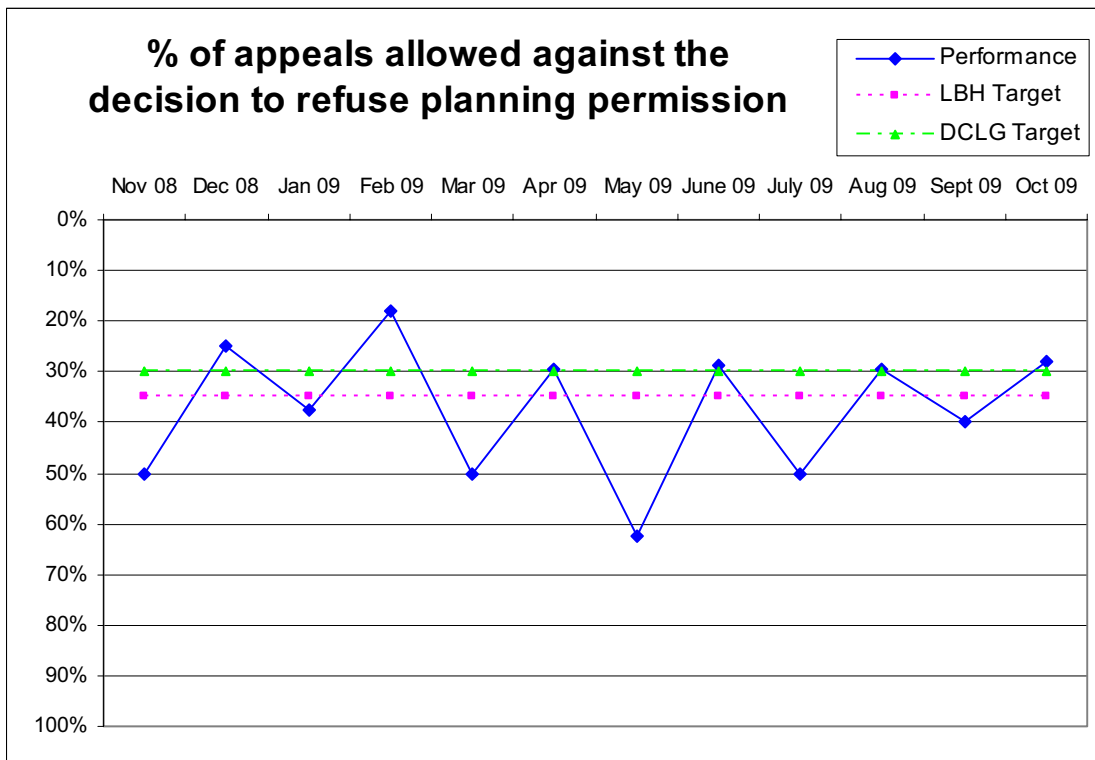
**Last 12 months performance – November 2008 to October 2009**

In the 12 month period November 2008 to October 2009 there were 136 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

33.8% of appeals allowed on refusals (46 out of 136 cases)

66.2% of appeals dismissed on refusals (90 out of 136 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 7 December 2009

## **Building Control Performance Statistics**

### **October 2009 Performance**

In October 2009 Building Control received 112 applications and 26 Initial Notices. The applications were broken down as follows -

62 Full Plans applications;

47 Building Notice applications; and

3 Regularisation applications.

85% of these applications were validated within 3 days and 92% fully checked within 15 days.

During October 2009, 832 site inspections to ensure compliance with the Regulations.

Within the same period, Building Control also received notification of 22 Dangerous Structures (inspected within 2 hours of receiving notification, 24 hours a day) and 6 Contraventions (inspected within 3 days of receiving notification).

For an explanation of the categories see Appendix A

### **Year Performance – 2009/10**

In the financial year 2009/10, up to the end of October, Building Control have received 813 applications and 159 Initial Notices.

Within the same period, Building Control also received notification of 112 Dangerous Structures, 116 Contraventions and have carried out 5280 inspections.

Explanation of categories

Full Plans applications –	Applications for all types of work, where the applicant submits fully annotated drawings and details that are required to be fully checked by Building Control. When these are checked in the majority of cases a letter is sent to the applicant or their agents requesting clarification and/or changes to be made to the application in order to achieve compliance;
Building Notice -	Applications for residential work only, where the applicant only has to submit the Notice and basic details, most of the compliance checks are carried out through site inspections;
Regularisation application -	Where works are carried out without an application having been made the owner may be prosecuted. However to facilitate people who wish to have work approved, in 1999 Building Control introduced a new process called Regularisation. A regularisation application is a retrospective application relating to previously unauthorised works i.e. works carried out without Building Regulations consent, started on or after the 11 November 1985. The purpose of the process is to regularise the unauthorised works and obtain a certificate of regularisation. Depending on the circumstances, exposure, removal and/or rectification of works may be necessary to establish compliance with the Building Regulations;
Validation -	All applications that are received have to be validated to ensure that the application is complete and ready to be formally checked;
Site Inspections -	Inspections carried out by Building Control to ensure compliance with the Building Regulations and/or in the case of Dangerous Structures, inspections in order to determine the condition of the structure being reported as dangerous.



Dangerous Structures -

Building Control are responsible for checking all notified dangerous structures on behalf of the Council within 2 hours of notification, 24 hours a day 365 days a year;

Contraventions -

Contraventions are reports of works being carried out where no current Building Control application exists.

This page is intentionally left blank

**PLANNING COMMITTEE STATS FOR COMMITTEE MEETING**

**October 2009**

**ENFORCEMENT INSTRUCTIONS COMPLETED**

See below

**S.330 – REQUESTS FOR INFORMATION SERVED**

None

**ENFORCEMENT NOTICES SERVED**

1. 10 Hampden Lane N17, 07/10/09 - Unauthorised Conversion to 4 self-contained flats
2. Flat A, 26 Summerhill Road N15, 13/10/09 - Unauthorised Extension At Rear & Side
3. 180 Park Lane N17, 13/10/09 - Unauthorised Conversion to Two Flats
4. 484-486 Lordship Lane N22, 14/10/09 - Unauthorised Change Of Use To Social Club  
(case is now closed as use has ceased)

**BREACH OF CONDITION NOTICE SERVED**

None

**TEMPORARY STOP NOTICES SERVED**

None

**PLANNING CONTRAVENTION NOTICES SERVED**

1. Rear of 168-470 Lordship Lane N17, 06/10/09 - Large Unauthorised Wooden Structure Constructed At Rear Of Shopping Parade
2. 7 Truro Road N22, 26/10/09 - Unauthorised Conversion To Two Flats And Also Constructing A New Conservatory For Residential Purposes (case has since closed)
3. 555 White Hart Lane N17, 30/10/09 - Works Taking Place 24 Hours A Day Whilst PP Pending
4. North Middlesex Cricket Club, 185a Park Road N8, 30/10/09 - porto-cabins erected, 2nd storey addition to club house

**PROSECUTIONS SENT TO LEGAL**

2 Park Avenue Road N17, 27/10/09 - Unauthorised Extension to Rear  
2 Imperial Road, London, N22, 22/10/09 - the property has been extended to the rear and there has been no planning application. The property has already being converted into self contained flats.

1 Bruce Castle Road N17, 08/10/09 - Unauthorised Conversion to Flats

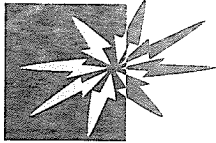
**APPEAL DECISION– check with officer**

**SUCCESSFUL PROSECUTIONS – check with officer**

**CAUTIONS**

72 Stroud Green Road N4, 8/10/09 - Unauthorised Roof Terrace being constructed at rear

This page is intentionally left blank



Haringey Council

Agenda item:

**[No.]****Planning Committee****On 7<sup>th</sup> December 2009**Report Title **Planning Enforcement Quarterly Update**Report of **Niall Bolger Director of Urban Environment**

Signed :

Contact Officer : **Eubert Malcolm, Enforcement Response Service Manager,**  
**telephone 020 8489 5520**

Wards(s) affected: **All**Report for: **Non-Key Decision****1. Purpose of the report**

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

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

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

<p><b>4. Recommendations</b></p> <p>4.1. That Members note the continued success of the service in delivering strong enforcement activity and maintaining low numbers of open caseloads.</p> <p>4.2. That members note ongoing difficulty in obtaining feedback on the service.</p>
<p><b>5. Reason for recommendation(s)</b></p> <p>5.1. Good progress continues in maintaining low numbers of open cases but the service has limited feedback from satisfaction monitoring.</p>
<p><b>6. Other options considered</b></p> <p>6.1. This is a regular report update, no other option has been considered.</p>
<p><b>7. Summary</b></p> <p>7.1. Planning Enforcement has continued to deliver strong enforcement activity and continues maintain low numbers of open cases. This report updates members of the Planning Committee on service activity in the service.</p>
<p><b>8. Chief Financial Officer Comments</b></p> <p>8.1. The costs of preparing this report have been met from existing budgets. As the report is essentially an update report there are no direct costs associated with the recommendation. It should be noted that the level of enforcement activity that can take place is limited by the budget available.</p>
<p><b>9. Head of Legal Services Comments</b></p> <p>9.1. Legal Services note the content of this report.</p>
<p><b>10. Equalities &amp; Community Cohesion Comments</b></p> <p>There are no equalities and community cohesion issues raised by this issue</p>
<p><b>11. Consultation</b></p> <p>11.1. The service meets routinely with colleagues from Development Control and to review performance and improvements.</p>

**12. Service Financial Comments**

12.1. The ongoing levels of enforcement activity are incurring raised legal costs but these will be met within the overall Enforcement budget. Due to success on case management the funding of a super-numary post for projects will end in December and the officer will leave the service. This funding has come from vacancies elsewhere in Enforcement Response which we expect to fill through planned recruitment.

**13. Use of appendices /Tables and photographs**

13.1. Appendix 1 – The number of open cases by the year received

13.2. Appendix 2 – 2009/10 Performance indicators

13.3. Appendix 3 – 2009/10 Outcomes of planning enforcement closed cases

**14. Local Government (Access to Information) Act 1985**

14.1. Planning Enforcement Review Full Report (2007)

**15. Planning Enforcement Performance and Service Update**

15.1. Appendix 1 demonstrates the number of open cases by the year received. Our current caseload is 344, including 227 cases remaining open 2009/10.

15.2. Appendix 2 reports on planning enforcement's performance indicators in the second quarter from July to October 09. Performance remains strong across the suite of indicators. ENF 1 (Successful resolution of a case after 8 weeks) is above target at 51%, ENF 2 (customer satisfaction) has proved problematic as levels of response remains low however there are indications that the service continues to have issues in keeping service users informed about the progress of their case.

15.3. Response to written requests for feedback has continued to be very low and not statistically reliable. We have recently carried out telephone customer satisfaction surveys and will incrementally increase the number of surveys sent out by 10% per month to improve the level of responses received. The service is also looking to have a resident's focus group in the next quarter to increase our understanding of customer satisfaction. Of the limited feedback received, keeping complainants regularly informed of our investigations remains the most common concern.

15.4. Appendix 3 reports on planning enforcement's closed cases outcomes from April to October 09. From April to date 50% of cases were closed as there was no breach or the development fell under permitted development. In 23% of closed cases it was considered that enforcement action was not expedient. 20% of

closed cases was as a result of compliance, remediation or regularisation. 7% of cases were closed as they were immune from enforcement action.

15.5. The service is also involved with a number of projects

- Tower Gardens Estate Conservation has 8 cases going forward for prosecution. A number of cases are being resolved through discussions with Homes for Haringey.
- Myddleton Road Strategy Group – 2 notices were upheld on appeal as it could be proved that the development was is situ for more that 4 years therefore immune from enforcement action. 4 cases are now liable for prosecution and a further 2 cases have a compliance date in 2010.
- Green Lanes HMO pilot - Since we last reported there has been a significant data mapping for a series of Ladder Roads. This exercise which has layered a range of information on crime, planning history, housing and nuisance complaints, rubbish dumping and council tax. 53 new cases have been generated in relation to conversions on the ladder. Another 12 cases are expected to be generated in the St Ann's ward. 10 properties are already under investigation with further internal investigations required to confirm the breach



**Appendix 1 – Table showing Planning Enforcement Caseload**

Year	No. cases opened for investigation	No. cases remaining open
2001-2002	401	0
2002-2003	782	2
2003-2004	881	3
<b>Sub total 2001/2 – 2003/4</b>	<b>2064</b>	<b>5*</b>
2004-2005	898	2
2005-2006	939	9
2006-2007	686	8
<b>Sub total 2004/5 - 2006/7</b>	<b>2523</b>	<b>19**</b>
2007-2008	914	21
2008-2009	1052	72
<b>Sub total 2007/8 - 2008/9</b>	<b>1966</b>	<b>73</b>
2009-2010 1.4 to 09/11/09	600	227
<b>Total for all years</b>		<b>344</b>

\* Of the 5 open cases pre 2004,

- 2 have been prosecuted for the second time. Compliance in both anticipated before years end
- 2 warrant case
- 1 In court hearing 16th November 2009;

\*\* Of the other 19 open cases pre 2007

- 4 Enforcement Appeal recently dismissed
- 1 undertaken compliance works
- 2 warrant cases
- 3 prosecutions or re-prosecutions
- 7 cases where prosecution bundles have been submitted to Legal Services

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

Table of monthly performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output 2009/10 Second quarter
ENF PLAN 1	Successful resolution of a case after 8 weeks - 01/01/2008 onwards	40%	51% (121) 238
ENF PLAN 3	Customer satisfaction with the service received	20% of cases	TBC
ENF PLAN 4	Cases closed within target time of 6 months - 01/01/2008 onwards	80%	86% (205) 238
ENF PLAN 5	Cases acknowledged within 3 days	90%	89% (234) 264
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	100%, 99%, 100%
Performance Indicator Number	Performance Indicator description	Performance output 2009/10 First and Second Quarter	
ENF PLAN 7	Number of Planning Contravention Notices served	25	
ENF PLAN 8	Number of Enforcement Notices Served	38	
ENF PLAN 9	Number of enforcement notices appealed	35	
ENF PLAN 10	Number of enforcement notices withdrawn	18	
ENF PLAN 11	Number of prosecutions/simple cautions for non-compliance with enforcement notice	10	
ENF PLAN 12	Number of Notices (Other) served	3	

**Appendix 3 – Table showing Outcomes of Planning Enforcement Closed Cases**

<b>Closure reason</b>	<b>1<sup>st</sup> Quarter</b>	<b>2<sup>nd</sup> Quarter</b>
No beach/Permitted Development	125 (42%)	127 (50%)
Not expedient	58 (19.5%)	58 (23%)
Compliance/ Remediation/Regularisation	56 (19%)	51 (20%)
Immune from enforcement action	58 (19.5)	17 (7%)
<b>Total</b>	<b>297</b>	<b>253</b>

This page is intentionally left blank



Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 7<sup>th</sup> December 2009</b>
---------------------------	--

Report Title: **Town & Country Planning Act 1990****Town & Country Planning (Trees) Regulations 1999**Report of: **Marc Dorfman Director of Urban Environment**Wards(s) affected: **Tottenham Green**Report for: **Planning Committee****1. Purpose**

The following reports recommend Tree Preservation Order be confirmed.

**2. Summary**

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

1. Land behind 6 – 26 Beaconsfield Road N15

**3. Recommendations**

To confirm the attached Tree Preservation Order .

Report Authorised by:  .....

 **Marc Dorfman**  
**Assistant Director Planning & Regeneration**

Contact Officer: **Ahmet Altinsoy****Development Management Support Team Leader****Tel: 020 8489 5114****4. Local Government (Access to Information) Act 1985**

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

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

This page is intentionally left blank

**TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999**

SUMMARY

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

REPORT

The tree is located at: Land behind 6 – 26 Beaconsfield Road N15

Species: T1: Sycamore

Location: Directly behind rear boundary fence of 18 Beaconsfield Road N15

Condition: Good

The Council's Arboriculturalist has reported as follows:

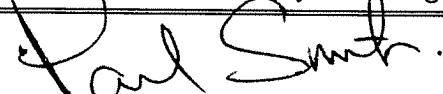
A Tree Preservation Order should be attached on the following grounds:

1. The tree is of high amenity value, being clearly visible from a public place.
2. The tree appears healthy for its species and age. It has a predicted life expectancy in excess of 30 years.
3. The tree is suitable to its location.
4. The tree is a species which contributes significantly to local bio-diversity.
5. In addition the tree acts as a natural screen between existing houses and newly-built flats.

No objections have been received in regard to the TPO.

RECOMMENDATION

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



**Paul Smith**  
**Head Of Development Management South**

This page is intentionally left blank





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

**Site plan**  
**Land behind 6 - 26 Beaconsfield Road N15**  
**T1. Sycamore**

**Directorate of**  
**Urban**  
**Environment**

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

	Drawn by	AA
	Scale	1:1250
	Date	07/12/2009

This page is intentionally left blank



Haringey Council

Agenda item:

**[No.]**

Planning Committee	On 7 December 2009
--------------------	--------------------

<p>Report Title. Park Tavern, Park Lane N17</p> <p>Removal of requirement for S256 agreement and entering into a S38 Agreement of the Highways Act 1980</p>		
<p>Report of Marc Dorfman – Assistant Director Planning and Regeneration</p> <p>Signed: <i>Paul Smith</i> pp Marc Dorfman</p>		
<p>Contact Officer : Stuart Cooke</p>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; padding: 5px;">Ward affected: Tottenham Hale</td> <td style="width: 50%; padding: 5px;">Report for: Non Key Decision</td> </tr> </table>	Ward affected: Tottenham Hale	Report for: Non Key Decision
Ward affected: Tottenham Hale	Report for: Non Key Decision	
<p>1. Purpose of the report (That is, the decision required)</p> <p>1.1 To remove the requirement for a S256 agreement under the Highways Act attached to the planning permission for the erection of a new four storey mixed use development at the former Park Tavern site, Park Lane, N17 in connection with the exchange of land from highway to private land and to agree to a S38 agreement under the Highways Act 1980 to designate the new footway within the application site as public highway.</p>		
<p>2. Introduction by Cabinet Member (if necessary)</p> <p>N/A</p>		
<p>3. State link(s) with Council Plan Priorities and actions and /or other Strategies:</p>		

Haringey Unitary Development Plan adopted July 2006. Relevant policies:  
M10: parking for Development

**4. Recommendations**

5. That the Planning Committee endorse the removal of the S256 agreement and entering into a S38 agreement under the Highways Act 1980 as detailed in section 6 of this report, based on the revised parking arrangement shown in drwg.no. 08424.110 P3.

**6. Reason for recommendation**

**Agreement under S256 of the Highways Act 1980**

- 6.1 Planning permission was granted by Committee on the 11 May 2009 for the redevelopment of the former Park Lane Tavern site in Park Lane N17 for a mixed use development comprising retail floorspace and replacement Kingdom Hall on the ground floor and 48 flats on the upper floors with associated parking and landscaping. The scheme incorporated parking at ground floor level for the exclusive use by the development, (8 spaces for the Kingdom Hall and 9 spaces, including 3 disabled spaces, for the residential). In addition, 6 additional spaces are shown on the approved layout drawing, drwg.no. 08424.110 P2, fronting the development in Shelbourne Road, which is currently public highway. Four of these spaces are shown on this drawing as being for the exclusive use by the Kingdom Hall.
- 6.2 Because these four spaces are shown as being for the exclusive use by the Kingdom Hall but located on the public highway, the land occupied by those spaces would need to be exchanged from Council to private ownership. As part of the same agreement, the new public footway shown within the application site would be swapped from private to public space. This would be achieved through the S256 agreement under the Highways Act. This procedure was agreed and minuted by the Committee.
- 6.3 There is however a lack of clarity over the number of spaces to be allocated to the Kingdom Hall. The approved plan shows a total of 12 spaces, 8 within the development and 4 on-street spaces for exclusive use by Kingdom Hall. However, the report to committee referred to 8 spaces for use by Kingdom Hall, the 4 on-street spaces being referred to as general parking. It is considered that the Committee approved the scheme on the basis of 12 spaces as the committee agreed to the S256 agreement to achieve the required land swap between public and private land. The agreement is not required if the on-street spaces are to be for general public parking. The applicant states this was always their intention. The applicant is concerned that the S256 procedure is protracted and it will be potentially difficult to achieve the desired outcome within their timescale.
- 6.4 Therefore, an alternative arrangement is proposed. The four on-street spaces in Shelbourne Road marked for use by Kingdom Hall shall be designated for public

parking. One of the eight parking spaces within the site designated for Kingdom Hall will be widened to become a disabled space. This arrangement will mean that the spaces in Shelbourne Road will remain part of the public highway, thereby avoiding the need for a land swap and the S256 agreement. This revised arrangement is shown on drwg.no. 08424.110 P3.

6.5 Transportation have confirmed that the eight spaces provided within the development would comprise adequate provision for the Kingdom Hall based on the number of spaces currently provided on their existing site in Paxton Road and the projected congregation figures provided by the applicant.

6.6 In the light of the above, it is unnecessary for the spaces in Shelbourne Road to be reserved exclusively for the development and they may therefore be made available for general public use. As such, no exchange of land needs to occur and consequently there is no need for a S256 agreement to be made.

**Agreement under S38 of the Highways Act 1980**

6.7 The scheme as approved shows the existing pavement widened and moved eastwards into the site. As such, it becomes part of the application site which is private land. In order to make the new footway public, it needs to be dedicated as public land. To achieve this, it will be necessary for the applicant to enter into an agreement under S38 of the Highways Act 1980. This will make the land shown as the new public footway on the approved scheme public highway.

**6. Other options considered**

N/A

**7. Summary**

The provision for parking within the development for the uses proposed is considered sufficient and the spaces shown on Shelbourne Road are not required for the exclusive use of the development, as shown on revised drwg. no. 08424.110 P3. The requirement for an agreement under S256 of the Highways Act 1980 for an exchange of land is therefore unnecessary.

In order that the new footway be made public land, the applicant will need to enter into an agreement under S38 of the Highways Act 1980 to dedicate that land for public use.

That the Planning Committee endorse the removal of the S256 agreement and entering into of a S38 agreement.

**Head of Legal Services Comments**

'The Head of Legal Services notes the contents of this report and that Legal Services should be instructed to prepare the s38 Agreement. There are no other legal implications envisaged as a result of this recommendation.'

<b>Consultation</b> Transportation Group have been consulted on the proposed removal of the S256 agreement and entering into of a S38 agreement. Transportation advise that the revised provision is acceptable and support the proposal.
<b>Use of appendices /Tables and photographs</b> Drawing. no. 08424.110 P3
<b>Local Government (Access to Information) Act 1985</b> Report to Planning Committee May 2009 ref. no. HGY2008/2220.



This page is intentionally left blank





Haringey Council

Agenda item:

[ ]

<b>Planning Committee</b>	<b>On 7<sup>th</sup> December 2009</b>
---------------------------	--

<b>Report Title: Planning applications reports for determination</b>	
<b>Report of: Niall Bolger Director of Urban Environment</b>	
Wards(s) affected: <b>All</b>	Report for: <b>Planning Committee</b>
<b>1. Purpose</b> Planning applications submitted to the above Committee for determination by Members.	
<b>2. Summary</b> 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.	
<b>3. Recommendations</b> See following reports.	
Report Authorised by: ..... <b>Marc Dorfman</b> <b>Assistant Director Planning &amp; Regeneration</b>	
Contact Officer: <b>Ahmet Altinsoy</b> <b>Development Management Support Team Leader</b> <span style="float: right;"><b>Tel: 020 8489 5114</b></span>	
<b>4. Local Government (Access to Information) Act 1985</b> 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: <a href="http://www.haringey.gov.uk">www.haringey.gov.uk</a> . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.	
The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.	

This page is intentionally left blank

Planning Committee 7 December 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\_01 Rev J, 12241\_00\_02 Rev J, 12241\_10\_00 Rev J, 12241\_10\_10 Rev J, 12241\_10\_11 Rev I, 12241\_10\_12 Rev I, 12241\_20\_01 Rev I, 2241\_30\_01 Rev I, 12241\_30\_02 Rev I & 12241\_30\_03 Rev I.

**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

#### **REPORT WAS DEFERRED FROM PREVIOUS PLANNING COMMITTEE OF 9 NOVEMBER 2009 FOR A REVIEW OF CAR PARKING PROVISION**

Following a review of the car parking provision for the scheme, there has been an increased of the provision to 12 spaces. Also the applicant has agreed to enter into a section 106 Agreement to provide a "car club scheme" and a Residential Travel Plan to reduce the level of car usage and promote sustainable methods of Transport for residents of the development.

#### **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.

Following a review of the car parking provision for the scheme, there has been an increased of the provision to 12 spaces. Also the applicant has agreed to enter into a section 106 Agreement to provide a “car club scheme” and a Residential Travel Plan to reduce the level of car usage and promote sustainable methods of Transport for residents of the development.

### **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, unit 2, 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 has been increased to 12 spaces, which is considered to be acceptable for the site and locality because of the availability of public transport. Also the applicant has agreed to enter into a section 106 Agreement to provide a 'Car club scheme' and a Residential Travel Plan to reduce the level of car usage in the locality. 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:-

'Transportation and Highways would have no objection to the development proposals providing the applicant agrees to the following.

1, Provision of 12 (Twelve) car parking spaces including 3 disabled spaces.

2, Enters into a section 106 Agreement to provide the "car club scheme".

Details of the "Car Club Scheme" to be submitted and agreed prior to the occupation of the development.

3, Enters into a section 106 Agreement to provide a Residential Travel Plan to reduce the level of car usage and promote sustainable methods of Transport for residents of the development. Travel plan to be submitted and agreed prior to the occupation of the development. (Under section 2.3 of Haringey Council's SPG 7b)'.  
( 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

SPG7b Travel Plans

**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.

Following a review of the car parking provision for the scheme, there has been an increased of the provision to 12 spaces. Also the applicant has agreed to enter into a section 106 Agreement to provide a “car club scheme” and a Residential Travel Plan to reduce the level of car usage and promote sustainable methods of Transport for residents of the development.

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 windows. 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 47m<sup>2</sup>; for two-bedroom units internal floor area would be 70.5m<sup>2</sup> and for the three-bedroom units internal floor area would be 95m<sup>2</sup>. The four-bedroom units would allow well over 104m<sup>2</sup>, 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 819m<sup>2</sup> is sufficient and acceptable, given the availability of public open space in the locality including Hartington 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: M10: 'Parking for Development' sets out the Council's requirements for parking for this type of use.

The proposal incorporates 12 parking spaces including three for wheelchair users. 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. The applicant has agreed to enter into a section 106 Agreement to provide a "car club scheme" and a Residential Travel Plan to reduce the level of car usage in the area. 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.

The Council's Transportation Team has no objection to the proposed development and considers that the provision of car parking spaces, with a car club scheme and a residential travel plan to reduce car usage would mitigate any problems of car parking in the area .

### 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-club scheme -Details of the “Car Club Scheme” to be submitted and agreed prior to the occupation of the development
- Residential Travel Plan to reduce car usage - Travel plan to be submitted and agreed prior to the occupation of the development. (Under section 2.3 of Haringey Council’s SPG 7b)’
- 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 and the provision of a car club scheme and a Residential Travel Plan to reduce car usage.

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’ 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-club scheme -Details of the “Car Club Scheme” to be submitted and agreed prior to the occupation of the development
- Residential Travel Plan to reduce car usage - Travel plan to be submitted and agreed prior to the occupation of the development. (Under section 2.3 of Haringey Council’s SPG 7b)’
- 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 January 2010, 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\_01 Rev J, 12241\_00\_02 Rev J, 12241\_10\_00 Rev J, 12241\_10\_10 Rev J, 12241\_10\_11 Rev I, 12241\_10\_12 Rev I, 12241\_20\_01 Rev I, 2241\_30\_01 Rev I, 12241\_30\_02 Rev I & 12241\_30\_03 Rev I.

#### **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

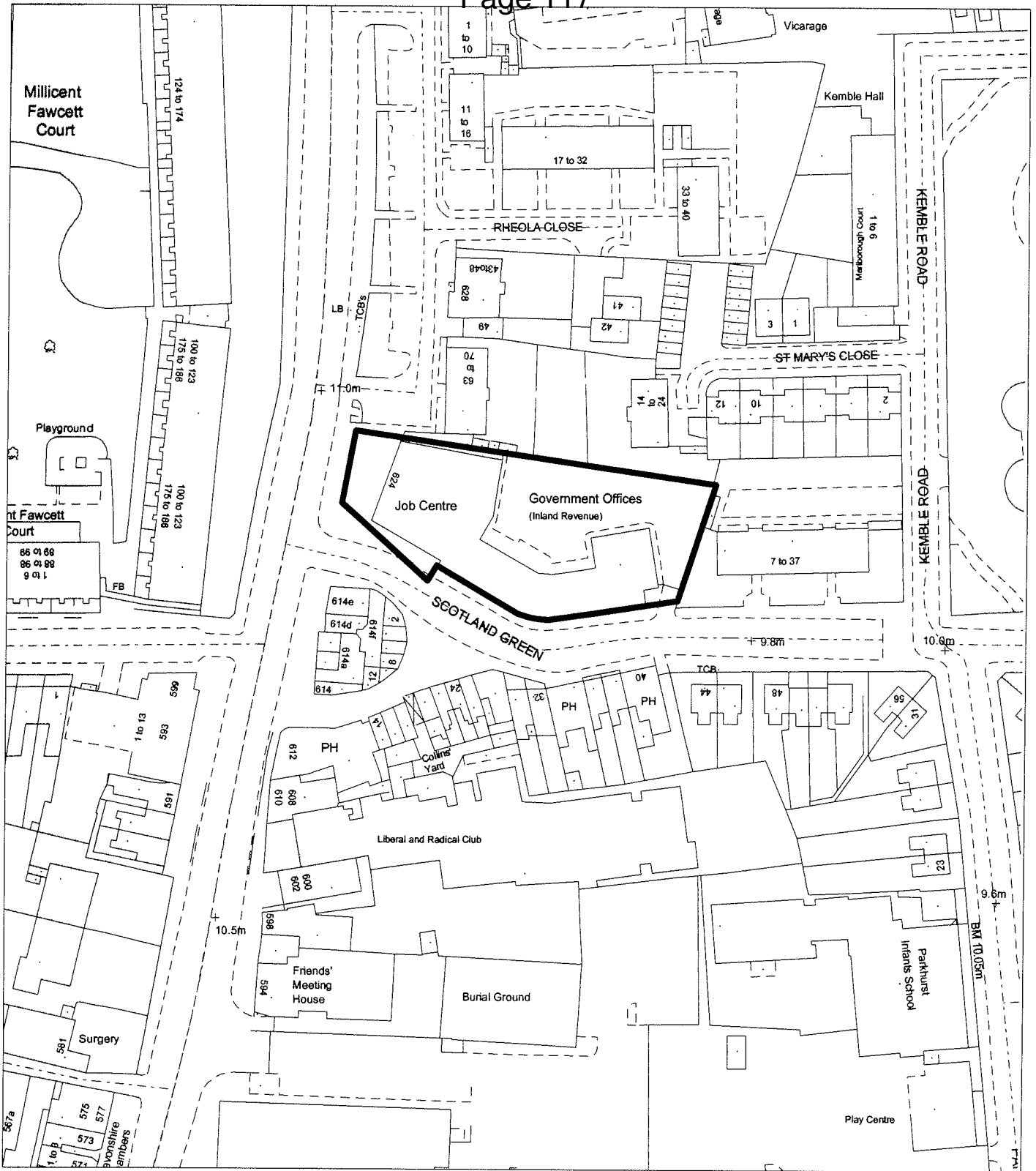
The scale and position of the proposed buildings is such that, any loss of amenity to the neighbouring occupiers would be minimised. The proposed height of the buildings at three storey with a set back fourth floor would conform to the predominate height of existing buildings in the locality and the 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 and the provision of a car club scheme and a Residential Travel Plan to reduce car usage.

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' and SPG1a 'Design Guidance', SPG10c 'Education needs generated by new housing' and 'Housing Supplementary Planning Document ' (adopted October 2008).





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

## Site plan

## 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

This page is intentionally left blank

Planning Committee 7 December 2009

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2009/1591

**Ward:** Alexandra

**Date received:** 22/09/2009

**Last amended date:** N / A

**Drawing number of plans:** 0923 LL 101, 102

**Address:** Newlands Playing Field, Alexandra Park N8

**Proposal:** Construction of a new exercise and sports facility on part of the Newlands Playing Field

**Existing Use:** Recreation / MOL

**Proposed Use:** Recreation / MOL

**Applicant:** Mr Martin Hall Haringey Council, Recreation Services

**Ownership:** Alexandra Palace Trust

## PLANNING DESIGNATIONS

Conservation Area

**Officer Contact:** Matthew Gunning

## RECOMMENDATION

GRANT PERMISSION subject to conditions

## SITE AND SURROUNDINGS

The application site relates to a part of Newlands Playing Field, located in the south eastern corner of Alexandra Park; an 80 hectare Green Flag award winning park which surrounds Alexandra Palace.

To the south of the playing fields, beyond Newlands Road is Campsbourne Estate; a Homes for Haringey housing estate. To the east of the part of the playing field is the Hornsey Water Treatment Works. 100m to the north of the site and separated by long grass is the Racetrack Sports ground, which comprises of 2 cricket pitches, 3 soccer pitches and a clubhouse leased to Alexandra Park Football and Cricket Club. This part of the site previously included a racecourse which closed in 1970.

The application site falls within land designated as Metropolitan Open Land (MOL) and is on land designated of Grade I Borough ecological importance. In addition the land falls within a Conservation Area, given Alexandra Park's designated as Historical Park and given Alexandra Place is a Grade II listed building. The application site and the rest of Alexandra Park is managed by Alexandra Palace Trust.

## **PLANNING HISTORY**

HGY/2004/1495 - Use of site as a Farmers Market operating every Sunday between 0930 and 1700 hours. – Approved 21-09-04

HGY/2005/0325 - Demolition of existing putting kiosk and erection of new putting kiosk. – Approved 07/04/2005

HGY/2005/0330- Provision of canopy, alterations to elevation, remodelling of boat store and cafe buildings. Boat store to be used as cafe and cafe to be used as boat store. – Approved 05/04/2005

HGY/2005/1566 - Erection of single storey toilet block comprising 1 x disabled boys toilet and 1 x disabled girls toilet. – Approved 06/10/2005

HGY/2007/0958 - Variation of Condition 1 (limit to operating period) attached to planning permission reference HGY/2004/1495 to allow use of site as a farmers market operating every Sunday between 0930 and 1700 hrs for a further five years. – Approved 03/07/2007

## **DETAILS OF PROPOSAL**

The proposal is for the construction of a new exercise and sports facility on part of the Newlands Playing Field. This 'adiZone' multi-use sports areas will be in the shape of the Olympics 2012 logo and forms part of the London 2012 legacy. AdiZone's have already been installed in the five Olympics-host boroughs (Tower Hamlets, Greenwich, Hackney, Newham and Waltham Forest) and have been created by adidas to help get more young people and families into sport and physical activity, as part of adidas's sponsorship of the London 2012 Olympic and Paralympic games.

## **CONSULTATION**

Ward Councillors (Alexandra & Hornsey)

LBH - Arb - Alex Fraser

LBH - Conservation Team

LBH - Parks - Michael Loughnane

Alexandra Palace Residents Association

Alexandra Palace Manager

Alexandra Palace & Park CAAC

1-24 (c) Koblenz House, Newland Road

1-33 (c) Newland House, Newland Road

1- 4 Palace View, Newland Road  
1-16 (c) Rhein House, Campsfield Road  
1-21 (c) Campsfield Road  
Campsbourne Junior School Nightingale Lane  
161-175 (o) Nightingale Lane

## PRE-APPLICATION CONSULTATION

Pre-application consultation took place in the Campsbourne Estate in March 2008 with a 'roadshow' on the Campsbourne Estate to introduce the adiZone project in August 2008.

## RESPONSES

Letters of objections have been received from the residents of the following properties: 6, 19 Campsfield Road, 36 Nightingale Road, 77, 79 Boyton Road, 18, 26, 28, 76, 82, 87, 96a, 124, 105, 145a North View Road, 14, 17, 21 Newland House, 73, 80 South View Road, 4 Eastern Road, 67, 95 Redston Road, 39 Warner Rd, 47 Rectory Gardens, 8 Linzee Road, 12 Rookfield Avenue, 309 Queens Lane, 26 Muswell Avenue, 80 Barrington Road, 35 Woodfield Way London N11, 38 Hornsey Park Road, 2 Station Cottages Bedford Road, 36 Dorset Road, 231 Victoria Road, 42 Beechwood Road, 90a Turnpike Lane, 31 Tottenham Lane, 194 Sirdar Road, 51 Sandringham Road, 1 Park Avenue, 16 Rectory Gardens; 71 High Street London, Hornsey, 35 Judd Apartments Great Amwell Lane, 300 Alexandra Park Road, 13 South View Road, as well as 4 letters with no address identified. The objections (50) to the proposal are summarised as follows:

- Proposal will be a gathering place for gangs/ anti social behaviour;
- Proposal will create a 'no go area';
- Loss of green space;
- Proposal would be an eyesore;
- Impact on natural beauty of the Park;
- Unsympathetic colours for a green space;
- The garish colours are not essential;
- Inappropriate materials;
- Impact on the character and appearance of the Conservation Area/ Heritage Park;
- Impact on view of the Palace;
- Impact on wild/ informal/ rural look of this part of the park;
- Impact on wildlife;
- Advertising inappropriate;
- Noise and disturbance;
- Noise and disturbance from music;
- No provision of toilets;
- No provision for waste disposal;
- Maintenance/ replacement costs not considered;
- Traffic implications/ parking problems;
- There are adequate sports facilities in the area;

- Should be provided directly within Campsbourne Estate or housed within Alexandra Palace;
- Incorrect location;
- Inadequate consultation.

### Alexandra Park and Conservation Area Advisory Committee

The proposed location is within the Alexandra Park and Palace Conservation Area, an area that is also designated as Metropolitan Open Land, which gives it a higher conservation status that is the equivalent of green belt. The site is within south east quarter of the Park which is characterised as 'open field' with almost uninterrupted views to the boundaries. Similarly, there are views from the Palace promenade that are protected vistas. In recent years these views have been compromised by the building of New River Village and the water treatment plant. The proposed development within the open field near Newland Road would be an additional objectionable intrusion in the landscape.

The appearance of the proposed adiZone is deliberately designed to have a high visual impact with prominence given to the London 2012 logo and Olympic rings. The proposal states: "In this way the facility can be easily recognisable looking down from the direction of Alexandra Palace Way".

The proposal also states: "The whole amenity will be decorated with the adidas triple stripes and within the facility will be images of Olympic athletes with the strap line: impossible is nothing". Adidas logos would be visible on the equipment, which includes two basketball backboards 3.7 metres high.

The APPCAAC's view is that this overtly commercial and high visual impact design is completely out of keeping with the character of the conservation area. What might be acceptable in an urban context is objectionable when put in the context of the open parkland and semi-rural nature of this quarter of the Alexandra Park.

It is impossible to see this proposal in any way as enhancing or protecting the conservation area, which is a requirement for any development within the Park. The proposal is also in conflict with Haringey's UDP Policies: UD3 (General Principles), UD4 (Quality Design), OS2 (Metropolitan Open land) and OS4 (Alexandra Palace and Park). These are sufficient grounds for refusal of the proposal.

The APPCAAC would also like to comment on some other aspects of this proposal:

First, we are disappointed that this idea should have become a formal planning application in advance of it being considered by the Alexandra Palace and Park Charitable Trust who are the land owners and who have a number of consultation and advisory committees.

Secondly, the proposal refers to public consultation in the Campsbourne area in 2008 and 2009, which led up to this idea for which it is claimed that “Residents throughout the age range were strongly supportive of the proposal”. However, the APPCAAC has received a number of inputs that suggest the consultation may have been inadequate and there are strong objections now being made by residents to the proposal and in particular to the location within Alexandra Park. In addition it would seem that the views of residents from some of the roads that are likely to be affected by the proposal (including Newland Road and Nightingale Lane) have not been consulted either.

Thirdly, although this proposal is intended to respond to the needs of residents where there is no outlet for exercise other than walking or jogging and with no sports equipment, there are real worries that an unintended consequence might be that the facility would become a focus for antisocial behaviour. The APPCAAC has concerns that prior to this proposal having been made, consultation with the Safer Neighbourhoods Team may have been less than thorough and it is understood that the Team have worries about the proposal as it now stands.

Although the APPCAAC objects to this specific proposal, it does so only because of what we see as real deficiencies in it. The CAAC would argue that the Campsbourne area deserves something better than what is now on offer. For example, we would prefer a proposal for some more comprehensive sports and social facility, not dependent on daylight hours and which could be under some form of supervision. An ideal location for such a facility would be on the council owned land to the south of Campsbourne that is currently a disused car-pound.

#### Muswell Hill & Fortis Green Residents Association (as summarised)

- The proposal introduces into the open space an alien element with garish colours and adverting matter;
- Out of character with the surrounding and would not maintain or enhance the character of the Conservation Area;
- Too close to residential area and would be source of noise and disturbance;
- Do not oppose recreational development but the proposal needs to have greater local support, as well as be a long term and appropriate facility;

Letters of support (6) have been received from the residents of 38 Park Avenue North, 117 Redston Road, 37 Warner, 12 North View Road; as well as 2 additional letters with no addresses. These residents support the proposal for the following reasons:

- Social benefit;
- Lack of facilities for younger people on the southern fringe of the park;
- The proposal is small enough to have minimal impact;
- Need for young and not so young to have access to activity facilities/ free of charge;

- Support the proposal subject to it being properly maintained and monitored (CCTV);

## **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

3D.5 Sports Facilities - The Mayor will work with strategic partners to promote and develop London's sporting facilities. This will include the promotion of London as the home of the 2012 Olympic Games and Paralympics.

### 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)

OS4 Alexandra Park & Palace

OS5 Development adjacent to Open Space

OS6 Ecologically Valuable Sites and their Corridors

OS7 Historical Parks Gardens and Landscapes

OS11 Biodiversity

OS13 Playing Fields

OS17 Tree Protection, Tree Masses and Spines

CSV1 Development in Conservation Areas

### Supplementary Planning Guidance

SPG2 Conservation & Archaeology

SPG8d Biodiversity, Landscape & Trees

## **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 facility; (3) impact on the historic park/ conservation area; (4)



impact on trees/ ecology and (5) impact on the residential amenity of nearby residents.

#### 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.

While the facility as described below is unique, the principle of outdoor play and fitness equipment is considered ancillary to the identified purposes of MOL and is a feature already established in Alexandra Park (i.e. the children's play area next to the boating lake in the north of the Park) and in other parks across London. The area to be covered by the adiZone, 6125 sq.m is 0.078% of the 80 hectares site.

Similar adiZone's have been created in other London parks; for example Mile End Park in Tower Hamlets, Mabley Green in Hackney, Langthorn Park in Waltham Forest, Charlton Park in Greenwich and The "Agorospace" Beckton in Newham.

It should be noted that the Local Planning Authority has extensive permitted development rights for providing play equipment, seating, playing pitches and small structures on land which they own as the Local Authority under Class A, Part 12 (Development by Local Authorities) of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995. This includes structures up to a height of 4 metres in height and a volume of 200 cubic metres. This application has been submitted because the Local Authority does not own the land the question; but rather it is owed and managed by the Alexandra Palace Trust.

#### Design &Layout

As noted above the 'adiZone' multi-use sports area will be in the shape of the Olympics 2012 logo and will be occupy an area approximately 23.35m by 24.54m (0.0625 hectares /6125 sq.m). The facility will be located in an area presently an area of mown grass in the south-east corner of Newlands Playing Fields, which will be 20m away from the tree line boundary with Newland Road.

The centre of the logo shape will be located approximately 45km north of Newland Road and 45m west of the nearest park path and over 600m to the south of Alexandra Palace.

This multi-use sports area will include a basketball and football area, a climbing and tennis walls, a dance and gymnastics area and a 15 piece outdoor gym equipment area. The base of the play area will be a porous MOT type; upon which a layer of tarmacadam will sit with a further 10mm deep pebbleflex layer above this. The dance and climbing wall have a 300mm cushion SBR material. The climbing wall will be 2m high x 8m long in black steel with white climbing rocks. The tennis wall will be 5m long by 2.45m high steel, with a basket ball hoop above. The football element will consist of a 6.2m wide kick wall with a marked goal and a second basketball hoop above. The tallest part of the adiZone will be the 2 basketball goals which will be 3.7m in height. The remainder of the equipment will range from 1m to 2.5m. The fixed equipment area will be partly enclosed with a canopy. This play equitant area will be decorated with the adidas triple stripes, the Olympic rings and the 'London 2012' logo.

Two low grass mounds either side of the final shape will be created from the top soil scraped during construction. There will be no formal foot paths planned to access this facility and in addition it will not be enclosed or floodlit.

### Impact on the Historic Park/ Conservation Area

Alexandra Park is identified by English Heritage in the 'Register of Parks and Gardens of Special Historic Interest' as a historic park Policy OS7 requires that proposals for development or landscape changes affecting the character or setting of registered historic parks to conserve and enhance the historic character of the park.

The proposal will be located in the south eastern corner of the park more than 600m away from Alexandra Palace. While the proposed development is of a unusual form and will include materials of different colours, the principle of providing an area for designated play equipment in Alexandra and other parks is an established principle. As such the Council would not be in a position to refuse this application on such a ground. It is also considered that the proposal would not adversely affect the character and appearance of the Conservation Area.

### Impact on Trees/ Ecology

As noted above Alexandra Park is of Grade I Borough ecological importance. Policy OS2 states that permission will not be granted if there is an adverse effect on the nature conservation value of the site. The proposal will not result in the loss of trees nor will it affect tree coverage along the boundaries of the site. The proposal will result in the loss of 548 sq.m of grass. To mitigate against this loss a nearby area of 600sq.m in the Campsbourne Estate will be turned into a

Community Garden. As pointed out above there are no formal foot paths planned to access this facility and in addition it will not be enclosed or floodlit.

Given the proposal will sit on an area currently of mown grass the proposal will not adversely affect flora and fauna, or the ecological importance of Alexandra Park.

#### Impact on Residential Amenity

The siting of this play area has taken due consideration of the proximity of residential properties on Newland Road. The nearest edge of the adiZone facility will be 46m from the nearest housing block (Koblenz House). A road separates the block from the playingfield. This distance is in excess of Sport England's guidance, which recommends a distance of 30 metres between a residential property (actual dwelling) and a MUGA. The play area will not be externally lit and therefore it will not be used in late evenings (expect in high summer).

It is considered that the proposal should not result in adverse impact nearby residents by reason of noise generated. As outlined above the proposed play area will also include two grass mounds which will in part help soften the appearance of the development.

As noted above a significant number of residents have expressed concerns in respect of anti-social behaviour. Discussions on this issue have taken place between the Council's Recreation Services and Alexandra Palace Trust. The facility will fall within CCTV camera coverage and in addition the park is subject to 24 hour security, with security guard patrols over night. The Council and the Park Trust will also work with local Police Community Support Officers in dealing/ resolving any such issues of anti-social behaviour.

As reflected in the comments from those who support this application, the principle of this adiZone multi-use sports area, and those installed in other parts of the London and the UK is to provide a facility for young people, to increase sport preparation and to divert young people away from anti-social behaviour..

#### **SUMMARY AND CONCLUSION**

The proposed adiZone multi-use sports area is considered acceptable in terms of siting, scale, layout and design and will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance. Given its siting the proposal will not detract from the character and setting of the historic park/ Conservation Area, nor adversely impact the ecological value of the site. The proposed development will provide important outdoor recreation facilities for children and young people in from nearby residential properties. 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)', OS4 'Alexandra Park & Palace', OS7 'Historical Parks Gardens and Landscapes', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', OS11 'Biodiversity'

and CSV1 'Development in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and is therefore recommended for APPROVAL.

## RECOMMENDATION

### GRANT PERMISSION

Registered No. HGY/2009/1591

Applicant's drawing No.(s) 0923 LL 101 & 102

Subject to the following condition(s)

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

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

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

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

3. Notwithstanding any indications on the submitted illustrative drawings, full details of the proposed canopy and associated structures, including the choice of materials and overall dimensions shall be submitted to the Local Planning Authority. No work shall be carried out on site until this has been approved in writing by the Local Planning Authority and the development shall be carried out in full accordance with the approved scheme.

Reason: To protect the amenities of park and nearby residents.

4. Prior to the commencement of the development details of a landscaping scheme for the area surrounding the adiZone sports area and a related maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be completed in accordance with the approved details and maintained in accordance with the agreed maintenance schedule.

Reason: To ensure a satisfactory appearance, to protect the amenities of the park.

5. Detailed of a management plan to cover the maintenance/ repair of the proposed facility, including provision of security and surveillance shall be submitted to and approved by the Local Planning Authority, prior to the commencement of the facility

Reason: In order to prevent any loss of amenity to the occupiers of nearby residential properties.

6. The use hereby permitted shall not be commenced before details of the arrangements for the siting of refuse and litter bins have been submitted to and approved by the Local Planning Authority and the facilities approved have been provided.

Reason: In the interest of protecting the amenities of the park.

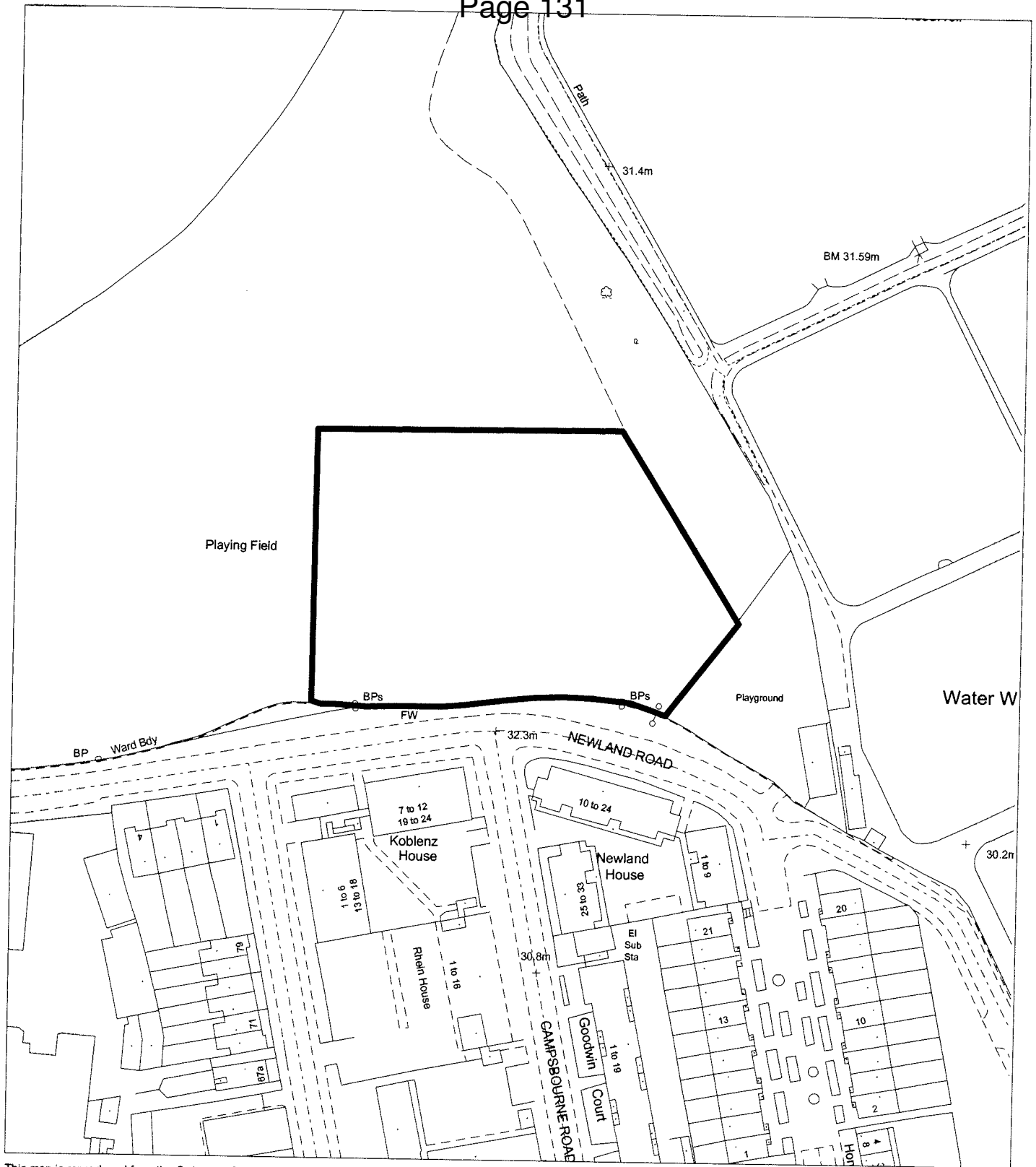
7. No music or other amplified sound shall emanate from this sports facility which in the opinion of the Environmental Health Service, acting on behalf of the Local Planning Authority, cause nuisance to any nearby residents at any time.

Reason: In order to ensure proposed development does not impinge on the amenities of the park or neighbouring residents.

#### REASONS FOR APPROVAL

The proposed adiZone multi-use sports area is considered acceptable in terms of siting, scale, layout and design and will not adversely affect the residential amenities of the nearby residents by reason of noise or disturbance. Given its siting the proposal will not detract from the character and setting of the historic park/ Conservation Area, nor adversely impact the ecological value of the site. The proposed development will provide important outdoor recreation facilities for children and young people in from nearby residential properties. 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)', OS4 'Alexandra Park & Palace', OS7 'Historical Parks Gardens and Landscapes', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', OS11 'Biodiversity' and CSV1 'Development in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006).

This page is intentionally left blank



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

## Site plan

# Newlands Playing Field, Alexandra Park, N8

**Directorate of  
Urban  
Environment**

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

Tel 020 8489 0000  
Fax 020 8489 5525

	Drawn by	AA
	Scale	1:1250
	Date	07/12/2009

This page is intentionally left blank



Planning Committee 7 December 2009

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2009/1730

**Ward:** Highgate

**Date received:** 13/10/2009

**Last amended date:** 19/11/09

**Drawing number of plans:** 7442/01A, 02A, 03A; 7436/21 - 28 incl.

**Address:** 505 Archway Road N6

**Proposal:** Demolition of existing structures and erection of two storey building comprising mixed use residential development, to provide 1 commercial unit for A2 / B1 use on the ground floor and residential units at ground floor / first floor comprising 6 x two bed flats and 1 x one bed flat with associated landscaping

**Existing Use:** Car wash premises

**Proposed Use:** Commercial unit (B1/A2) and seven flats.

**Applicant:** Pinegrove Ltd

**Ownership:** LB of Haringey

## PLANNING DESIGNATIONS

Conservation area

Road Network: Classified Road

**Officer Contact:** Valerie Okeiyi

## RECOMMENDATION

GRANT PERMISSION subject to conditions

## SITE AND SURROUNDINGS

The application site is a two storey, vacant building with an associated parking area that is used for light industrial and commercial uses. It is currently occupied by a small hand car wash business. The site has been used by various companies over the last few years to house a hand wash business or similar operation including a car storage.

It is located on the Highgate Conservation Area surrounded by Archway Road on its northern boundary and Bakers Lane on the south and eastern boundaries.

The western side of the site is bounded by seven two storey houses, The north western side of the site is bounded by a petrol station.

The surrounding area generally is predominantly residential with a range of architectural styles. North Hill is characterised with two and three storey, brick built Victorian houses, numbers 82-86 are listed. The opposite side of Archway Road has a few large commercial premises and a large builders merchant, the rest of the street offers three storey Victorian terrace houses. The seven houses on the western side of the site are all brick built, the front elevations are all painted in render. On the opposite side of Bakers Lane is a modern brick built residential development.

## **PLANNING HISTORY**

Planning-**HGY/1990/0309**-GTD-09-11-90-505-511 Archway Road London - Formation of vehicular crossover.

Planning-**HGY/1992/1405**-REF-16-03-93-505-511 Archway Road London - Retention of 3 No 48 sheet advertisement boards.

Planning-**HGY/2006/0982**-GTD-04-07-06-505 Archway Road London -Insertion of 8 x windows to wall facing Bakers Lane, N6.

Planning-**HGY/2009/1370**-WDN-18-09-09-505 Archway Road London - Demolition of existing structures and erection of three storey building comprising mixed use residential development to provide 1 commercial unit for A2 / B1 use on the ground floor with storage at basement level, and residential units on the first and second floors consisting of 5 x two bed, 2 x three bed and 2 x one bed flats with associated landscaping

Planning-**HGY/2009/1371**-WDN-18-09-09-505 Archway Road London - Conservation Area Consent for demolition of existing structures and erection of three storey building comprising mixed use residential development to provide 1 commercial unit for A2 / B1 use on the ground floor with storage at basement level, and residential units on the first and second floors consisting of 5 x two bed, 2 x three bed and 2 x one bed flats with associated landscaping

Planning-**OLD/1977/0029**-GTD-14-10-77-505-511 Archway Road -1/7/77 Erection of new street Cleansing Depot.

Planning-**OLD/1979/0028**-GTD-30-07-79-505-511 Archway Road -24/1/79 Erection of a street cleaning sub-depot.

## DETAILS OF PROPOSAL

Demolition of existing structures and erection of two storey building comprising mixed use residential development, to provide 1 commercial unit for A2 / B1 use on the ground floor and residential units at ground floor / first floor comprising 6 x two bed flats and 1 x one bed flat with associated landscaping

## CONSULTATION

Transportation Group  
Cleaving  
Legal Services  
Building Control  
Ward Councillors  
Conservation Team  
Highgate CAAC  
Highgate Society  
Andrew Snape – Crime Prevention  
London Fire Brigade – Edmonton  
74 – 108 (e) North Hill  
513 Archway Road  
469 – 497 (o) Archway Road  
34 – 44 (e) Toyne Way  
35 – 45 (o) Toyne Way  
219 North Hill  
Grd, 1<sup>st</sup>,2<sup>nd</sup> floor flat , 469 Archway Road  
460 Archway Road  
Flat 1 – 8 @ 477 Archway Road  
Flat 1,2 483 Archway Road  
Flat 1,2 485 Archway Road

## RESPONSES

### Transportation Group

Since this proposal falls on TfL road network and TfL is the highway authority for these roads, this application has therefore been referred to them for comment today. This comment, once received, would be passed on to the Planning Officer in charge of this application.

Comment received from TfL on 2/11/09 reads:

"Subject to these conditions being met, the proposal as it stands would not result in an unacceptable impact to the Transport for London (TLRN) and therefore have no objection to the application.

### Car and Cycle Parking

1. We understand from the planning application form that 6 car parking spaces, including 2 disabled bays are proposed. This is acceptable level of car parking

for the proposed land use on this site; given the level of access to public transport. In terms of cycle parking no spaces are proposed on the planning application form though the proposed ground floor drawing dated July 2009 shows cycle parking on site. TfL guidelines suggest a minimum of 8 spaces should be provided.

#### Access

2. It is unclear from information within the submission exactly what changes to kerb alignment are proposed on the A1 and why are they necessary. The applicant will need to show that the largest vehicle that they will expect to enter the site can enter and leave safely in a forward gear. Arrangement for larger vehicles (e.g. refuse lorry) will need to be confirmed, taking account of current on-street controls:

TfL is unlikely to change the stopping restrictions on this part of A1 Archway road/Bakers Lane as long as the gyratory remains in its current form as this would be unsafe. The developer will be required to enter into Section 278 of the Highways Act 1980 agreement with TfL for any work on the TLRN footway and/or carriageway. However the applicant will need to demonstrate these works are necessary to ensure safe access to the site and would be responsible for any diversion of statutory equipment within the footway or close to the proposed access location. TfL's Streetscape Guidance set out our design criteria for the TLRN. The applicant should be aware TfL is currently considering proposals to improve the footway/cycle provision in this area.

#### Construction and Servicing

3. The developer has confirmed that the construction and servicing of the site can be carried out from within the site boundary with no requirement to stop on or obstruct the TLRN footway or carriageway.

#### **London Fire Brigade**

The brigade is satisfied with regards to fire brigade access. Further information will be required at Building Control consultation stage with regards to the following;

- Ventilation provision with the basement area
- Ventilation provision within the stair enclosures
- Fire resistance/separation of lift shaft from residential area
- Fire Brigade access to building in the event of a fire
- Means of giving warning and protection

#### **Building Control**

The proposed development is considered satisfactory for fire brigade vehicle and personnel access.

Means of escape and other fire safety issues will be dealt with upon receipt of the formal building regulation certificate

### **Waste Management**

Further to your request concerning the above planning application I have the following comments to make:

The refuse and recycling provision for the residential element of this proposed development would appear to be fine but I am a little concerned about the vehicles stopping outside of the site when collecting.

The vehicle will be parked very close to what is a very busy junction in the one way system, the site may benefit from a purpose built lay by alongside of this development to keep the vehicles out of the mainstream of traffic when collecting refuse and recycling.

I would suggest that you consult traffic for their views on this proposed development.

### **Two letters from residents objecting for the following reasons;**

- The proposed two storey development will still have a detrimental impact on daylight and sunlight loss contrary to the design statement.
- The existing building is mainly single storey with a small office section, set back on the corner of Archway Road and Bakers Lane being two storey. The proposed development is formed of two storeys and would be situated on the edge of the boundary severely reducing the current level of privacy and creating constant overlooking. The proposed development exceeds the existing height set by the existing building and does not properly address the impact on the adjacent properties.
- The development is not of an architectural design that matches the surrounding residential properties. An example of architectural design that would be more fitting can be seen on the current development on 426 Archway Road near Highgate Underground Station.
- The development would further add to parking pressure on the existing roads
- Access to the site for refuse clearance, residents, visitors and commercial deliveries for the commercial outlet has not been addressed properly and is currently inadequate.

### **RELEVANT PLANNING POLICY**

#### **National Planning Policy**

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Guidance 3: Housing

Planning Policy Guidance 4 Industrial Commercial Development and Small Firms

Planning Policy Guidance 13: Transport

Planning Policy Guidance 24: Planning and Noise

The London Plan - 2004

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

Adopted Unitary Development Plan, 2006

G1 Environment  
G2 Housing Supply  
G10 Conservation  
UD2 Sustainable Design and Construction  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
UD8 Planning Obligations  
CSV1 Development in Conservation Areas  
EMP5 Promoting Employment Uses  
EMP4 Non Employment Generating Uses  
ENV9 Mitigating Climate Change: Energy Efficiency  
HSG1 New Housing Development  
HSG9 Density Standards  
HSG10 Dwelling Mix  
M3 New Development Location and Accessibility  
M4 Pedestrian and Cyclists  
M10 Parking for Development

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements  
Housing SPD (October 2008)  
SPG 2 Conservation & Archaeology  
SPG 8b Materials  
SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight  
SPG4 Access for All – Mobility Standards  
SPG5 Safety by Design  
SPG7a Parking Standards  
SPG7b Vehicle and Pedestrian Movement  
SPG8a Waste and Recycling  
SPG9a Sustainability Statement  
SPG10a The Negotiation, Management and Monitoring of Planning Obligations

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

### Principle of Residential Use/ Commercial Use

The application site is not located within a defined employment area. It is however currently occupied by a small car wash business and car storage. These type of businesses only need to employ 3 or 4 people and on a site of this size more provision for employment could be achieved. Also, the fact that none of the previous tenants have succeed in maintaining an ongoing business on the site shows that the current use of the site is not commercially viable.

EMP4 states that planning permission will be granted to redevelop or change the use of land or buildings in an employment generating use provided the land or building is no longer suitable for business or industry use and the redevelopment would increase the numbers of jobs permanently provided on the site.

Guidance from the Central Government and the London Plan set housing targets for Local Authorities. The London Plan sets housing targets for individual Boroughs for the period up to 2016. These targets are generally reflected in Unitary Development Plan policy HSG 1 New Housing Developments. This development will contribute towards the Council meeting its target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing development.

The proposed development would provide a mixed use scheme that would provide much needed housing in the Borough. It will include 7 residential units on ground and first floor level. It also offers 91.7 sq m of new office space A2/B1 use on ground floor level.

The provision of residential on the site would therefore make a useful contribution to the Boroughs housing stock. The site is located in close proximity to a established residential area, local shopping centre and close to a number of public transport facilities. The provision of office space would also create local employment opportunities in the area.

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

### Residential Density

This residential part of the site encompasses a habitable room density of 224 habitable rooms per hectares (HRH). (The figure is on the low side reflecting that the site has a long road frontage and, for density purposes, this tends to inflate the Residential site area; a strip of land 6 metres by the length of the frontage to the shorted road is added to the site area). The Adopted Unitary Development Plan (UDP) states that residential development in the borough as a general

guideline should be in the density range of 200-700 habitable rooms per hectares.

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

The proposed residential density is therefore considered to be acceptable and to be in keeping with both the density standards of the Adopted UDP and the London Plan.

### Layout and Design

The ground floor will consist of 91.7 sqm of commercial space for A2/B1 use that will occupy the rear section of the proposed building close to Bakers Lane. The ground floor will also consist of 2 x 2 bed self contained flats occupying the front section of the proposed building. Unit 1 will be 70sqm and unit 2 will be 92.8sqm. The first floor will consist of 5 self contained flats occupying the front and partially rear section of the proposed building. Unit 3 (2 bed) will be 70sqm, unit 4 (1 bed) will be 51.3sqm, unit 5 (2 bed) 74sqm, unit 6 (2 bed) 81.3 sqm and unit 7 (2 bed) 62.4 sqm. All the room sizes of the proposed development are consistent with the floorspace minima identified in the Housing SPD (October 2008).

The scheme provides external amenity space which would be appropriate to the needs of future occupants in the form of 60sqm of private garden space to the rear of unit 1. Defensible front amenity space has been proposed at ground floor level for the corner flat. The first floor will have 22.2sqm of green roof terrace serving unit 4, 30.1sqm serving unit 5 and 21.1sqm serving unit 7. Amendments now include further amenity space serving units 3 and 6 on roof level in the form of a green roof terrace of 120 sqm and a much smaller hard surface terrace.

This application is an amended version of one previously submitted and withdrawn. The amendments have reduced the height and scale of the development, due to its rather cramped corner site. It has been reduced from a two and three storey development to a two storey development on the Archway Road and Bakers Lane elevation stepping down to single storey on the side of the building facing the boundary line along the rear gardens of the properties between 96 to 108 North Hill.

The overall height and scale is now appropriate for the site and it is more in character with the rest of the vicinity, which is predominantly two storey in height; there are some three storey properties further north on the corner of Aylmer Road and Great North Road, but these are on a much larger plot.



The existing building is constructed in red brick, the flat roof is in asphalt, corrugated sheeting and the windows are polyester powder coated aluminium. The proposed development will have a flat roof similar to the existing building and it will be rectangular in shape. The proposed materials chosen for the proposed development is stock brickwork with horizontal banding of the brickwork on the Archway Road and Bakers Lane elevation, it will also have self coloured render, timber cladding, a green roof system with grey polyester powder coated aluminium framed windows. A 1.8m high privacy screen in obscure glass leading onto the terrace will be inserted on the first floor to protect the privacy of the surrounding properties, this will be set back by 3.7m from the rear building line.

Amendments have been made to the design of the “rotunda” feature on the corner due to its very prominent and well defined location at the corner of Bakers Lane and Archway Road junction. It will have a circular parapet wall of a height proportionate to the terrace, together with the curved glass façade and hardwood.

### Impact on the Conservation Area

The existing building to be demolished, is not of particular architectural quality and therefore does not contribute towards the conservation area. The replacement building would not have an adverse affect on the conservation area because; it will be a significant improvement to the existing flat roofed building on Archway Road and Bakers Lane and the materials used would be sympathetic to the area. Overall the proposed development would not detract from the more traditionally styled residential dwellings along Archway Road. It will compliment the more modern architectural styles of some of the residential developments surrounding the site.

### Impact on Neighbours

Amendments have included reducing the overall height and scale of the development so that it steps down to single storey on Bakers Lane where the scheme backs onto the terrace of houses to the west. The first floor of the building is set back by 6.5m on the side that adjoins the sites boundary along the rear gardens of the properties on North Hill. It is considered that the proposed building will not be overbearing when viewed from the rear properties of 96 – 108 North Hill. The scheme has been designed to minimise overlooking of the rear gardens/ rear elevations of the properties on North Hill in that a 1.8m privacy screen in obscure glass is proposed. The privacy screen will be set back by 3.7m from the rear building line. It is there considered that the proposed development will not adversely affect the residential privacy/ amenity of the surrounding neighbours occupiers.

In terms of noise and disturbance to residents from the proposed A2/B1 use, it is considered that this will be significantly less than the previous uses on site.

## Access and Parking

The applicant has provided 6 parking spaces, including 2 disabled parking bays and 5 secure cycle racks. The transportation team comment ;

*We understand from the planning application form that 6 car parking spaces, including 2 disabled bays are proposed. This is acceptable level of car parking for the proposed land use on this site; given the level of access to public transport. In terms of cycle parking no spaces are proposed on the planning application form though the proposed ground floor drawing dated July 2009 shows cycle parking on site. TfL guidelines suggest a minimum of 8 spaces should be provided'.*

The seven residential units will be accessed via two communal stairwells accessed of the Archway Road elevation. There will be a secure entry system. Two of the residential units are located on the ground floor and three out of the five units first floor units are accessible by means of a lift to enable inclusive access to and through the site. The commercial unit will be accessed directly off the public footpath on the Bakers Lane side.

Vehicle access to the proposed development will be directly off Archway Road. The applicants also proposed to move the existing vehicular crossover.

The London Fire Brigade is satisfied with regards to fire brigade access

## Sustainability

The proposed development has been designed to achieve minimum level 3 code for sustainable homes and include the following features;

- A rainwater harvesting system for reuse in garden and landscaped areas.
- Solar/photovoltaic units proposed on the roof
- Double/triple glazed broken windows with low energy glass for reduced energy consumption
- Approved condensing gas boilers to be installed to all units
- Natural ventilation system
- Timber from approved and sustainable sources as approved by FSC
- Life times home compliant
- Low energy light fittings
- External insulated building envelop to high levels of U values
- Air to air heat pumps to serve all 7 residential units

### Refuse

A secure refuse enclosure with recycling facility for residential units 1 – 7 and the commercial space is located on ground floor level towards the front section of the development. The waste management team comment;

*The refuse and recycling provision for the residential element of this proposed development would appear to be fine but I am a little concerned about the vehicles stopping outside of the site when collecting.*

### Planning Obligations/Section 106

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

### Education Contribution

A sum of £20,000 towards education contribution is sought.

### Environmental contribution

A sum of £10,000 towards environmental improvements is sought.

### Recovery Costs

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

The applicant has agreed to a contribution of £1000 towards recovery costs/administration.

## **SUMMARY AND CONCLUSION**

The proposed redevelopment of this site with a mixed use scheme comprising of residential and commercial use unlock the full potential of the site, provides a better frontage onto Archway Road and Bakers Lane, making a useful contribution to the Boroughs housing stock while at the same time protecting the residential amenities of neighbouring occupiers.

The design, scale, bulk and massing of the proposed development after amendments is appropriate on the site and it will reflect the surrounding buildings. The proposed development will not give rise to a loss of privacy or result in a significant degree of overlooking of the rear elevations/ rear gardens of the properties between 86 – 108 North Hill. The density of the proposed

development is considered appropriate for a built up site located in close proximity to good transport links and a local shopping centre.

The proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', CSV1 Development in Conservation Areas, EMP5 Promoting Employment Uses, EMP4 Non Employment Generating Uses HSG1 New Housing Development, HSG 9 'Density Standards', M3 New Development Location and Accessibility, M4 Pedestrian and Cyclists ,M10 'Parking for Development'; Housing SPD (October 2008), 'SPG 1A 'Design Guidance, SPG 2 Conservation & Archaeology, SPG 8b Materials, SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight'. SPG4 Access for All – Mobility Standards, SPG7a Parking Standards, SPG7b Vehicle and Pedestrian Movement, SPG8a Waste and Recycling and SPG9a Sustainability Statement

### **RECOMMENDATION 1**

(1) That Planning Permission be granted in accordance with planning application reference number HGY/2009/1730, subject to a pre-condition that Metropolitan Development Consultancy and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £10,000 towards environmental improvements, £20,000 education contribution and £1,000 towards recovery costs. The overall total is £31,000.

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

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2009/1730 be refused for the following reason:

The proposal fails to provide an Environmental and Education Contribution in accordance with the requirements set out in Supplementary Planning Guidance 10a The Negotiation, Management and Monitoring of Planning Obligations attached to the Haringey Unitary Development Plan.

### **RECOMMENDATION 2**

That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2009/1730

### RECOMMENDATION 3

#### GRANT PERMISSION

Registered No. HGY/2009/1730

Applicant's drawing No.(s) 7442/01A, 02A, 03A; 7436/21, 22 (rev), 25 (rev), 25 (rev) - 28 incl

Subject to the following condition(s)

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

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

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

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

#### MATERIALS AND LANDSCAPING

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. Fully annotated and dimensioned drawings of elevational features, shopfronts at a scale of 1:10, including the type/style of window, shall be submitted to and approved by the LPA prior to commencement of development.

Reason: To ensure that the development is of a high standard to preserve the character and appearance of Highgate Conservation Area.

5. Details of roof terrace, including surfacing and guard rails/parapet walls, shall be submitted to and approved by the LPA prior to commencement of development.

Reason: To protect amenity and safety of the occupiers.

6. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

7. 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.

8. Details of the materials to be use in hard surfacing areas shall be submitted to and approved by the Council prior to the commencement of development, such details to incorporate permeable surfacing wherever possible. Reason; In order to ensure sustainable means of dealing with surface water on the site.

#### MISCELLANEOUS

9. No development shall take place until site investigation detailing 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 these works shall be carried out as approved.

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

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. 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.

12. 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.

## TRANSPORT AND HIGHWAYS

13. The level of car and cycle parking shall be a maximum of 6 car parking spaces and minimum of 8 cycle spaces.

Reason: To meet TfL guidelines on car and cycle parking.

14. Details of the following shall be submitted to and approved by the Local Planning Authority in conjunction with Transport for London prior to commencement of development, and shall be implemented in accordance with such approved details:-

(A) Access proposals, to show that the access can work safely, including all vehicles entering and leaving the site in forward gear.

(B) Construction Logistics Plan (CLP) showing how construction will be managed without suspending current restrictions to be submitted to TfL for approval prior to construction taking place.

(C) Delivery and Servicing Plan (DSP) that shows that the site can be serviced safely within the current stopping/loading restrictions as on site be submitted to TfL prior to occupation of the commercial units.

(D) Details of any proposed changes to access arrangements (including if they are needed for pre-construction or only occupation) that are necessary and will not impinge on the safety of any road users including pedestrians and cyclist.

Reason: To reduce any potential highway safety hazard posed to all road users, including any danger during construction.

15. The developer shall enter into s278 agreement with TfL for any work on the Transport for London Road Network.

Reason: To ensure work is designed and constructed to TfL standards and specification in order to minimise any potential highway safety hazard.

## ENERGY CONSERVATION

16. An Energy Assessment shall be submitted, and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with such approved details.

Reason: To ensure the development incorporates energy efficiency measures to contribute to a reduction in carbon dioxide emissions generated by the development.

INFORMATIVE: TfL believes that most of the concerns can be dealt with by planning condition, including an informative that any changes to the access onto the A1 will require an agreement with TfL under s278 of the Highways Act.

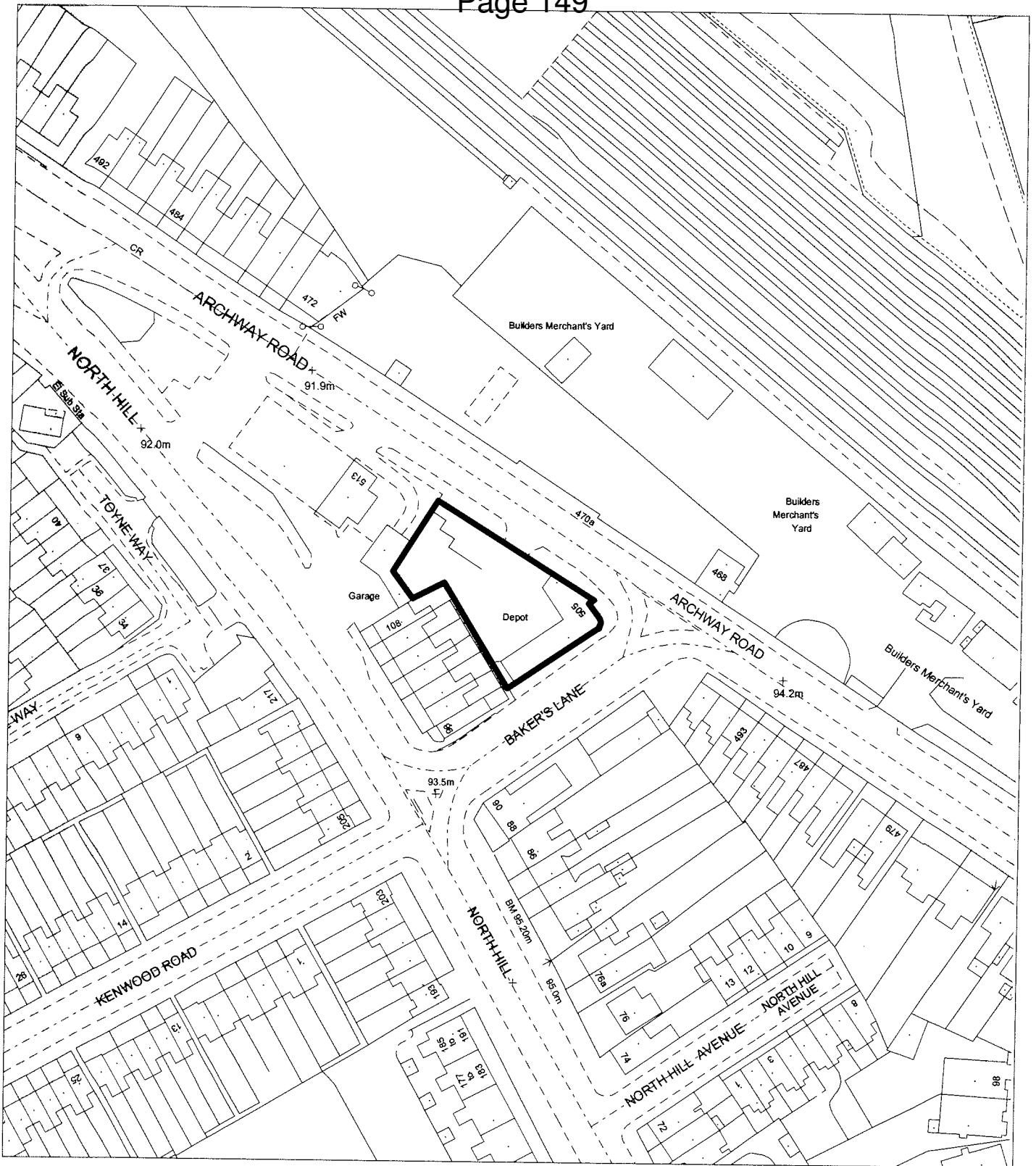
## REASONS FOR APPROVAL

The proposed redevelopment of this site with a mixed use scheme comprising of residential and commercial use unlock the full potential of the site, provides a better frontage onto Archway Road and Bakers Lane, making a useful contribution to the Boroughs housing stock while at the same time protecting the residential amenities of neighbouring occupiers.

The design, scale, bulk and massing of the proposed development after amendments is appropriate on the site and it will reflect the surrounding buildings. The proposed development will not give rise to a loss of privacy or result in a significant degree of overlooking of the rear elevations/ rear gardens of the properties between 86 - 108 North Hill. The density of the proposed development is considered appropriate for a built up site located in close proximity to good transport links and a local shopping centre.

The proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', EMP5 'Promoting Employment Uses', EMP4 'Non Employment Generating Uses', HSG1 'New Housing Development', HSG 9 'Density Standards', M3 'New Development Location and Accessibility', M4 'Pedestrian and Cyclists', M10 'Parking for Development'; Housing SPD (October 2008), SPG 1a 'Design Guidance', SPG 2 'Conservation & Archaeology', SPG 8b 'Materials', SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG4 'Access for All - Mobility Standards', SPG7a 'Parking Standards', SPG7b 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling' and SPG9a 'Sustainability Statement'.





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

## Site plan 505 Archway Road N6

**Directorate of  
Urban  
Environment**

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

	Drawn by	AA
	Scale	1:1250
	Date	07/12/2009

This page is intentionally left blank

Planning Committee 7 December 2009

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2009/1593

**Ward:** Crouch End

**Date received:** 22/09/2009

**Last amended date:** 20/11/09

**Drawing number of plans:** 0814-00-102A, 103A, 104a, 105b – 111a, 111b -116 incl.; 0814-00-c110, c111, c113; 0814-98-001, 101 & 110

**Address:** 159 Tottenham Lane N8

**Proposal:** Erection of 4 storey building over 1 basement level comprising parking / storage, with 2 retail units with 4 disabled parking spaces at ground floor level, 2 office units at first floor level and residential units at first, second and third floor levels comprising 16 flats

**Existing Use:** Commercial

**Proposed Use:** Mixed Use

**Applicant:** Crouch Properties Ltd

**Ownership:** Private

## PLANNING DESIGNATIONS

Road Network: Classified Road

**Officer Contact:** Oliver Christian

## RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 agreement,

## SITE AND SURROUNDINGS

The site is a former petrol station (now cleared) situated on the south eastern side of Tottenham Lane opposite Elmfield Avenue, between the secondary frontage of Crouch End Town Centre and the Tottenham Lane (west) local shopping centre.

The site is bounded to the south west by the former Salvation Army "Citadel" to the north east by 2 commercial properties fronting Tottenham Lane, and further to the back of the site, by rear gardens of 2 houses in Ferme Park Road, and to the south east by the rear gardens of houses in Fairfield Road.

The boundary of the Crouch End Conservation Area runs along the back of the site, but the application site is not in the Conservation Area. There are existing vehicle access points on each side of the site.

The vacant site currently offers views of the back gardens of properties in Fairfield road. The site is prominently located and can be viewed from Tottenham Lane and from Elmfield Road directly opposite the site. Currently the boundaries with residential properties are well screened by a large brick wall on the boundary with Fairfield Road, which is supplemented by trees in the rear gardens. The rear gardens of properties in Ferme Park road are also well screened by trees in their own gardens.

155 Tottenham Lane extends to the rear into a 2-storey building that abuts the application site. This building sits on the boundary and has windows in the flank wall overlooking the site at both ground and first floors. There are also windows in the rear elevation and a sky light to the building. There are also fire escape doors in this wall from both this building and from the ground floor at 157 Tottenham Lane, exiting directly on to the application site.

157 Tottenham Lane has a 3 storey main frontage building approximately 8.5m deep with a café on ground floor and offices, with windows at the rear, over. The ground floor café has a rear extension a further 9m deep that joins the 2-storey building attached to no. 155.

## **PLANNING HISTORY**

HGY/2004/1782 REF 05-10-04159 Tottenham Lane London

Erection of part 3/4 storey building with gym / leisure facilities at basement and ground floor level and residential accommodation comprising 9 x 3 bed and 1 x 4 bed dwellings at 1st, 2nd and 3rd floor levels. Car parking at rear for 17.

HGY/2005/2278 GTD 27-02-06159 Tottenham Lane London

Amendments to planning application HGY/ 2005/1129 granted on 03. 08.05 for erection of part 3/part 4 storey building with gym/leisure facilities at basement and ground floor level and 6 x two bed and 1 x three bed maisonettes and 1 x two bed and 1 x three bed flats at 1st, 2nd and 3rd floor levels, with 22 car park spaces at rear.

HGY/2005/1129 GTD 14-09-05159 Tottenham Lane London

Erection of part 3/ part 4 storey building with gym / leisure facilities at basement and ground floor level and 7 x 2 bed maisonettes and 1 x 2 bed and 1 x 3 bed flats at 1st, 2nd and 3rd floor level, with 22 car park spaces at rear.

HGY/2007/0751 Refused 26/06/2007 159 Tottenham Lane London

Erection of 5 storey building over 2 basement levels comprising gym and storage at sub-basement, car parking in basement, retail unit at ground floor level, offices and 2 x one bed and 1 x two bed flats at 1st floor level, and 5 x one bed, 7 x two bed, 2 x three bed and 5 x studio flats at 2nd, 3rd and 4th floor levels.

An informal Hearing took place on the 11th March 2008 – the Inspector dismissed the proposal.

HGY2008/1412 – Resolution to grant – 159 Tottenham Lane

Erection of 4 storey building over 2 basement levels comprising gym / storage at sub-basement, car parking in basement, retail unit or D1 (class XV) at ground floor level, offices at first floor level, 3 x two bed and 6 x three bed flats from first to third floor mezzanine.

### **DETAILS OF PROPOSAL**

The current proposal seeks the erection of 4 storey building over 1 basement level comprising parking / storage, with 2 retail units with 4 disabled parking spaces at ground floor level, 2 office units at first floor level and residential units at first, second and third floor levels comprising 16 flats

The current proposal is a variation from the scheme previously put before committee and was recommended to grant planning permission – Hgy2008/1412.

The main differences of the two proposals are that the current scheme increases the number of residential units, reduces the basement level to a single floor, reduces the office floor space at first floor level and make changes to the detailing and materials proposed on the front and rear elevations.

The scheme includes a single basement level with a four-storey building above. The building would provide a mixed-use development with commercial use on ground and part first floor with residential on the upper floors.

There are parking spaces in the basement for office and residential occupiers, accessed from Tottenham Lane.

Ground floor parking for servicing and retail use is proposed at the rear of the site and accessed from Tottenham Lane.

The ground floor area would comprise a retail unit serviced from the rear.

The upper floors would comprise offices and 16 residential units connected by stairs and a lift. The residential units provide a mix of one, two and three bed flats. The flats have external amenity space in the form of balconies and amenity terraces.

Overall the ground floor would have a modern, largely glass façade to the street. The floors above would comprise a more modern design of red brick, white render, painted grey metal windows, frameless glass and metal cladding.

The design features include the use of glass adding extra interest - materials on the back elevation are more within keeping with those common in the locality.

## **CONSULTATION**

Conservation advert - 09/10/2009

160 local residents that also included: - Flat 145 – 161 (odd), Tottenham Lane  
Texaco Petrol Station and YMCA,

Flats A, B, C 195 – 205 (odd) Ferme Park Road, 20 – 32 Fairfield Road - 38 –  
51 Elmfield Road

Hornsey CAAC

Metropolitan Police Crime Prevention Office

Ward Councillors

LFEPA

Building Control

Conservation Team

Transportation Group (Highways)

Site Notice

Waste Management

## **RESPONSES**

This proposed development is located on Tottenham Lane bus route, which provides some 44 buses per hour (two-way), for frequent connection to Finsbury Park and Turnpike Lane tube stations. We have therefore considered that majority of the prospective residents/staff/patrons of this development would use sustainable travel modes for their journeys to and from the site. The site has not been identified within the Council's Adopted 2006 UDP as that renowned to have car parking pressure, the applicant has proposed 25 car parking spaces (including 5 disabled spaces) plus 14 secure cycle racks on the basement floor level.

The applicant has provided a service / loading bay at the rear of the site for the commercial element of the site which includes a vehicle turning area that would enable vans / transits to enter and leave the site in forward gear and 4 cycle racks under cover for the patrons/staff of the business aspect of this development on the ground floor, as detailed on Plan Nos. 0814\_00\_101 and 0814\_00\_102, respectively. The applicant has indicated that larger service vehicles would be looking to service the proposed retail element of the application from Tottenham Lane.

Haringey Council would not encourage servicing from Tottenham Lane.

Previous planning applications have made provision for servicing to take place from within the curtilage of the site (At basement level)

Furthermore, we have accepted the applicant's consultant's (Lamda TPE) forecast that this development proposal would only generate some of 20 vehicle movements in and out of this development combined during the critical evening peak hour and that this level of generated vehicle trips is significantly less than of the former use of this site as a petrol filling station. We are also satisfied with the further analyses of the capacity of the surrounding junctions, carried out by, which demonstrate that these intersections have enough spare capacity to accommodate the supplementary traffic associated with this development proposal. We also feel that the inclusion of the retail facilities would help reduce the prospective residents' needs to travel.

There is the concern that pedestrians and cyclists are hindered by the general lack of highway safety features, to assist them while traversing along Tottenham Lane. As part of the cycling study for this area, we have identified a series of measures geared towards enhancing the conditions for pedestrians and cyclists, with the appropriate costs already documented. We will therefore be seeking some financial contribution towards executing these works, which are predominantly in the immediate vicinity of this development.

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

Provision of an on site service area for the proposed retail area to allow Heavy Goods Vehicles to enter, deliver and exit the site in forward gear.

Reason: to lessen the impact of the development on the adjacent highway network by preventing additional on street parking.

1. Makes a significant contribution towards schemes aimed at assisting pedestrians and cyclists, in the vicinity of this proposed development.

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

2. provides 22 (twenty) cycle racks, fourteen (16) of which shall be enclosed within a secure shelter for the residential part of the development and the remaining six (6) under cover, to be earmarked for the patrons/staff of the business aspect of the development.

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

3. Submits a plan which shall demonstrate that delivery or similar servicing vehicles shall enter and leave the site in forward gear, to the Transportation Team, for approval.

Reason: To minimise the disruption to traffic along Tottenham Lane and ensure that vehicles enter and leave this site safely.

4. Submits a scheme for the management of construction traffic associated with implementing this scheme to the Transportation Team, for approval.

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

**Councils Tree Officer – comments as follows**

Tree cover

There are no existing trees on the proposed development site. However, numerous trees are located in the adjacent rear gardens of 24, 26 and 28 Fairfield Road, N8.

Located in rear garden of 24, are a Plum, Hawthorn and Cypress tree. All are young specimens growing within 1m of the boundary. There is also a Mulberry growing 6m from the boundary.

Located in rear garden of 26, are a multi-stemmed Ash (less than 1m from boundary), two Cypress trees (3m from boundary) and a Eucalyptus (less than 2m from boundary)

Located in rear garden of 28, are a Eucalyptus (less than 2m from boundary) and a Yew (5m from boundary).

All the above measurements are approximate.

There is an additional brick wall in the rear gardens between the trees and the concrete boundary wall with the proposed development site.

Proposed site layout and existing conditions

It is proposed to construct underground parking provision (approx 6m in depth) immediately adjacent to the boundary with the neighbouring properties in Fairfield Road.

There are no existing built structures in this area. The ground is covered with a concrete slab.

There is a change in levels between the proposed development site and the rear gardens of Fairfield Road. The gardens are approximately 1m below the proposed development site.

Discussion

Tree root growth is opportunistic occurring only where the soil environment is favourable. Roots will proliferate where the soil is loosest and water, nutrients and oxygen are readily available. Unfavourable soil conditions and the presence of barriers and obstacles will restrict root growth. The vast majority of roots are located in the upper 600mm of soil.

Taking into consideration the change in levels between the two sites, the presence the additional boundary wall and the existing concrete hard



surface, it is unlikely that roots from the trees in the rear gardens would have established within the proposed development site as the conditions would appear unfavourable for root growth.

However, to determine if tree roots are present, I would recommend that a number of trial pits are excavated immediately adjacent to the trees. If any significant roots are found, it may be necessary to revise the layout of the underground parking provision.

## Conclusions

In my opinion, it is unlikely that roots from the trees in the rear gardens would have established within the proposed development site, therefore the proposed new development would have no impact on their future health or life expectancy.

Building Control – No objection received.

Conservation Officer – No comment received.

4 letters of objection were received from local residents who have commented and summarised as follows: - The materials should be harmonious with the surroundings; the height of the building is too high matching the YMCA opposite and means that the primary school in Rokesley Avenue would be in shadow for most of the day.

## RELEVANT PLANNING POLICY

UD3 General Principles

UD4 Quality Design

UD6 Mixed Use Developments

M10 Parking for Development

HSG1 New Housing Developments

HSG9 Density Standards

EMP5 Promoting Employment Uses

G2 'Development and Urban Design',

UD2 'Sustainable Design and Construction',

UD7 'Waste Storage',

UD8 'Planning Obligations',

HSG2 'Change of Use to Residential',

HSG10 'Dwelling Mix',

M10 'Parking for Development'

## Supplementary Planning Guidance

SPG1a 'Design Guidance',

SPD – Housing ('Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes'),

SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight',

SPG7a 'Parking Standards',

SPG8a 'Waste and Recycling',

SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development',

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The main issues in this case are considered to be:

1. The principle of a mixed use scheme
2. The impact on the amenities of adjoining residents
3. The appearance of the development (design)
4. Density
5. Dwelling Mix
6. Trees in neighbouring gardens
7. Residential environment of future occupiers
8. Affordable Housing
9. Parking
9. Sustainability
10. Waste Management
11. Section 106 Legal Agreements.

### **The Principle of Mixed-Use Development.**

The principle of mixed –use development on the site has been agreed through the granting of planning permission for a mixed use scheme on 30 August 2005 (HGY/2005/1129) and a resolution to grant permission by committee in 2008 regarding planning application (HGY2008/1412).

The site lies just outside the Crouch End Town Centre but is linked commercially by its close proximity. Mixed-use development is considered to be appropriate in this location and should assist in promoting the viability and vitality of the northern part of the shopping centre and also the adjoining commercial units in Tottenham Lane.

The proposals would involve a considerable investment adjacent to the Town centre and within the Tottenham Lane Design Framework.

The framework itself encourages a mixed-use development and suggests shopping and housing as appropriate uses.

In this case shopping is provided, appropriate for this type of location adjacent to the Town centre. Policy UD6 encourages mixed-use developments in town centres and within areas of high accessibility. In this case the accessibility level is a medium level; however the site is well located to other facilities and close to a large residential population.

Policy LEI 3.3 New Leisure and Recreational Facilities encourages new leisure uses in appropriate and accessible location and where there is a proven need and an under provision. It is noted there are other similar facilities in the Crouch End Town Centre.

### **Impact on residential amenities of adjoining residents.**

24, 26, 28 and 30 Fairfield Road lie directly to the rear of the site. The residential gardens abut the rear of the site, with the houses set back between 17 – 20m from the boundary.

In relation to noise from the commercial element, the building would be a minimum of 19m from the rear boundary of properties in Fairfield Road. This would be sufficient distance taking into account noise precaution measures such as sound proofing to avoid any undue noise from the ancillary plant rooms and air conditioning units.

The upper floors (4th) at rear would be set back, giving a total distance of 26m to the boundary from the habitable windows. The upper floors are equidistance and many of the habitable windows are set back behind the terraced balconies. The window to window distances would satisfy the requirements of SPG 3b Privacy and Overlooking, Aspect/ Outlook, and Daylight /Sunlight. The minimum distance required would be 40m for the upper floor; in this case it is achieved.

201 and 203 Ferme Park Road bound the site to the east, the main issue for these properties would be overlooking from the balconies, and it is considered that the design, screening and set back proposed, overlooking has been kept to an acceptable level.

### **Design and appearance.**

The proposed development on 4 floors includes a substantial basement with both basement and ground floors extending almost full width of the site. It is considered that the proposed bulk is not excessive, the massing and overall height is marginally increased from the approved scheme and although the design includes has changed to a more modern approach.

The front elevation as previously stated would be modern and contrasts with the traditional features seen in this part of Crouch End. The commercial ground floor would be predominantly glazed with grey cladding, stock bonded red brick.

The scale of the building would appear three storeys with the fourth floor set back from the street. It is considered that the building would not appear bulky and out of context with the neighbouring properties.

The upper floors would have large framed/painted metal windows, with strong detailing and be a mix of red brick and render finish. The front and rear elevations have been remodelled and take into account suggestions made especially in terms of materials following discussions with a number of local residents.

Crouch End Conservation Area bounds the rear boundary of the site, although there is built form along this section of Tottenham Lane and development which extends to the rear; it is considered the proposal would not have an adverse impact on the character and appearance of the conservation area.

The basement area is now on 1 level – it should be reminded that the existing planning permission granted a basement level and as such no additional harm results.

It is considered that the overall scale and appearance is not detrimental of the immediate locality or the mixed character of the street scene and as such does not represent overdevelopment in relation to the area of the site and properties in the locality. The scheme is as such not contrary to policies UD3 and UD4 of the Council's Unitary Development Plan.

### **Density**

The density calculation is based on the proportions of the floor space used for the various uses. In this case the floor space (including parking areas) for the residential would be approximately 50% of the total development. Using the formula advised by SPD – Housing, the density would be 480 habitable rooms per hectare (hrh) based on 45 habitable rooms.

The density level is considered to be appropriate for this location for the following reasons:

1. The proposal is for a mixed use scheme – adequate commercial floor space and basement area.
2. The provision of accessible external amenity space for the residential occupiers.

For these reasons the density is considered to be appropriate.

### **Dwelling mix.**

Policy HSG 9 Dwelling Mix encourages a mix of dwelling types. This proposal would provide 8 x 1 bedroom units, 6 x 2 bedroom units and 2 x 3 bedroom units. The mix is encouraged by SPD - Housing in that a number of family units are proposed.

- 1 bed flat – 62 & 66sqm
- 2 bed flat - 115sqm
- 3 bed flat – 108 & 115sqm

In relation to the layout and floor area of the units are all above the minimum required, as such the scheme complies with SPD-Housing.

### **Trees in neighbouring gardens - effect of basement excavation.**

There are no trees within the former petrol station site but there are a number of trees in the neighbouring rear gardens.

The Council's arboriculturalist was consulted and concluded that it is unlikely that roots from the trees in the rear gardens would have established within the proposed development site, therefore the proposed new development would have no impact on their future health or life expectancy.

There is an existing planning permission on the site that includes a substantial basement area – it was considered that the neighbouring trees would not be adversely affected – as such the additional excavation proposed by this scheme was considered to cause no additional harm. It should also be taken into consideration that the site having been a petrol station has a number of quite deep storage tanks.

### **Residential environment for future occupiers.**

The site is well located to shops, schools, other services and the bus network. In this respect the housing would have a number of significant benefits. The residential accommodation on the whole benefits from well-lit main habitable rooms. The building has a front access and a lift.

On balance the mix of private terraces and communal area is considered to be sufficient to provide adequate amenity space for the flats and provide some play space for children.

### **Affordable housing**

Current policies on the provision of affordable are contained in the adopted London Plan and the revised deposit draft of the Unitary Development Plan.

These policies indicate that housing developments capable of providing 10 or more units should include a proportion of affordable housing to meet an overall borough target of 50%.

The applicant has submitted a financial appraisal of the current scheme. The scheme revises a development of 9 flats plus retail & office space for which planning permission has been granted (subject to signing a S.106 agreement).

The new scheme aims to improve scheme viability given the economic recession. The appraisal has been fully assessed and is considered a robust assessment recognising the existing planning position and taking into account the cost of acquiring the site at a time when the property market was much stronger.

Following negotiations, the applicant has agreed to offer 2 flats for social rent (1x2 bed; 1x3 bed) - equivalent to 17% of habitable rooms – plus £205,000 as S.106 funding contribution towards school places and other infrastructure/area improvement requirements.

In recommending that the scheme be approved on this basis, it is also recommended that the s106 agreement should:

1. Commit the landowner to offer the agreed units (1 x 2 and 1 x 3 beds) to RSL's that are approved by the Council;
2. Commit the developer to sell the specified units to an RSL for social renting if an RSL offers to acquire those units within a defined value range;
3. In the event that no RSL bids for the units (or no bid from an approved RSL is within the value range) then the landowner will pay £425,000 to the Council to contribute to the provision off-site of affordable homes;
4. Stipulate that if construction of the development does not reach a specified point, e.g. ground slab level, within 18 months of the date of the planning permission then an updated financial appraisal is required to be submitted to assess whether an increased level of affordable homes could be supported by the scheme using updated costs and values.

## **Parking**

Policy M10 sets out current parking requirements.

The proposal includes servicing and a fully accessible basement area for parking.

The Council's Transportation Group has no objection to the proposal.

The applicant has agreed to make a significant contribution towards schemes aimed at assisting pedestrians and cyclists, in the vicinity of this proposed development.

The applicant has submitted amended plans providing 20 (twenty) cycle racks, fourteen (14) that are enclosed within a secure shelter for the residential part of the development and the remaining six (6) under cover, to be earmarked for the patrons/staff of the business aspect of the development.

The applicant has submitted a plan that demonstrates that delivery or similar servicing vehicles shall enter and leave the site in forward gear to the Transportation Team.

It is considered that the proposed parking and transport issue have been adequately dealt with in line with Council policy M10 and guidance and as such there are no planning objections.

## **Sustainability**

The scheme proposes a number of sustainability elements - the provision for solar hot water panels - rain water harvesting, grey water – recycling.

The energy assessment carried out shows that the development will achieve a 10.4% energy saving per annum.

Building materials – some to be recycled and where possible sourced from sustainable sources.

## **Waste Disposal and recycling**

Adequate bin storage/recycling have been allocated for the scheme that is easily accessible in line with Council policy, standards and requirements.

## **Section 106 Legal Agreement**

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

### **Education Contribution**

In line with Supplementary Planning Guidance SPG10c, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places. The education contribution associated with this development is calculated to amount to £67,000.

### **Affordable Housing**

In recommending that the scheme be approved on this basis, it is also recommended that the s106 agreement should:

1. Commit the landowner to offer the agreed units (1 x 2 and 1 x 3 beds) within the scheme to RSL's that are approved by the Council;
2. Commit the developer to sell the specified units to an RSL for social renting if an RSL offers to acquire those units within a defined value range;
3. In the event that no RSL bids for the units (or no bid from an approved RSL is within the value range) then the landowner will pay £425,000 to the Council to contribute to the provision off-site of affordable homes;

4. Stipulate that if construction of the development does not reach a specified point, e.g. ground slab level, within 18 months of the date of the planning permission then an updated financial appraisal is required to be submitted to assess whether an increased level of affordable homes could be supported by the scheme using updated costs and values.

#### Transportation/environmental improvements contribution

The applicant has agreed to contribute a sum of £100,000 toward environmental improvements and £25,000 towards the construction of a footway on the western side of this stretch of Tottenham lane and the immediate locality and/or providing alternative walking improvement measures - To improve the conditions for pedestrians at this location.

#### Recovery Costs

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

The applicant has agreed to a contribution of £13,000 toward recovery costs/administration.

### **SUMMARY AND CONCLUSION**

It is considered that the proposed development is of a type and scale which is appropriate to this location. The scheme meets the relevant policy requirements for sites of this type as well as being in line with general National Policy and The London Plan.

The position of the buildings on the site means surrounding occupiers will not suffer detrimental loss of amenity as a result of additional overlooking or loss of daylight or sunlight. The design approach is modern which fits in with the surrounding area, adequate amenity space is provided and the scheme includes sufficient on-site parking.

The proposal has an acceptable relationship with adjoining properties consistent with requirements of the Unitary Development Plan Policies and supplementary guidance.

It is considered that the proposal is of a design consistent with Unitary Development Plan Policies especially UD3 and UD4 that require Design Quality; requiring buildings that fit in with the surrounding area and that would preserve the character and appearance of the locality also adjoining Crouch End Conservation Area.

The design and the building, overall fits in to the street scene and represents an acceptable form of development. Additionally the proposed uses are acceptable in principle at this location - the current scheme is not considered over bulky or creates adverse overlooking.



The proposal provides adequate servicing and off-street car parking.

Accordingly, planning permission is therefore recommended subject to a legal agreement and conditions.

## RECOMMENDATION 1

The Sub-Committee is recommended to **RESOLVE** as follows:

That Planning permission be granted in accordance with planning application no. HGY/2009/1593, 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 and Country Planning Act 1990 (as amended) in order to secure a affordable housing and

1. Commit the landowner to offer the agreed units (1 x 2 and 1 x 3 bed) within the scheme to RSL's approved by the Council;
2. Commit the developer to sell the specified units to an RSL for social renting if an RSL offers to acquire those units within a defined value range;
3. In the event that no RSL bids for the units (or no bid from an approved RSL is within the value range) then the landowner will pay £425,000 to the Council to contribute to the provision off-site of affordable homes;
4. Stipulate that if construction of the development does not reach a specified point, e.g. ground slab level, within 18 months of the date of the planning permission then an updated financial appraisal is required to be submitted to assess whether an increased level of affordable homes could be supported by the scheme using updated costs and values:

Additionally, **£67,000** toward educational facilities within the Borough, environmental contribution of **£125,000** towards general environmental/highway infrastructure within the Borough and a contribution of **£13,000** for administration costs.

- (1) That the Agreement referred to in resolution (1) above is to be completed no later than 19 December 2009 or within such extended time as the Council's Assistant Director (Planning Policy and Development) shall in his discretion allow; and

That following completion of the agreement referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2009/1593 drawing No.(s) 0814-00-102A, 103A, 104a, 105b – 111a, 111b -116 incl.; 0814-00-c110, c111, c113; 0814-98-001, 101, 110

The proposed development for complies with Policies, UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning

Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPD - Housing, SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight', SPG7a 'Parking Standards', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.

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.
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. Surface water drainage works and source control measures shall be carried out in accordance with details which have been submitted to and approved in writing by the local planning authority before development commences.  
Reason: To prevent the increased risk of flooding.
5. 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.

6. An enclosure for dustbins in accordance with guidance issued by the Local Planning Authority shall be provided prior to the occupation of the building as flats. Details of design, materials and location of the dustbin enclosure shall be agreed in writing prior to the occupation of the building.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the enjoyment by neighbouring occupiers of their properties and the appearance of the locality.

7. 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.

8. 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.

(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. 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. 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.

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. No development shall take place until site investigation detailing 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 these works shall be carried out as approved.

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

11. That the levels of all thresholds and details of boundary treatment be submitted to and approved by the Local Planning Authority.

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

INFORMATIVE: The applicant is advised that in the interests of the security of the development hereby authorised that all works should comply with BS 8220 (1986), Part 1 - 'Security Of Residential Buildings'.

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.

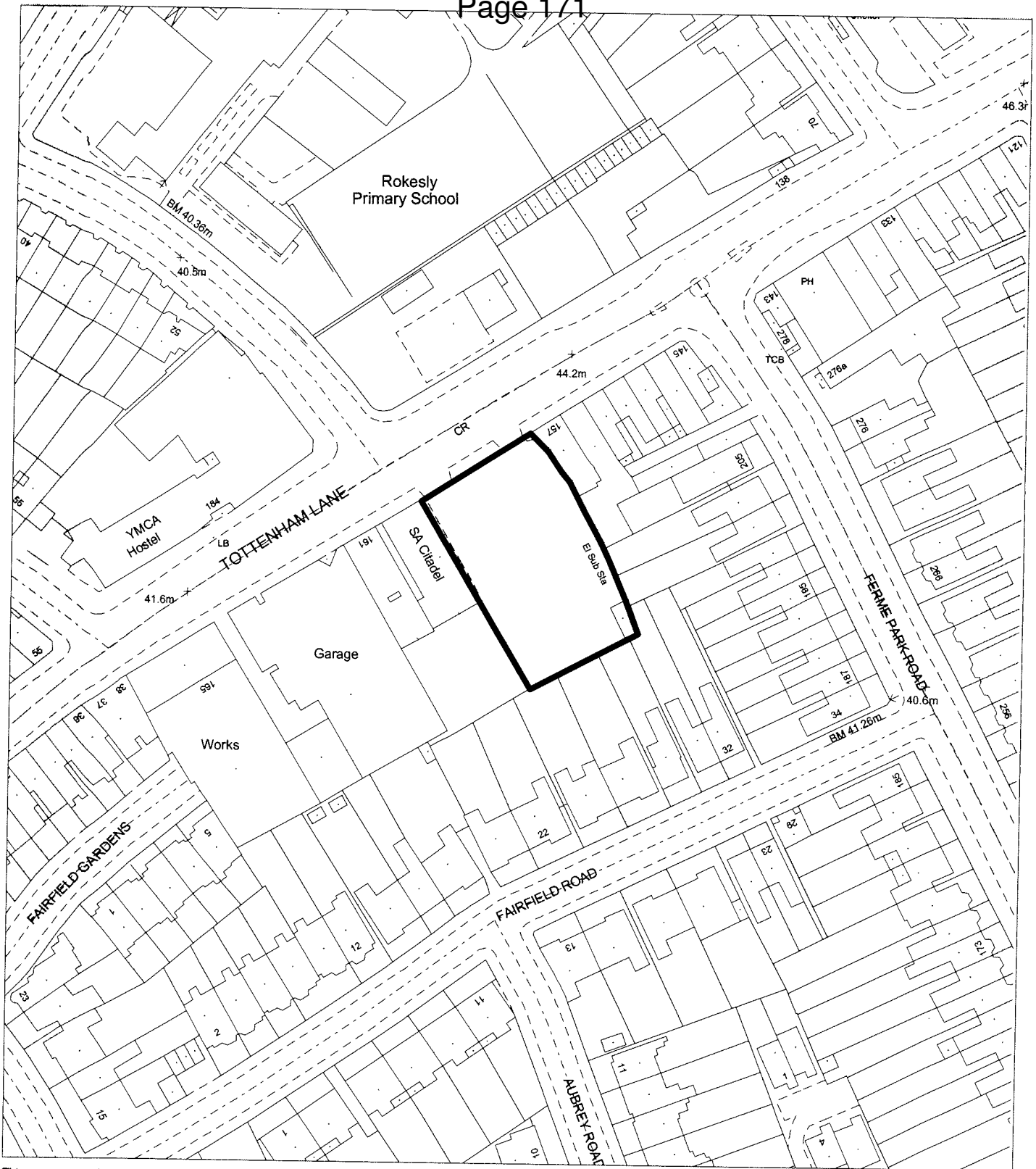
INFORMATIVE: In regards to surface water drainage Thames Water point out that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control and encourages its appropriate application where it is to the overall benefit of our customers. Hence, in the disposal of surface water, Thames Water will recommend that the Applicant: a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution, b) check the proposals are in line with advice from the DETR which encourages, wherever practicable, disposal on site without recourse to the public sewerage system - for example in the form of soakaways or infiltration areas on free draining

soils and c) looks to ensure the separation of foul and surface water sewerage on all new developments.

#### REASONS FOR APPROVAL

The proposed development for complies with Policies, UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', HSG1 'New Housing Developments', HSG2 'Change of Use to Residential', HSG9 'Density Standards', HSG10 'Dwelling Mix', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG1a 'Design Guidance', SPD - Housing, SPG3b 'Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight', SPG7a 'Parking Standards', SPG8a 'Waste and Recycling', SPG10a 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development' and SPG10e 'Improvements to Public Transport Infrastructure and Services'.

This page is intentionally left blank



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

**Site plan**  
**159 Tottenham Lane N8**

**Directorate of Urban Environment**

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

	Drawn by	AA
	Scale	1:1250
	Date	07/12/2009

This page is intentionally left blank



Planning Committee 7 December 2009

Item No.

## REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

**Reference No:** HGY/2009/1774

**Ward:** Woodside

**Date received:** 20/10/2009

**Last amended date:** N / A

**Drawing number of plans:** SSCL 7126/01 & SSCL 7126/02

**Address:** 540 Lordship Lane N22

**Proposal:** Demolition of existing buildings and erection of 4 storey building, double shop unit on ground floor and three floors of residential accommodation above comprising of 6 x two bedroom flats and 3 x one bedroom flats with cycle store to rear.

**Existing Use:** Shop with residential above

**Proposed Use:** Two shops with 9 flats above

**Applicant:** Mr V. J. Thakker

**Ownership:** Private

## PLANNING DESIGNATIONS

Road Network: Classified Road

**Officer Contact:** Valerie Okeiyi

## RECOMMENDATION

GRANT PERMISSION subject to conditions and Section 106 Agreement

## SITE AND SURROUNDINGS

The application site is situated at 540 Lordship Lane outside the conservation area. The site has been designated as a 'Local Shopping Centre and it is situated in between Ellenborough Court and 538 Lordship Lane. The premises is currently a two storey building with a double pitched roof with commercial on the ground floor and residential above. At the side of the site adjacent to Ellenborough Court is a vehicular access. To the rear is an existing single storey brick built store and a garden area,

## PLANNING HISTORY

Planning-**HGY/1990/1236**-REF-20-11-90-540 Lordship Lane London -Erection of 3 two-storey B1 (Business units)at the rear of the premises and provision of 3 parking spaces.

Planning-**HGY/1998/0128**-REF-17-03-98-Pavement in front 540 Lordship Lane London -parking and loading facility. Formation of vehicular crossover in order to provide private

Planning-**HGY/2006/1069**-REF-18-07-06-540 Lordship Lane London - Demolition of the existing buildings and the erection of a four storey building with double-shop unit on ground floor and three floors of residential accommodation above comprising 3 x 1 bedroom flats and 6 x 2 bedroom flats with car parking and cycle store at rear (Outline Application). Appeal Ref: APP/Y5420/A/07/2036118 was allowed subject to condition dated 20/06/2007 relating to planning ref HGY/2006/1069.

Planning-**HGY/2006/1878**-PENDING-00-00-00-540 Lordship Lane Wood Green London -Outline planning application for demolition of existing buildings and erection of 4 storey building with double shop unit on ground floor and three floors of residential accommodation above comprising 2 x one bedroom flats and 6 x two bedroom flats with cycle store at rear

Planning-**HGY/2007/0198**-WTD-15-05-07-540 Lordship Lane Wood Green London -Outline planning application for demolition of existing buildings and erection of 4 storey building with double shop unit on ground floor and three floors of residential accommodation above comprising 2 x one bed and 6 x two bed flats with cycle store at rear (Outline Application - Revised Scheme).

## DETAILS OF PROPOSAL

Demolition of existing buildings and erection of 4 storey building, double shop unit on ground floor and three floors of residential accommodation above comprising of 6 x two bedroom flats and 3 x one bedroom flats with cycle store to rear

## CONSULTATION

Transportation Group  
Cleaving  
Ward Councillors  
1-27 (c ) Ellenborough Court  
532-550 (e) Lordship Lane  
12-34 (e) Ellenborough Road  
493-511 (o)Lordship Lane

## RESPONSES

### Transportation Group

Although this proposed development is located in an area with low public transport accessibility level, it is on the bus route Lordship Lane which offers some 36 buses per hour (two-way), for frequent connection to Wood Green tube station and the bus corridor Tottenham High Road. It is therefore deemed that majority of prospective residents of this development would use public transport for their journeys to and from the site. We have used the TRAVL database to establish the trip generation for the above using comparable sites this development proposal, some 504 Sqm GFA, would only generate a combined traffic inflow and outflow of some 2 vehicles during the critical Am and Pm peak hour. It is therefore deemed that this increase in the level of vehicular trips would not have any significant adverse effect on the adjacent highway network.

Furthermore, the applicant has proposed 7 car parking spaces. This includes the provision of a 6.00m vehicle circulatory area which would be in accordance with the required standards in the 2006 Adopted 2006 UDP and, would minimise the car parking impact of this development on the adjoining highway network. Also, this area has not been identified within the Council's adopted 2006 UDP as that with identified with car parking pressure.

There are some concerns with this development proposal and these are:

The applicant has indicated a cycle storage area on Plan SSCL 7126/01 but not the number of stands that will be provided. The applicant will be required to provide 1 stand per unit so a total of nine stands will be required for the residential element of the application. 9 bicycle racks with secure shelter for the flats as indicated on Plan No.406/3.

Firstly, the proposed vehicular access is narrow at only approximately 2.40metres wide. This restricted width is less than the 4.1metres width required for two cars to pass. Also, the car parking area fronting the adjoining properties (Nos. 532-536) and shares this access, is heavily parked, and with the circulatory area fully occupied. We have therefore considered that it will be difficult to provide storage for vehicles accessing these premises, to wait for exiting vehicles, around the frontage. It is also deemed that it would not be possible for accessing vehicles from Lordship Lane to spot egressing vehicles or vice versa and subsequently make prompt decision to stop due to the restricted width of the access and the angled wall of the adjoining properties, especially that of No.536. These problems, if encouraged, would result in increased vehicular conflict at this location and obstruction to bus movements on Lordship Lane.

There are significant delivery vehicle activities west of this site with Lorries delivering to adjacent businesses and buses stopping at the bus stop/shelter west of this site impeding carriageway visibility westbound. There is also impaired visibility eastbound owing to the saturated parking demand at the

afore-mentioned car parking area. This situation would cause exiting vehicles to obstruct the eastbound bus lane whilst exiting the access road on to Lordship Lane; this would be exacerbated by the fast flowing traffic on Lordship Lane.

Thirdly, the existing traffic flow in the westbound lane is single lane and there is the likelihood that the right-turning vehicles onto this site would impede ahead-moving traffic on Lordship Lane leading to traffic congestion.

Lastly, the location of the refuse bins is more than 25metres carrying distance for refuse collection and the applicant has not demonstrated any alternative location or arrangement for collection of the refuse bins, given that the vehicular access is not wide enough for refuse or similar servicing vehicles to enter the site.

We would therefore suggest that the applicant removes the car parking spaces and dedicate the access to pedestrians and cyclists. It is also worth noting that and given the frequent bus services at this location, the use of sustainable travel modes should be encouraged.

Consequently, the highway and transportation authority would not support this application in its current form.

**Comments on the above;** Whilst noting the comments of the Transportation Officer, it would not be justified to refuse this application on Highways grounds because the application in terms of its vehicle access arrangements, does not differ from the scheme allowed on appeal (HGY/2006/1069). The Inspector who determined that appeal considered issues of traffic and parking, and did not find grounds to turn the appeal down. He did add a condition requiring provision of a controlled access gate.

Thames Water

No objection

Building Control

The proposed development is acceptable for access for fire fighting vehicles and personnel

Letters from residents

Residents from 20, 24, 28 Ellenborough Road object to the proposal for the following reasons:

- Lack of security because it is a vulnerable area
  - There is a flooding risk
  - The number of parked cars would cause pedestrian conflict.
- The proposal would also add to the parking pressure in the area

## RELEVANT PLANNING POLICY

### National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Guidance 3: Housing  
Planning Policy Guidance 13: Transport

### The London Plan - 2004

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

### Adopted Unitary Development Plan, 2006

G1 Environment  
G2 Housing Supply  
UD3 General Principles  
UD4 Quality Design  
UD7 Waste Storage  
UD8 Planning Obligations  
TCR1 Development in Town and Local Shopping Centres  
HSG1 New Housing Development  
HSG9 Density Standards  
HSG10 Dwelling Mix  
M3 New Development Location and Accessibility  
M4 Pedestrian and Cyclists  
M10 Parking for Development

### Supplementary Planning Guidance

SPG1a Design Guidance  
Housing SPD (October 2008)  
SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight  
SPG4 Access for All – Mobility Standards  
SPG5 Safety by Design  
SPG7a Parking Standards  
SPG7b Vehicle and Pedestrian Movement  
SPG8a Waste and Recycling  
SPG9a Sustainability Statement  
SPG10a The Negotiation, Management and Monitoring of Planning Obligations

## **ANALYSIS/ASSESSMENT OF THE APPLICATION**

### Principle of Residential/Retail Use

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

Guidance from the Central Government and the London Plan set housing targets for Local Authorities. The London Plan sets housing targets for individual Boroughs for the period up to 2016. These targets are generally reflected in Unitary Development Plan policy HSG 1 New Housing Developments. This development will contribute towards the Council meeting its target. The pressure of land for new housing in the Borough means that infill and previously developed sites are increasingly considered for housing development.

The provision of residential on the site would therefore make a useful contribution to the Boroughs housing stock. The site is located in close proximity to a established residential area and close to a number of public transport facilities.

The proposal would also provide two retail units on ground floor level that replace the existing shop units. This would contribute towards the vitality and viability of the local shopping centre.

### Layout and Design

The entire ground floor will be occupied by two retail units. The first floor will consist of 2 x 2 bed and 1 x 1 bed self contained flats. Flat A and B will occupy the front section of the proposed building and flat C will occupy the rear section of the proposed building. Flat A (1 bed) will have a floor area of 49.8sqm, flat B (2 bed) will have a floor area of 59.5sqm and flat C (2 bed) will have a floor area of 58.5sqm and first and second floor level will be occupied by commercial unit 5 –6 towards the rear section of the building. The front section of the second floor will be occupied by flat D (1 bed) with a floor area of 49.8sqm and flat E (2 bed) with a floor area of 59.5sqm. The rear section will be occupied by flat F (2 bed) with a floor area of 58.5sqm. The front section of the third floor will be occupied by flat G (1 bed) with a floor area of 49.8sqm and flat H (2 bed) with a floor area of 59.5sqm. The rear section will be occupied by I (2 bed) with a floor area of 58.5sqm.

All the room sizes of the proposed development are consistent with the floorspace minima identified in the Housing SPD (October 2008).

The scheme provides external amenity space which would be appropriate to the needs of future occupants in the form of balconies fronting Lordship Lane and facing towards the rear gardens of the houses on Granville Road. It will also provide a communal garden (120sqm) at the rear of the site.

The proposal seeks to demolish the existing buildings and erect a 4 storey building. The previous scheme that was allowed on appeal was in outline, although there were full floor plans and a plan showing parking and a garden area as well as a front elevation. The inspector treated it as an outline application and added conditions accordingly, requiring detailed drawings.

Having compared the proposed application with the plans allowed on appeal. The overall building height and footprint of the new scheme is similar in scale. The rear building line however is reduced at various points. It will have a flat roof that will reflect the height of the adjacent residential development at Ellenborough Court and 542 Lordship Lane. The proposal is also in proportion to the average street width as defined by building frontages. The proposed x 2 shop fronts on ground floor level would blend in well with the existing local shopping parade and proposed upper floors.

The proposed building will be constructed in brickwork to match existing and timber cladding in between the windows on first and second floor level to the front and rear elevation. The roof will be in slate roof tiles with windows inserted in the rear and front elevation. The windows on the first and second floor of the rear and front elevation will have a stone lintel arch. All windows will be double glazed. The balconies will be in yellow stock brickwork with timber cladding. The ground floor will have two fully glazed shopfronts with fascias.

#### Impact on Neighbours

The scheme has been carefully designed so that windows of the proposed flats are not directly facing the windows in the nearby flats of Ellenborough Court. The proposed windows are also set a way at an acceptable distance from neighbouring properties windows and gardens. The bulk and scale of the propped development will not be unduly overbearing to neighbouring properties.

The previous scheme was refused because of concerns of the proposed car park at the backland would cause unacceptable noise and disturbance to neighbouring properties. In the appeal decision the inspector had no objection to this because the parking spaces themselves would be next to the blank side wall of the long rear projection at the back no 542. Also on the other side of the site there is an external staircase at the rear of Ellenborough Court and the windows beyond this are orientated away from no 540. The inspector did require for a condition to be imposed at reserved matter stage to the treatment of the eastern boundary of the site in terms of boundary fences or walls and landscaping.

Although the current scheme does not propose parking next to the blank side wall of the long rear projection at the back of no 542 the location is still considered suitable allowing sufficient soft landscaping at the rear for the future

occupants of the flats. The noise and disturbance levels from the proposed car park will therefore not be a suitable reason to refuse the proposed scheme.

### Residential Density

This residential part of the site encompasses a habitable room density of 449 habitable rooms per hectares (HRH). The Adopted Unitary Development Plan (UDP) states that residential development in the borough as a general guideline should be in the density range of 200-700 habitable rooms per hectares.

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

The proposed residential density is therefore considered to be acceptable and to be in keeping with both the density standards of the Adopted UDP and the London Plan.

### Access and Parking

The applicant has provided 7 car parking spaces for the proposed flats and two loading bays for the shop units. Five parking spaces are proposed behind the communal garden area and 2 parking spaces including the two loading bays will be directly behind the proposed building. A cycle storage area is also included in the scheme. The transportation team suggest that the applicant removes the car parking spaces and dedicate the access to pedestrians and cyclists due to vehicle conflict. The inspectors decision on appeal however comments:

*‘That although the transportation team object to the scheme no clear explanation or justification is put forward that the aims of UDP policies M3, M4 and M10 would be materially infringed if 7 spaces are provided for 2 shops and 8 flats. This is therefore insufficient grounds to dismiss the appeal’.*

Furthermore the site is in an area that is not identified as having car parking pressure.

The access to the residential units and car park will be through the access road which runs between the flank elevations of the 540 Lordship Lane and Ellenborough Court. Building Control do not object to the scheme because of suitable access for fire fighting vehicles. Suitable access has been provided for wheelchair users including a disabled toilet at the rear of the shop units.

The Inspector determining a previous appeal added a condition requiring submission of details of a controlled access gate, and this is added to this recommendation.



### Refuse

A secure refuse enclosure for the residential units will be next to the main entrance to the flats and two refuse stores will be provided for the two shops at the rear of shop 1.

### Planning Obligations/Section 106

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

### Environmental contribution

The applicant has agreed to contribute a sum of £10,000 towards environmental improvements.

### Education contribution

The applicant has agreed to contribute a sum of £20,000 towards education costs

### Recovery Costs

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

The applicant has agreed to a contribution of £1000 towards recovery costs/administration.

## **SUMMARY AND CONCLUSION**

The proposed redevelopment of the site comprising of residential with 2 shop unit on the ground floor unlocks the full potential of the site, provides a better frontage onto Lordship Lane Road, making a useful contribution to the Boroughs housing stock while at the same time protecting the residential amenities of neighbouring occupiers.

The scale, bulk and massing of the proposed development will be significantly similar to the previous scheme that was allowed on appeal. Furthermore the elevation and design of the current scheme is much better. The proposed development will not give rise to a loss of privacy or result in a significant degree of overlooking to neighbouring properties. The density of the proposed development is considered appropriate for a built up site located in close proximity to good transport links and a town centre. The proposed parking to the rear is considered appropriate.

The proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG 9 'Density Standards', M10 'Parking for Development'; UD7 Waste Storage HSG1 New Housing

Development, HSG9 Density Standards, HSG10 Dwelling Mix, TCR1 Development in Town and Local Shopping Centres and Supplementary Planning Guidance 'SPG 1A 'Design Guidance SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight'. SPG4 Access for All – Mobility Standards, SPG5 Safety by Design, SPG7a Parking Standards.

## **RECOMMENDATION 1**

(1) That Planning Permission be granted in accordance with planning application reference number HGY/2009/1774, subject to a pre-condition that SSC Project Management and [the owner (s)] of the application site shall have first entered into an Agreement of Agreements with the Council under Section 106 of the Town and Country Planning Act 1990 (As amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure £10,000 as environmental improvements, £20,000 education contribution and £1,000 towards recovery costs. The overall total is £31,000.

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

(1.2) That in the absence of the Agreements referred to in Resolution (1) above being completed within the time period provided for in Resolution (2) above, the planning application reference number HGY/2009/1774 be refused for the following reason:

The proposal fails to provide an Environmental and Education Contribution in accordance with the requirements set out in Supplementary Planning Guidance 10a The Negotiation, Management and Monitoring of Planning Obligations attached to the Haringey Unitary Development Plan.

## **RECOMMENDATION 2**

That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2009/1774

Registered No. HGY/2009/1774

Applicant's drawing No.(s) SSCL 7126/01 & SSCL 7126/02

Subject to the following condition(s)

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

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

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

#### MATERIALS, LANDSCAPING

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

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

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

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

5. That details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

6. 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.

MISCELLANEOUS

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

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

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

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

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

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

10. An Energy Assessment shall be submitted, and approved in writing with the Local Planning Authority and thereafter implemented in accordance with any written approval given by the Local Planning Authority.

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

11. Details of a controlled gate at the entrance to site shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall thereafter be carried out as approved.

Reason: In order to avoid collisions between vehicles entering and leaving the site.

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

## REASONS FOR APPROVAL

The proposed redevelopment of the site comprising of residential with 2 shop unit on the ground floor unlocks the full potential of the site, provides a better frontage onto Lordship Lane Road, making a useful contribution to the Boroughs housing stock while at the same time protecting the residential amenities of neighbouring occupiers. The scale, bulk and massing of the proposed development will be significantly similar to the previous scheme that was allowed on appeal. Furthermore the elevation and design of the current scheme is much better. The proposed development will not give rise to a loss of privacy or result in a significant degree of overlooking to neighbouring properties. The density of the proposed development is considered appropriate for a built up site located in close proximity to good transport links and a town centre. The proposed parking to the rear is considered appropriate.

The proposed development is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', HSG 9 'Density Standards', M10 'Parking for Development', UD7 'Waste Storage', HSG1 'New Housing Developments', HSG9 'Density Standards', HSG10 'Dwelling Mix', TCR1 'Development in Town and Local Shopping Centres' and Supplementary Planning Guidance SPG 1a 'Design Guidance', SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight', SPG4 'Access for All - Mobility Standards', SPG5 'Safety by Design' and SPG7a 'Parking Standards'.

This page is intentionally left blank



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

## Site plan

### 540 Lordship Lane N22

**Directorate of  
Urban  
Environment**

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

	Drawn by	AA
	Scale	1:1250
	Date	07/12/2009

This page is intentionally left blank