



Haringey Council

NOTICE OF MEETING

Planning Committee

TUESDAY, 9TH FEBRUARY, 2010 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 15 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 11 January 2010.

6. APPEAL DECISIONS (PAGES 19 - 28)

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

7. DELEGATED DECISIONS (PAGES 29 - 50)

To inform the Committee of decision made under delegated powers by the Heads of Development Control (North & South) and the Chair of the above Committee between

8. PERFORMANCE STATISTICS (PAGES 51 - 68)

To advise the Committee of Performance Statistics for Development Control and Planning Enforcement Action since the 11 January Committee meeting.

9. TREE PRESERVATION ORDERS (PAGES 69 - 90)

To confirm the following Tree Preservation Orders at the following addresses:

1. 27 Tor House, Shepherds Hill, N6
2. 56 Kitchener Road, N17
3. 307 – 309 Queens Lane, N10
4. 18-22 Grange Road, N6
5. 32 Avenue Road, N6

10. PLANNING APPLICATIONS (PAGES 91 - 92)

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.

11. 320A DUKES MEWS, N10 (PAGES 93 - 104)

Change of use from B1 (offices) to radio-controlled mini cab office.

RECOMMENDATION: Refuse permission.

12. 19 CLARENDON ROAD, N8 (PAGES 105 - 114)

Erection of part single story/part two storey/part three storey side and front extensions, and use of the building including rear shed as a cultural community centre.

RECOMMENDATION: Grant permission subject to conditions.

13. 39-43 GARMAN ROAD, N17 (PAGES 115 - 126)

Demolition of existing storage facility to rear of site and redevelopment of site comprising new storage building and erection of an additional floor to create first floor level office space fronting Garman Road.

RECOMMENDATION: Grant permission subject to conditions and Environmental Agency formal comments.

14. 7A TYNEMOUTH TERRACE, TYNEMOUTH ROAD, N15 4AP (PAGES 127 - 138)

Demolition of existing structures and erection of 5 x 1 to 3 storey dwelling houses, consisting of 3 x two bed, 1 x three bed and 1 x one bed houses with associated patio gardens.

RECOMMENDATION: Grant permission subject to conditions.

15. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

16. DATE OF NEXT MEETING

Monday 8th March 2010

Ken Pryor
Deputy Head of Local Democracy & Member
Services, 5th 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

Monday, 1 February 2010

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

Present: Councillor Sheila Peacock (Chair), Councillor David Beacham, Councillor Ali Demirci, Councillor Ray Dodds (Deputy Chair), Councillor Bob Hare, Councillor Errol Reid, Councillor Liz Santry, Councillor Richard Wilson and Councillor Harry Lister*

In Attendance: Councillor John Bevan and Councillor Brian Haley.

**Arrived at 7.20pm*

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC97.	APOLOGIES Apologies for absence were received from Councillor Mallett and Councillor Lister substituted for her.	
PC98.	URGENT BUSINESS No items of Urgent Business were received.	
PC99.	DECLARATIONS OF INTEREST With respect to agenda Item 13 Councillor Peacock noted the applicant had attended her Ward surgery and asked her to pass on correspondence to Planning Officers, which she had done.	
PC100.	DEPUTATIONS/PETITIONS No Deputations or Petitions were received.	
PC101.	MINUTES RESOLVED: i. That, subject to the point raised by Councillor Hare being resolved, the minutes of the meeting held on 9 November 2009 be confirmed as a correct record (these would be signed by the Chair once Councillor Hare's point had been clarified). ii. That the minutes of the meeting held on 7 December 2009 be confirmed as a correct record.	
PC102.	APPEAL DECISIONS The Committee considered a report that detailed the outcome of appeal decisions determined by the Department of Communities and Local Government (DCLG) during November 2009.	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

	<p>It was noted that page forty-four of the report should have referred to November rather than September as stated.</p> <p>The Committee was advised that of the fourteen appeal decisions determined by the DCLG during November one had been allowed and thirteen had been dismissed.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC103.	<p>DELEGATED DECISIONS</p> <p>The Committee considered a report that set out the decisions made under delegated authority by the Heads of Development Management (North and South) and the Chair of the Planning Committee between 16 November and 13 December 2009.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC104.	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report that provided an overview of performance statistics for Development Control and Planning Enforcement Actions since the previous meeting on 7 December 2009.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
PC105.	<p>HORNSEY CENTRAL HOSPITAL SITE, PARK ROAD, N8</p> <p>The Committee considered a report that sought agreement to an amendment to a scheme that had been approved by the Committee on 11 May 2009. This was necessary as details with respect to the dwelling mix, presented in the amended plan considered by the Committee, pertained to the plans originally submitted rather than the amended version.</p> <p>The Committee was advised that this had a minimal impact upon the level of Affordable Housing achieved on the site with 39.5% now being achieved rather than 40% as originally stated.</p> <p>In response to a query the Committee was advised that a 'Three Dragon' appraisal, which assessed the value of the site in terms of the provision of Affordable Housing, had been undertaken and that the 0.5% drop in the level of Affordable Housing did not represent a significant departure from this.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

	<p>RESOLVED:</p> <ul style="list-style-type: none"> i. That the report be noted. ii. That the dwelling mix of the proposed fifty-six dwelling units on the former Hornsey Central Hospital Nurses Home site at 23 x 1 bedroom, 18 x 2 bedroom, 13 x 3 bedroom and 2 x 4 bedroom, in accordance with drawings ref P100 Rev B, P101 to P104 Rev A. 	
<p>PC106.</p>	<p>HALE VILLAGE, TOTTENHAM HALE, N17</p> <p>The Committee considered a report that sought approval to vary the Section 106 Agreement (S106) attached to the Hale Village scheme.</p> <p>The Committee was advised that a variation to the S106 was required in order to assist in the delivery of Affordable Housing on the site. The variation proposed would increase the level of Affordable Housing by a further two hundred and thirty-four units, which equated to a total of 52% across the whole site.</p> <p>In order to secure the Homes and Communities Agency (HCA) investment and the lease of the additional blocks by Newlon Housing Trust, it was proposed that the S106 should be varied to limit the maximum liability placed on the Newlon Housing Trust to those areas where work had commenced.</p> <p>The Committee was advised that the proposal put forward did expose the Council to an element of risk; however, on balance the risk of jeopardising the scheme by not taking these measures was considered to be higher.</p> <p>In response to concerns the Assistant Director Planning, Regeneration and Economy, advised that central Government had taken a share of the equity in the scheme (and others funded in this way) to ensure that as the market improved it would receive a proportion of the increased value. The variations to the S106 proposed would provide flexibility and security for local jobs.</p> <p>It was noted that there was a possibility that the Newlon Housing Trust would appeal the S106 agreement in 2011 and the Committee was advised that the Council had considered this and the arguments that might be put forward to counter any appeal.</p> <p>The Committee discussed the risk attached to this and the merits of asking the Council's Chief Financial Officer to provide further advice the Committee.</p> <p>In response to concerns raised regarding the loss of S106 contributions toward the Broad Lane gyratory system and the impact that this would have upon the wider area, the Committee was advised that other</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

	<p>funding had been secured and therefore this would not be jeopardised.</p> <p>Councillor Brian Haley, Cabinet Member for the Environment and Conservation, put forward his concerns regarding the proposed changes to the S106 Agreement. He noted that the developer had not completed all the obligations set out within the S106 in a timely manner. He contended that the element of risk that the variation would expose the Council to was unacceptable and as there was no legal required upon the Council to vary the S106 this should not be approved by the Committee.</p> <p><i>Councillor Lister arrived at 7.50pm.</i></p> <p>In response to a query it was clarified that Councillor Haley was speaking behalf of himself, as the relevant Cabinet Member, rather than representing the view of the Cabinet as a whole on this issue.</p> <p>The Assistant Director Planning, Regeneration and Economy, advised that comments from the Council's Chief Financial Officer were not generally included within reports on Planning matters. The report presented had been reviewed by the Director of the Urban Environment and the Council's Chief Executive and a significant amount of officer time had been spent on assessing the complexities, implications and risks of this.</p> <p>The Committee discussed the merits of requesting a report from the Council's Chief Financial Officer further.</p> <p>It was proposed and seconded that that the decision to vary the Section 106 Agreement that related to Hale Village, Ferry Lane, London should deferred in order that further financial advice, with respect to the risk to the Council, could be sought and the results were as follows:</p> <p>For: 4* Against: 4 Abstentions: 0</p> <p><i>*the Chair used her Casting vote against this motion</i></p> <p>RESOLVED:</p> <p>That the Section 106 Agreement dated 9 October 2007 relating to land at Hale Village, Ferry Lane, London, N17 be varied as set out in the report.</p>	
PC107.	<p>TREE HOUSE SCHOOL, WOODSIDE AVENUE, N10</p> <p>The 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 Planning Officer gave a summary of the report submitted and then</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

took questions from the Committee.

The Committee was advised that there would be a gap of approximately three metres between the footpath and fencing to allow for additional planting.

At the invitation of the Chair Mr Bostock, of 60 Grant Avenue, spoke in objection to the application and following his statement members of the Committee put questions to him regarding his concerns.

Mr Bostock advised that because the recreation area was used throughout the day by the Tree House School there was no respite from the sound emanating from this area. There was also a general cumulative level of noise from the Tetherdown School that resulted in a high level of noise throughout the day.

In response to a query, regarding a Noise Survey that local residents had commissioned, the Committee was advised that this had been received by the Council and an officer from the Council's Noise Team had visited the area. However, as the sound coming from the play area could not be attributed specifically to pupils from the Tree House School the survey could not provide be considered as a reason to refuse the application.

The Committee was advised that Condition Six, detailed in the report, which confined use of the front of the site to normal school hours, was intended to protect the amenity of adjoining residents.

At the invitation of the Chair Mrs Bostock, of 60 Grant Avenue, spoke in objection the application and following her statement members of the Committee put questions to her regarding her concerns.

In response to a question Mrs Bostock advised that as the Tree House School used the recreation areas adjoining her property throughout the day, rather than being limited to set break times, which meant that there was no respite from the sound generated.

At the invitation of the Chair Mrs Bierschenk, the applicant, spoke in support of the application and following her statement members of the Committee put questions to her.

In response to a query Mrs Bierschenk advised that as Condition Six would prevent the school from using the recreation area after school during the summer months it was not ideal and would not allow the school to make best use of the facility. She noted that it had been intended that use of the facility would be offered to other local schools and that it would be used during the summer holidays as part of the holiday Play Scheme.

Mrs Bierschenk advised that only a small number of children would use the recreation area (out of normal schools hours). This was generally

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

between six and eight pupils at any one time. It was confirmed that Beech hedges would be planted to mitigate the impact of sound consideration was also being given to the use of 'low noise' fencing to achieve this.

The Committee viewed the plans with Planning Officers, applicant and objectors.

The Committee discussed Condition Six and the limits that could be placed on hours of use to minimise the impact of additional sound upon local residents. It was noted that as the Council had expressed its support for extended opening hours for schools and any condition that limited use of the facility solely to school hours would contradict this.

It was proposed by Councillor Lister and seconded by Councillor Reid that Condition Six, as set out in the report, should be removed and the motion was carried as set out below:

For: 6 Against: 3 Abstentions: 0

The Committee discussed the application further and there was agreement that Condition Three with respect to planting should specify that a dense type of hedging, such as Beech, should be used between the footpath and fenced area to mitigate sound.

RESOLVED:

That, subject to the conditions set out below, planning application reference HGY/2009/1568, be approved:

Conditions

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

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

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

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

3. A scheme for native tree/shrub planting around the proposed MUGA (including details of species, number, size, location and density) shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved tree planting shall be completed within the first planting season following completion of the

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

development approved. Any planting that is part of the approved scheme that within a period of five years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

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

4. The MUGA shall not be used other than between the hours of 09.00 and 18.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

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

5. No floodlighting or other form of external lighting, temporary or permanent, shall be installed in connection with the development hereby approved as such works would require the express consent of the Local Planning Authority.

Reason: In the interest of safeguarding local amenity and the character of the Metropolitan Open Lane.

Informative: Further to Condition 3 above, the Council would wish to see planting of a beech hedge in the western boundary of the MUGA, between the weldmesh fence to the MUGA and the boundary railings to the adjacent footpath; this beech hedge to be allowed to grow to the height of the weldmesh fence.

Informative: The applicants are advised to investigate the use of rubber insulated mountings to the weldmesh fence to reduce noise from the use of the MUGA.

Reasons For Approval

The proposed multi use games area as per the amended scheme is now considered acceptable in terms of its siting, layout and operational use and will be compatible with the established use of this site. Given its siting the proposal will not detract from the character and setting of the Conservation Area, nor adversely impact the ecological value of the site. The proposed development will provide an important outdoor recreation facility for children and young people; in particular the children in the adjoining schools. 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', OS3 'Significant Local Open Land (SLOL)', OS11 'Biodiversity', OS13 'Playing Fields', OS6 'Ecologically Valuable Sites and their Corridors', and CSV1 'Development in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006).

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

	Section 106: None	
PC108.	<p>LAND REAR OF 27-47 CECILE PARK, N8</p> <p>The 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><i>The Committee discussed Items 13 and 14 together.</i></p> <p>The Committee was advised that in addition to the Conditions listed an additional condition had been requested by the Fire Service with respect to fire precautions and any approval would be subject to the inclusion of this.</p> <p>In response to a query, as to whether the proposed parking spaces could be rearranged to accommodate a Chestnut tree on the site, the Committee was advised that this had been dealt with under the previous application and the configuration of the parking spaces had been considered acceptable.</p> <p>At the invitation of the Chair Bob Maltz of 39 Landrode Road, spoke in objection to the application and Mr Whale, the applicant's agent, spoke in support of the application.</p> <p>In response to a query Mr Whale reminded the Committee that there had been discussion around the reconfiguration of parking spaces and any landscaping issues would be dealt with under Condition Eight, which related to landscaping.</p> <p>Mr Whale noted that objections raised by Mr Maltz on the basis of earlier objections raised by the Fire Service had now been resolved and were no longer relevant.</p> <p>The Committee discussed the applications and was advised that waste vehicles would not be able to access the site directly and that under Condition 5, which related to Waste Management, provision would have to be made for this.</p> <p>RESOLVED:</p> <p>That, subject to the conditions set out below, planning application reference HGY/2009/1768 be approved.</p> <p><u>Conditions</u></p> <p>1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.</p> <p>Reason: This condition is imposed by virtue of the provisions of the</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

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

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

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.

4. Details of the proposed foundations in connection with the development hereby approved and any excavation for services shall be agreed with the Local Planning Authority prior to the commencement of the building works.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

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

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

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

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.

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

8. The works required in connection with the protection of trees on the

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

9. 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.

10. That details of a scheme for ensuring that the proposed development complies with the requirements of the Fire and Community Safety Directorate of the London Fire and Emergency Planning Authority shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works. Such agreed scheme to be implemented and permanently retained to the satisfaction of the Local Planning Authority prior to the occupation of all or any of the housing being built.

Reason: In order to ensure that the proposed development meets the required fire safety standards prior to the occupation of the properties being built.

Informative: That the applicant agrees with London Fire Brigade the best suitable way of entering the site by providing dimensions of the ramp including length width and ratio.

Reasons For Approval

It has already been decided out by the Inspector that the living conditions for existing and future occupiers would be acceptable and that the proposal would not detract from the character and appearance of Crouch End Conservation Area. The Inspector also noted in paragraph 33 of the decision that the loss of the existing garages would cause no significant harm, nor would it conflict with any of the development plan policies.

With the latest Inspector's decision in mind therefore, it is considered that the current scheme is acceptable and is now in compliance with the aims of policy UD3(c) of the Unitary Development Plan 2006 which states that development should not significantly affect the public and private transport networks, including highways or traffic conditions and the requirement of PPG15 and policy CSV1 of the Unitary Development Plan 2006 and is therefore recommended for approval.

Section 106: None.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

PC109.	<p>LAND REAR OF 27 - 47 CECILE PARK, N8</p> <p>RESOLVED:</p> <p>That planning application reference HGY/2009/1769 be approved.</p>	
PC110.	<p>320 DUKES MEWS, N10</p> <p>The Chair advised that this item would be deferred until the Committee's next meeting due to time constraints.</p> <p>RESOLVED:</p> <p>That planning application reference HGY/2009/1897 be deferred until the next meeting.</p>	
PC111.	<p>COPPETTS WOOD HOSPITAL, COPPETTS ROAD, N10</p> <p>The considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>Councillor John Bevan, Cabinet Member for Housing, spoke in objection to the application. He noted that the Affordable Housing provided within the scheme was situated in separate blocks and contended that there should be no division of tenures within the scheme. He also raised concern that the goal of 50% Affordable Housing had not been achieved on the site.</p> <p>The Committee was reminded that target of 50% Affordable Housing related to the whole of the Borough and was not applied to every site. It was noted that the site had been subject to a financial appraisal that had concluded that 38% was appropriate in this instance.</p> <p>In terms of the divisions of tenure by block the Committee was advised that this was the preferred approach of Registered Social Landlords (RSL's) who requested this approach was employed as they found it easier to manage in one area. The Committee was assured that the quality of the scheme and the materials used would be consistent throughout the scheme.</p> <p>It was contended that materials used internally within the Affordable Housing element of some schemes in the Borough had not been of the same quality used within the private homes. It was argued that this was unacceptable and that tenures should be mixed to avoid any segregation.</p> <p>At the invitation of the Chair, Mr Ian John, the applicant's agent spoke in support of the application.</p> <p>The Committee viewed the plans and then discussed the application.</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

There was a general consensus that whilst it would be preferable to add a condition requiring the materials used internally to be consistent across all of the tenures within the scheme, as this was unlikely to be sustained on appeal, a formal condition was not appropriate in this instance.

It was agreed that the applicant should be asked to cooperate with this request and that an Informative to this respect should be added.

RESOLVED:

That, subject to the conditions set out below, planning application reference HGY/2008/2196 be approved.

Conditions:

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

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

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

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

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

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

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

a. those existing trees to be retained.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

b. those existing trees to be removed.

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

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

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

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

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

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

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

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

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

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

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

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

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

Reason: To ensure the development is sustainable.

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

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

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

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

Informative: Pursuant to Condition 3 above, the development should use a red or red multi-stock brick which should accord with the colour of brick found in the former administrative building which is to be retained within this development.

Informative: Pursuant to Condition 4 above, the landscaping details for the garden areas to the rear of blocks E and F should allow for the planting of small trees such as Cherry or Rowan and the provision of railings and shrubbery rather than tall enclosing fences.

Informative: The Council will wish to see that in respect of both external finish and internal standards of finish, the affordable housing and the private housing elements shall be completed to the same standards; and that this requirement shall be contained within the Section 106 Agreement.

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

	<p><u>Reasons For Approval</u></p> <p>The proposal after amendments for the demolition of existing building except for the administration building that fronts Coppetts Road; the conversion of the administration building fronting Coppetts Road, and the erection of four two storey houses plus dormers, and four blocks of flats between 2 and 4 stories in height: to provide a total of 55 units with car parking (48 spaces), access roads and landscaping is considered acceptable for the following reasons;</p> <p>The 55 units proposed will assist in meeting the boroughs housing targets. The site will provide an acceptable environment for residential use, the scheme seeks to retain the existing main hospital building fronting Coppetts Road. After a number of revisions the scheme would now blend in well with Osier Crescent; which was the first part of Coppetts Wood hospital to be redeveloped. Due to the revisions the proposed height, scale and massing would not have an adverse impact on neighbouring properties. The overall unit sizes and room sizes are consistent with the floor minima identified in the Housing SPD 2008 and the external amenity space is sufficient. The overall dwelling mix is appropriate. Car parking is provided to meet the Borough standards. The borough's 20% renewable energy target has been reached and a sustainable approach to building design is provided.</p> <p>As such the proposal is in accordance with policies UD2 'Sustainable Design and Construction', UD3 'General Principles' , UD4 'Quality Design', UD7 'Waste Storage',UD8 'Planning Obligations',HSG1 New Housing Developments, HSG2 Change of Use to Residential, HSG4 Affordable Housing, HSG10 Dwelling Mix, HSG9 Density Standards, ENV3 'Water Conservation', ENV9 'Mitigating Climate Change: Energy Efficiency, ENV10 'Mitigating Climate Change: Renewable Energy', M3 'New Development Location and Accessibility', M4 'Pedestrians and Cyclists', M5 'Protection, Improvement and Creation of Pedestrian and Cycle Routes', M10 'Parking for Development' of the Haringey Unitary Development Plan and the Councils SPG 1a 'Design Guidance and Design Statements' and Housing SPD 2008.</p> <p>Section 106: Yes</p>	
<p>PC112.</p>	<p>19 CLARENDON ROAD, N8</p> <p>The Chair advised that this item would be deferred until the Committee's next meeting due to time constraints.</p> <p>RESOLVED:</p> <p>That planning application reference HGY/2009/1892 be deferred until the next meeting.</p>	
<p>PC113.</p>	<p>NEW ITEMS OF URGENT BUSINESS</p>	

**MINUTES OF THE PLANNING COMMITTEE
MONDAY, 11 JANUARY 2010**

	No new Items of Urgent Business were received.	
PC114.	DATE OF NEXT MEETING It was noted that the next meeting of the Planning Committee would take place on Tuesday 9 February, at 7pm.	

COUNCILLOR SHEILA PEACOCK

Chair

The meeting closed at 10.15pm.

This page is intentionally left blank



Haringey Council

Agenda item:

[]

Planning Committee	On 11th January 2010
---------------------------	----------------------------------------

Report Title: Appeal decisions determined during November 2009	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
1. Purpose To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during November 2009.	
2. Summary Reports outcome of 14 appeal decisions determined by the Department for Communities and Local Government during November 2009 of which 1 (7%) was allowed and 13 (93%) were dismissed.	
3. Recommendations That the report be noted.	
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 . From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details. The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.	

This page is intentionally left blank

APPEAL DECISIONS NOVEMBER 2009

PLANNING APPEALS

Ward:	St Ann's
Reference Number:	HGY/2009/0064
Decision Level:	Delegated

1A Etherley Road N15 3AL

Proposal:

Erection of a new two bedroom flat in the loft with new dormer windows

Type of Appeal:

Written Representation

Issue:

The effect on the living conditions of the neighbouring residents, in relation to privacy

Result:

Appeal Dismissed 11 November 2009

Ward:	Harringay
Reference Number:	HGY/2009/0094
Decision Level:	Delegated

48 Grand Parade, Green Lanes N4 1AG

Proposal:

To carry out the use as a adult gaming centre without complying with Condition No.6 Attached to the existing planning permission granted on appeal that the use shall not be open to customers other than between the hours of 0900 and 2300

Type of Appeal:

Informal Hearing

Issue:

The effect of the requested night-time extension to the appeal premises opening hours on the character of the Green Lanes local centre and the surrounding area

The effect of the requested night-time extension to the appeal premises opening hours on the residential amenity of persons living adjacent and near to the appeal site, particularly in terms of any increased noise and disturbance

Result:

Appeal Dismissed 30 November 2009

Ward:	Hornsey
Reference Number:	HGY/2009/0105
Decision Level:	Committee

Pembroke Works, Campsbourne Road N8 7AW**Proposal:**

Demolition of existing commercial buildings and redevelopment of site to provide seven 4/5 bedroom single family dwelling houses, 14 two bedroom flats and seven B1 office spaces together with a street level parking facility

Type of Appeal:

Written Representation

Issue:

Whether the principle of replacing the existing employment use of the site with a mixed residential/office development is acceptable

Whether adequate provision is made for affordable housing, education provision and off-street highway improvements.

Result:

Appeal **Dismissed** 25 November 2009

Ward:	Noel Park
Reference Number:	HGY/2008/2085
Decision Level:	Delegated

541 Lordship Lane N22 5DN**Proposal:**

Replacement of the existing single-glazed windows (two at the front of the property & one bathroom window, at the rear) with double glazed windows

Type of Appeal:

Written Representation

Issue:

Whether the proposal would preserve or enhance the character or appearance of the Noel Park Conservation Area

Result:

Appeal **Allowed** 12 November 2009

Ward:	Tottenham Green
Reference Number:	HGY/2009/0873
Decision Level:	Delegated

64 Springfield Road N15 4AZ

Proposal:

Conversion of an existing house into two self contained flats

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the mix of housing provision in the neighbourhood

The effect of the rear dormer extension on the character and appearance of the property and the surrounding area

Whether the size and internal arrangement of the flats provide a satisfactory standard of accommodation

Result:

Appeal **Dismissed** 26 November 2009

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

12 Lascotts Road N22 8JN

Proposal:

Use of the flat roof above the extension to the ground floor flat as a roof terrace

Type of Appeal:

Written Representation

Issue:

The effect on privacy of the residents of the properties on either side of the appeal site and greater intrusion into the use of the rear garden of the ground floor flat

The effect of the use of the roof terrace in terms of noise on the ceiling of the ground floor flat

Result:

Appeal **Dismissed** 24 November 2009

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

Land Adjacent to 2 Moorefield Road N17 6PY

Proposal:

Construction of two self contained flats at the front of the ground floor of the property contrary to Condition No. 2 of Planning Permission HGY/2003/0316

Type of Appeal:

Written Representation

Issue:

The impact on residential amenities and the loss of family housing

Result:

Appeal **Dismissed** 25 November 2009

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

5 St. Margaret's Avenue N15 3DH

Proposal:

Conversion of two self contained flats into 3 studio flats and 1 x 2 bed flat

Type of Appeal:

Written Representation

Issue:

The adverse effect on residential amenity

Result:

Appeal **Dismissed** 4 November 2009

Ward:	Noel Park
Reference Number:	N/A
Decision Level:	Enforcement

77 Westbury Avenue N22 6SA

Proposal:

Erection of permanent canopy with a timber deck and railings

Type of Appeal:

Written Representation

Issue:

The effect on the character and appearance of the street scene

Result:

Appeal **Dismissed** 26 November 2009

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

75 Hermitage Road N4 1LU**Proposal:**

Conversion to six self contained flats

Type of Appeal:

Written Representation

Issue:

Whether or not the Enforcement Notice was clear and precise

Whether or not the requirements of the notice were reasonable

That the period of compliance should be extended

Result:

Appeal **Dismissed** 24 November 2009

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

77 West Green Road N15 5DA**Proposal:**

Erection of 1 metre high wooden fence enclosing the flat roof at first floor level

Use of premises outside of permitted hours under Planning permission ref HGY/2006/2299

Type of Appeal:

Written Representation

Issue:

That the breach alleged in the Enforcement Notice had not occurred as a matter of fact

Result:

Appeal **Dismissed** 26 November 2009

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

28 Cavell Road N17 7BJ

Proposal:

Use of outbuilding as self contained unit

Type of Appeal:

Public Inquiry

Issue:

Whether or not the outbuilding had been occupied continuously as a separate dwelling to the house for a period of more than four years prior to the serving of the Enforcement Notice

Result:

Appeal **Dismissed** 4 November 2009

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

30 Arcadian Gardens N22 5AD

Proposal:

Conversion of the property as six self contained flats

Type of Appeal:

Public Inquiry

Issue:

Whether or not the conversion took place more than four years prior to the serving of the Enforcement Notice

That the requirement of the notice to remove all fixture and fittings associated with the creation of the flats was excessive

That the time for compliance with the notice was insufficient and should be extended

Result:

Appeal **Dismissed** 30 November 2009

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

72 Cranbrook Park N22 5NA

Proposal:

Conversion to eight self contained flats

Type of Appeal:

Written Representation

Issue:

Whether or not a breach of planning control had taken place

Result:

Appeal **Dismissed** 30 November 2009



Haringey Council

Agenda item:

[]

Planning Committee	On 9th February 2010
---------------------------	----------------------------------------

Report Title: Decisions made under delegated powers between 14 December 2009 and 10 January 2010

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 14 December 2009 and 10 January 2010.

3. Recommendations

See following reports.

Report Authorised by:

PP **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. 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 14/12/2009 AND 10/01/2010

BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

The planning staff and planning application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am - 5.00pm, Monday - Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

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

WARD: Alexandra

Application No: **HGY/2009/1741** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 17/12/2009
 Location: 29 Rhodes Avenue N22 7UR
 Proposal: Demolition of garage and erection of new single storey side extension.

Application No: **HGY/2009/1806** Officer: Jill Warren
 Decision: GTD Decision Date: 16/12/2009
 Location: 24 Elgin Road N22 7UE
 Proposal: Change of use from Children Nursery (D1) to single dwellinghouse (C3).

Application No: **HGY/2009/1812** Officer: Subash Jain
 Decision: GTD Decision Date: 15/12/2009
 Location: 57 The Avenue N10 2QG
 Proposal: Extension to width of existing vehicle crossover access by 1.2 metres.

Application No: **HGY/2009/1841** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/12/2009
 Location: 25 Grosvenor Road N10 2DR
 Proposal: Erection of rear dormer window, insertion of 2 velux windows to side elevation and installation of solar panels to rear elevation.

Application No: **HGY/2009/1895** Officer: Valerie Okeiyi
 Decision: PERM REQ Decision Date: 31/12/2009
 Location: 98 Victoria Road N22 7XF
 Proposal: Erection of rear dormer window, addition to roof of back addition and insertion of 2 x velux windows to front roof slope.

Application No: **HGY/2009/1908** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 16/12/2009
 Location: 6/ 7 Rosebery Mews N10 2LG
 Proposal: Conversion of existing vacant stores into two mews houses including alterations to elevations.

WARD: Bounds Green

Application No: **HGY/2009/1716** Officer: Ruma Nowaz
 Decision: REF Decision Date: 23/12/2009
 Location: 6-8 Brownlow Road N11 2DE
 Proposal: Demolition of existing buildings and erection of four storey building comprising of 8 flats.

Application No: **HGY/2009/1840** Officer: Subash Jain
 Decision: GTD Decision Date: 22/12/2009
 Location: Lawrence House, Palmerston Road N22 8QP
 Proposal: Removal of 2 existing felt covered timber water tank housings and replacement with 2 GRP modular tank housings.

WARD: Bruce Grove

Application No: **HGY/2009/1634** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/12/2009
 Location: The Swan, 363 High Road N17 6QN
 Proposal: Approval of details pursuant to condition 11(a) (historic building) attached to planning reference HGY/2009/0159.

Application No: **HGY/2009/1777** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 14/12/2009
 Location: 64 Bruce Grove N17 6RN
 Proposal: Use of property as 3 self contained flats.

Application No: **HGY/2009/1781** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 14/12/2009
 Location: 60 Bruce Grove N17 6RN
 Proposal: Use of property as two self contained flats.

Application No: **HGY/2009/1785** Officer: Subash Jain
 Decision: GTD Decision Date: 14/12/2009
 Location: 143 Lordship Lane N17 6XE
 Proposal: Use of property as 4 self contained flats.

Application No: **HGY/2009/1798** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 15/12/2009
 Location: 44 Philip Lane N15 4JE
 Proposal: Conversion of shop at street level to a 2 bedroom flat, creation of 2 bedroom basement level flat and creation of 1 x lightwell to front elevation.

Application No: **HGY/2009/1842** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 17/12/2009
 Location: 467-477 High Road N17 6QA
 Proposal: Installation of new shop front, installation of awnings, reinstatement of architectural features, brick / masonry repairs, cleaning, repair / reinstatement of Sash windows, roof repairs and chimney repairs.

WARD: Crouch End

Application No: **HGY/2009/1492** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 22/12/2009
 Location: Altior Court, 74-76 Shepherds Hill N6 5RJ
 Proposal: Tree works to include crown reduction by 25% to 2 x Chestnut trees and pruning back of neighbouring Oak tree to boundary fence line.

Application No: **HGY/2009/1682** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 17/12/2009
 Location: 50 Coolhurst Road N8 8EU
 Proposal: Tree works to include crown raising by 3m, reduction by 2m remove deadwood and reshape of Plum tree

Application No:	HGY/2009/1819	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	17/12/2009
Location:	29 Coolhurst Road N8 8ET		
Proposal:	Tree works to include crown reduction by 30% of 1 x London Plane tree.		
Application No:	HGY/2009/1820	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	16/12/2009
Location:	8 Crouch End Hill N8 8AA		
Proposal:	Change of use from bookmakers to mini-cab office.		
Application No:	HGY/2009/1864	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	29/12/2009
Location:	33 Coleridge Road N8 8EH		
Proposal:	Erection of rear dormer window, erection of rear ground floor bay window extension, and insertion of 4 x velux windows to front roofslope.		
Application No:	HGY/2009/1865	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	17/12/2009
Location:	99 Claremont Road N6 5BZ		
Proposal:	Erection of single storey rear extension and replacement of existing rear dormer.		
Application No:	HGY/2009/1870	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	05/01/2010
Location:	1 Claremont Road N6 5DA		
Proposal:	Demolition of existing single storey rear extension and erection of single storey rear extension, replacement of existing windows, erection of garden room, erection of garden shed, internal alterations and formation of a roof terrace.		
Application No:	HGY/2009/1877	Officer:	Oliver Christian
Decision:	REF	Decision Date:	29/12/2009
Location:	Monkridge, Crouch End Hill N8 8DE		
Proposal:	Roof extensions of Building 01 / Building 02, Monkridge and formation of 3 x one bed flats and 3 x two bed flats.		
Application No:	HGY/2009/1878	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	16/12/2009
Location:	23 Russell Road N8 8HN		
Proposal:	Certificate of Lawfulness for the use of property as two self contained flats.		
Application No:	HGY/2009/1888	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	29/12/2009
Location:	Flat A, 77 Mount View Road N4 4SR		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/1889	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	16/12/2009
Location:	12A Birchington Road N8 8HR		
Proposal:	Erection of conservatory.		

Application No:	HGY/2009/1900	Officer:	Oliver Christian
Decision:	REF	Decision Date:	29/12/2009
Location:	Monkridge, Crouch End Hill N8 8DE		
Proposal:	Demolition of existing unused garages and caretaker's lodge, and erection of new building comprising 2 x two bed flats. Formation of 1 x one bed flat within unused garage space of Building 02. Landscaping and formation of 9 car parking spaces and 20 bicycle bays.		
Application No:	HGY/2009/1901	Officer:	Oliver Christian
Decision:	REF	Decision Date:	29/12/2009
Location:	Monkridge, Crouch End Hill N8 8DE		
Proposal:	Conservation Area Consent for demolition of existing unused garages and caretaker's lodge, and erection of new building comprising 2 x two bed flats. Formation of 1 x one bed flat within unused garage space of Building 02. Landscaping and formation of 9 car parking spaces and 20 bicycle bays.		
Application No:	HGY/2009/1923	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	17/12/2009
Location:	31 Topsfield Parade, Tottenham Lane N8 8PT		
Proposal:	Display of 1 x internally illuminated projecting sign.		
Application No:	HGY/2009/1948	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	22/12/2009
Location:	33 The Broadway N8 8DU		
Proposal:	Display of 2 x externally illuminated fascia signs and 1 x externally illuminated projecting sign.		
Application No:	HGY/2009/2017	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	06/01/2010
Location:	1 Topsfield Parade, Tottenham Lane N8 8PR		
Proposal:	Display of 2 x externally illuminated signs.		

WARD: Fortis Green

Application No:	HGY/2009/1800	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	15/12/2009
Location:	23 Shakespeare Gardens N2 9LJ		
Proposal:	Installation of photovoltaic panels on rear flat roof of property.		
Application No:	HGY/2009/1844	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	17/12/2009
Location:	98 Creighton Avenue N10 1NT		
Proposal:	Replacement of existing retaining wall and fence to property boundary with concrete timber fencing.		
Application No:	HGY/2009/1934	Officer:	Jill Warren
Decision:	GTD	Decision Date:	06/01/2010
Location:	Ground Floor Flat, 20 Tetherdown N10 1NB		
Proposal:	Retention of single storey rear extension and side infill extension.		

Application No: **HGY/2009/2005** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/12/2009
 Location: 27 Aylmer Road N2 0BS
 Proposal: Approval Of Details pursuant to Conditions 3 (sample of materials), 4 (details of all levels on site), 5 (landscaping), and 8 (front hardstanding) attached to planning permission reference HGY/2009/1002.

WARD: **Harringay**

Application No: **HGY/2009/1538** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 22/12/2009
 Location: 61 Wightman Road N4 1RJ
 Proposal: Certificate of Lawfulness for use of property as two self contained flats.

Application No: **HGY/2009/1804** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 16/12/2009
 Location: 4 Milverton, Wightman Road N4 1RH
 Proposal: Replacement of existing metal framed windows with UPVc double-glazed windows.

Application No: **HGY/2009/1836** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 22/12/2009
 Location: 637 Green Lanes N8 0RE
 Proposal: Change of use from A1 (retail) to A2 (financial and professional services).

Application No: **HGY/2009/1838** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 21/12/2009
 Location: 637 Green Lanes N8 0RE
 Proposal: Display of 2 x internally illuminated fascia signs.

Application No: **HGY/2009/1852** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 23/12/2009
 Location: 131 Beresford Road N8 0AG
 Proposal: Use of property as two self-contained flats (Certificate of Lawfulness for an existing use).

Application No: **HGY/2009/1854** Officer: Elizabeth Ennin-Gyasi
 Decision: REF Decision Date: 22/12/2009
 Location: Ground floor flat, 25 Duckett Road N4 1BJ
 Proposal: Erection of ground floor rear extension.

Application No: **HGY/2009/1861** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 16/12/2009
 Location: 561 Green Lanes N8 0RL
 Proposal: Conversion of upper floors to form two x two bed self contained flats.

Application No: **HGY/2009/1875** Officer: Jeffrey Holt
 Decision: PERM REQ Decision Date: 22/12/2009
 Location: 99 Hewitt Road N8 0BP
 Proposal: Certificate of Lawfulness for the erection of rear dormer window.

Application No: **HGY/2009/1949** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 08/01/2010
 Location: 349 Wightman Road N8 0NA
 Proposal: Conversion of existing bedsits into 3 self-contained units comprising 2 x two bed flats and 1 x one bed flat.

WARD: Highgate

Application No: **HGY/2009/1710** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 15/12/2009
 Location: Northwood Hall, Hornsey Lane N6 5PE
 Proposal: Installation of flue terminals through brickwork in connection with replacement of condensing boilers to flats.

Application No: **HGY/2009/1811** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 15/12/2009
 Location: 12B View Road N6 4DB
 Proposal: Tree works to include felling of 1 x Horse Chestnut.

Application No: **HGY/2009/1816** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 15/12/2009
 Location: 32 Southwood Lane N6 5EB
 Proposal: Enlargement of existing kitchen at basement level into underground lightwell including removal of existing kitchen window, widening of window openings and replacement of old retaining wall, replacement of door/partition, roof repairs to basement, replacement of glass over lightwell and erection of painted metal railings.

Application No: **HGY/2009/1817** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 22/12/2009
 Location: 41 Wood Lane N6 5UD
 Proposal: Erection of garden lodge and ancillary plumbing / electrical supply works.

Application No: **HGY/2009/1818** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 15/12/2009
 Location: 32 Southwood Lane N6 5EB
 Proposal: Listed Building Consent for enlargement of existing kitchen at basement level into underground lightwell including removal of existing kitchen window, widening of window openings and replacement of old retaining wall, replacement of door/partition, roof repairs to basement, replacement of glass over lightwell and erection of painted metal railings.

Application No: **HGY/2009/1826** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 17/12/2009
 Location: 52 Hornsey Lane Gardens N6 5PB
 Proposal: Tree works to include reduction to old pollard points of 1 x London Plane tree.

Application No:	HGY/2009/1829	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	15/12/2009
Location:	35 Stormont Road N6 4NR		
Proposal:	Tree works to include works to the following trees: T1: Indian Beam Tree-insure 1.5m clearance from gutter and roof, T2: weeping Ash -Crown reduce by 25% and shape, T3: Silver Birch- Crown reduce by 15-20% and shape, T4: Lombardy Poplar: Crown reduce by 25-30%.		
Application No:	HGY/2009/1831	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	15/12/2009
Location:	32 Wood Lane N6 5UB		
Proposal:	Tree works to include reduction by 30% of Norway Maple tree and Fig tree.		
Application No:	HGY/2009/1834	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/12/2009
Location:	25 Cromwell Avenue N6 5HN		
Proposal:	Erection of single storey side return extension.		
Application No:	HGY/2009/1876	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	15/12/2009
Location:	22 Stormont Road N6 4NL		
Proposal:	Erection of two rear dormer windows and new rear fenestration.		
Application No:	HGY/2009/1896	Officer:	Subash Jain
Decision:	REF	Decision Date:	31/12/2009
Location:	240 Archway Road N6 5AX		
Proposal:	Use of shop area as one self-contained flat.		
Application No:	HGY/2009/1905	Officer:	Subash Jain
Decision:	GTD	Decision Date:	31/12/2009
Location:	53 North Road N6 4BE		
Proposal:	Alterations to rear section of double lean-to roof to create roof terrace and installation of solar heating tubes.		
Application No:	HGY/2009/1906	Officer:	Subash Jain
Decision:	GTD	Decision Date:	31/12/2009
Location:	53 North Road N6 4BE		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/1907	Officer:	Subash Jain
Decision:	REF	Decision Date:	31/12/2009
Location:	53 North Road N6 4BE		
Proposal:	Alterations to gated entrance on North Road.		
Application No:	HGY/2009/1910	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	31/12/2009
Location:	32 Cholmeley Park N6 5EU		
Proposal:	Conversion of an existing unused garage into a one bedroom self-contained caretaker flat.		

Application No: **HGY/2009/1916** Officer: Tara Jane Fisher
 Decision: NOT DEV Decision Date: 15/12/2009
 Location: 88 Cromwell Avenue N6 5HQ
 Proposal: Certificate of Lawfulness for reversion of property from three flats to single dwellinghouse.

Application No: **HGY/2009/1947** Officer: Matthew Gunning
 Decision: GTD Decision Date: 31/12/2009
 Location: Redstacks, Compton Avenue N6 4LB
 Proposal: Approval Of Details pursuant to Condition 3 (sample of materials) attached to planning permission reference HGY/2003/2029.

Application No: **HGY/2009/1968** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 08/01/2010
 Location: 3 Sheldon Avenue N6 4JS
 Proposal: Certificate of Lawfulness for alterations to front elevation including new single door panel, new window in existing opening, new main entrance canopy and new full height windows.

WARD: **Hornsey**

Application No: **HGY/2009/1813** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 16/12/2009
 Location: Hornsey School For Girls, Inderwick Road N8 9JF
 Proposal: Renewal of time limited permission for two demountable units comprising four classrooms and two offices.

Application No: **HGY/2009/1881** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 29/12/2009
 Location: 13a Church Lane N8 7BU
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/1927** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 05/01/2010
 Location: 36 Rectory Gardens N8 7PJ
 Proposal: Removal of window, door and portion of external wall at rear of property, installation of sliding doors, alterations to existing roof and formation of new decked area to rear

Application No: **HGY/2009/1967** Officer: Jeffrey Holt
 Decision: REF Decision Date: 22/12/2009
 Location: Flat 23, Wellington, Ashford Avenue N8 8LL
 Proposal: Replacement of existing metal steel framed single glazed painted white frames windows/door with UPVC framed lockable double glazed windows/door.

WARD: **Muswell Hill**

Application No: **HGY/2009/1787** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 14/12/2009
 Location: 21 Muswell Hill Road N10 3JB
 Proposal: Demolition of existing rear single storey enclosure and erection of single storey rear extension.

Application No:	HGY/2009/1801	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/12/2009
Location:	1 Connaught Gardens N10 3LD		
Proposal:	Erection of single storey rear extension, erection of rear dormer and side dormer extensions, insertion of 3 x rooflights and excavation of basement to create a new basement floor; alterations to side and rear elevations including insertion of side windows (AMENDED DESCRIPTION).		
Application No:	HGY/2009/1833	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/12/2009
Location:	262 Muswell Hill Broadway N10 3SH		
Proposal:	Change of use from internet cafe (A1) to restaurant (A3).		
Application No:	HGY/2009/1839	Officer:	Jill Warren
Decision:	GTD	Decision Date:	22/12/2009
Location:	88 Woodland Gardens N10 3UB		
Proposal:	Demolition of existing single storey extension and erection of new single storey rear extension.		
Application No:	HGY/2009/1845	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/12/2009
Location:	60 Barrington Road N8 8QS		
Proposal:	Erection of single storey side extension.		
Application No:	HGY/2009/1856	Officer:	Subash Jain
Decision:	GTD	Decision Date:	23/12/2009
Location:	19 Ellington Road N10 3DD		
Proposal:	Retrospective planning for demolition of existing house, erection of 2 storey, 4 bedroom house and formation of basement level.		
Application No:	HGY/2009/1933	Officer:	Jill Warren
Decision:	PERM DEV	Decision Date:	06/01/2010
Location:	6 Connaught Gardens N10 3LB		
Proposal:	Certificate of lawfulness for erection of rear dormer window.		
Application No:	HGY/2009/1973	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	22/12/2009
Location:	Flat B, 56 Church Crescent N10 3NE		
Proposal:	Tree works to include various works to various trees.		

WARD: Noel Park

Application No:	HGY/2009/1395	Officer:	Robin Campbell
Decision:	GTD	Decision Date:	07/01/2010
Location:	Builders Yard, former railway sidings and embankment, Safestore Storage compound, Station Road and adjoining Wood Green Common, N22		
Proposal:	Approval of Details pursuant to Condition 13 (refuse and waste storage) attached to planning reference HGY/2008/1431		

Application No: **HGY/2009/1832** Officer: Subash Jain
Decision: GTD Decision Date: 21/12/2009
Location: 9 High Road N22 6BH
Proposal: Installation of new shopfront.

Application No: **HGY/2009/1868** Officer: Jill Warren
Decision: GTD Decision Date: 22/12/2009
Location: St Mark's C of E Church, Ashley Crescent N22
Proposal: Display of 1 x non-illuminated Sign Board.

Application No: **HGY/2009/1880** Officer: Ashwita Naidu
Decision: REF Decision Date: 15/12/2009
Location: 5 Coombe Road N22 5LB
Proposal: Retrospective planning application for retention of two self contained flats.

Application No: **HGY/2009/1915** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 31/12/2009
Location: 66 High Road N22 6HL
Proposal: Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign.

Application No: **HGY/2009/1935** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 06/01/2010
Location: 46 Alexandra Road N8 0PP
Proposal: Conversion of property into 1 x two bed flat and 1 x three bed flat.

Application No: **HGY/2009/1936** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 06/01/2010
Location: 50 Alexandra Road N8 0PP
Proposal: Conversion of property into 1 x two bed flat and 1 x three bed flat.

Application No: **HGY/2009/1950** Officer: Tara Jane Fisher
Decision: GTD Decision Date: 22/12/2009
Location: Unit 57, Wood Green Shopping City, High Road N22 6YD
Proposal: Display of 2 x internally illuminated fascia signs on northern roof tower.

Application No: **HGY/2009/1969** Officer: Valerie Okeiyi
Decision: GTD Decision Date: 06/01/2010
Location: 129-131 High Road N22 6BB
Proposal: Display of 2 x internally illuminated fascia signs.

Application No: **HGY/2009/1670** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/12/2009
 Location: 95 Birkbeck Road N17 8NH
 Proposal: Conversion of property into 2 x two bed and 1 x one bed self-contained flats including erection of a single storey rear extension. (Amended Scheme).

Application No: **HGY/2009/1855** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 22/12/2009
 Location: 180 Park Lane N17 0JA
 Proposal: The retention of use of property as 2 self contained flats and erection of rear dormer window.

Application No: **HGY/2009/1904** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 31/12/2009
 Location: Unit 28 Northumberland Park Industrial Estate, Willoughby Lane N17 0YL
 Proposal: Erection of first floor extension.

Application No: **HGY/2009/1944** Officer: Ashwita Naidu
 Decision: REF Decision Date: 31/12/2009
 Location: Caretakers Flat, Wedge House, White Hart Lane N17 8HJ
 Proposal: Conversion of roof from hip to gable with alterations and enlargement to existing dormer.

WARD: **St Anns**

Application No: **HGY/2009/1790** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 15/12/2009
 Location: 22 Chedworth House 227 West Green Road N15 5EH
 Proposal: Replacement of existing timber windows / doors with double-glazed white UPVC windows / doors.

Application No: **HGY/2009/1802** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 16/12/2009
 Location: 45 Culross Close N15 3RL
 Proposal: Replacement of existing wood and metal windows with new white PVC windows.

Application No: **HGY/2009/1835** Officer: John Ogenga P'Lakop
 Decision: PERM DEV Decision Date: 17/12/2009
 Location: 32 Clinton Road N15 5BH
 Proposal: Lawful development certificate for the erection of single storey rear extension.

Application No: **HGY/2009/1849** Officer: Oliver Christian
 Decision: GTD Decision Date: 16/12/2009
 Location: Site Rear of 29 - 43 Etherley Road N15 4AL
 Proposal: Approval of details pursuant to condition 3 (materials) and condition 5 (site investigation) attached to planning reference HGY/2006/1746.

Application No:	HGY/2009/1860	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/12/2009
Location:	53 Albany Close N15 3RG		
Proposal:	Replacement of existing windows and rear door with PVC windows/door (retrospective application).		
Application No:	HGY/2009/1871	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	29/12/2009
Location:	78R Etherley Road N15 3AT		
Proposal:	Retrospective planning application for retention of external stairs leading from first floor and a first floor rear extension.		
Application No:	HGY/2009/1887	Officer:	Jeffrey Holt
Decision:	PERM DEV	Decision Date:	17/12/2009
Location:	24 Oulton Road N15 5PY		
Proposal:	Certificate of Lawfulness for the erection of rear dormer.		
Application No:	HGY/2009/1939	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	08/01/2010
Location:	190 St Anns Road N15 5RP		
Proposal:	Erection of rear dormer to facilitate a loft conversion.		
Application No:	HGY/2009/1945	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	06/01/2010
Location:	69 Grand Parade N4 1DU		
Proposal:	Erection of single storey rear extension		

WARD: **Seven Sisters**

Application No:	HGY/2009/1431	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	22/12/2009
Location:	Low Profile House, 85 Eade Road N4 1DJ		
Proposal:	Partial demolition of Low Profile House, construction of new retaining walls and related backfilling / levelling in association with the National Grid Hackney to St John's Wood cable tunnel.		
Application No:	HGY/2009/1796	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	15/12/2009
Location:	105 Gladesmore Road N15 6TL		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/1891	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	16/12/2009
Location:	23 Hermitage Road N4 1DF		
Proposal:	Conversion of 10-unit House in Multiple Occupation into 2 x two bed flats and 1x one bed flat.		

Application No: **HGY/2009/1898** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 22/12/2009
 Location: 151 Castlewood Road N15 6BD
 Proposal: Erection of front and rear dormer windows.

Application No: **HGY/2009/1929** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 05/01/2010
 Location: 2 St Johns Road N15 6QN
 Proposal: Replacement of existing single glazed timber windows with new UPVC double glazed.

Application No: **HGY/2009/1937** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 06/01/2010
 Location: 12 Rostrevor Avenue N15 6LR
 Proposal: Erection of front, rear and side dormer windows to facilitate loft conversion.

WARD: Stroud Green

Application No: **HGY/2009/1823** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 17/12/2009
 Location: Rear of 126 Stroud Green Road N4 3RZ
 Proposal: Approval of details pursuant to conditions 3 (materials), 5 (dustbin enclosure), 7 (planting to front garden) and 8 (hard landscaping) attached to planning reference HGY/2004/0813.

Application No: **HGY/2009/1837** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM REQ Decision Date: 22/12/2009
 Location: 42 Osborne Road N4 3SD
 Proposal: Certificate of Lawfulness for the erection of single storey side infill extension.

Application No: **HGY/2009/1847** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 23/12/2009
 Location: 42 Denton Road N8 9NS
 Proposal: Amendments to approved planning application reference HGY/2009/0825 to include front / rear lightwells and railings, and additional habitable room to form 3 bedroom flat.

Application No: **HGY/2009/1914** Officer: Jeffrey Holt
 Decision: REF Decision Date: 23/12/2009
 Location: 169 Mount View Road N4 4JT
 Proposal: Replacement of existing wooden sash windows with UPVC sash windows.

Application No: **HGY/2009/1941** Officer: Oliver Christian
 Decision: REF Decision Date: 06/01/2010
 Location: Land Adjacent to 1 Scarborough Road N4
 Proposal: Demolition of existing garage and studio and erection of 1 x 2 storey, 2 bedroom single dwellinghouse with a patio at lower ground floor level.

WARD: Tottenham Green

Application No:	HGY/2009/1420	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	16/12/2009
Location:	38 West Green Road N15 5NP		
Proposal:	Erection of single storey rear extension to ground floor shop & conversion of the upper floors to form 1 x one bed & 1 x two bed flats; involving erection of rear dormer window and insertion of one velux window to front elevation.		
Application No:	HGY/2009/1686	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	15/12/2009
Location:	Side of 40 Talbot Road N15 4DH		
Proposal:	Installation of new green coloured telecommunications cabinet, 1600mm (height) x 1200 (width) x 450mm (depth).		
Application No:	HGY/2009/1863	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	29/12/2009
Location:	101 Broad Lane N15 4DW		
Proposal:	Erection of first floor extension and erection of rear dormer with insertion of velux window to front roofslope to facilitate a loft conversion and form additional habitable room.		
Application No:	HGY/2009/1911	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	31/12/2009
Location:	107 Philip Lane N15 4JR		
Proposal:	Erection of a second floor extension to create an additional new floor and erection of a two-storey side extension to provide an internal lift.		
Application No:	HGY/2009/1962	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	23/12/2009
Location:	1 Elizabeth Road N15 5LG		
Proposal:	Outline planning permission for change of use of office / builders storage yard to residential apartments (C3) comprising 11 x one bed and 3 x two bed apartments.		
Application No:	HGY/2009/2007	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	22/12/2009
Location:	Sophia House, Antill Road N15 4AQ		
Proposal:	Replacement of existing timber single-glazed windows with PVCu double glazed windows to all flats.		

WARD: Tottenham Hale

Application No:	HGY/2009/1482	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	16/12/2009
Location:	2 Rosebery Avenue N17 9RY		
Proposal:	Change of use of ground floor from sui generis (launderette) to C3 (residential). Erection of part two / part single storey rear extension and rear dormer window.		
Application No:	HGY/2009/1843	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/12/2009
Location:	482-488a High Road N17 9JF		
Proposal:	Installation of new shop front, installation of awnings, reinstatement of architectural features, brick / masonry repairs, cleaning, repair / reinstatement of Sash windows, roof repairs and chimney repairs.		

Application No: **HGY/2009/1859** Officer: John Ogenga P'Lakop
 Decision: REF Decision Date: 22/12/2009
 Location: 608-610 High Road N17 9TA
 Proposal: Erection of extension at second floor level and mansard roof to create 3 x two bed self-contained flats.

Application No: **HGY/2009/1928** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 17/12/2009
 Location: 75 Kessock Close N17 9PW
 Proposal: Replacement of existing wood framed painted white single glazed windows with UPVC framed white double glazed window/ doors.

Application No: **HGY/2009/1952** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 06/01/2010
 Location: 594B High Road N17 9TA
 Proposal: Change of use from shop (A1) to Restaurant (A3).

Application No: **HGY/2009/1960** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 06/01/2010
 Location: 171 Reedham Close N17 9PZ
 Proposal: Replacement of existing wood single glazed windows with white double glazed windows

Application No: **HGY/2009/1963** Officer: Jeffrey Holt
 Decision: REF Decision Date: 22/12/2009
 Location: 634 High Road N17 9TP
 Proposal: Retention of roller shutter.

Application No: **HGY/2009/1964** Officer: Jeffrey Holt
 Decision: REF Decision Date: 22/12/2009
 Location: 634 High Road N17 9TP
 Proposal: Display of 1 x internally illuminated box fascia sign and 1 x non-illuminated hanging sign (retrospective).

WARD: West Green

Application No: **HGY/2009/1921** Officer: Matthew Gunning
 Decision: REF Decision Date: 05/01/2010
 Location: 2A Mannoek Road N22 6AA
 Proposal: Demolition of existing sheds and erection of 3 storey building comprising 3 x two bed flats.

Application No: **HGY/2009/1938** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 31/12/2009
 Location: Ground Floor Flat, 61 Carlingford Road N15 3EJ
 Proposal: Demolition of existing rear conservatory and erection of new single storey rear conservatory.

WARD: White Hart Lane

Application No: **HGY/2009/1672** Officer: Jill Warren
Decision: REF Decision Date: 18/12/2009
Location: 79 Creighton Road N17 8JS
Proposal: Retrospective planning application for retention of single storey rear extension.

Application No: **HGY/2009/1784** Officer: Jill Warren
Decision: GTD Decision Date: 15/12/2009
Location: 36 Siward Road N17 7PJ
Proposal: Replacement of existing windows with double glazed softwood timber windows of same appearance.

Application No: **HGY/2009/1857** Officer: Subash Jain
Decision: REF Decision Date: 22/12/2009
Location: 291 The Roundway N17 7AJ
Proposal: Erection of a two storey side and rear extension.

Application No: **HGY/2009/1882** Officer: Subash Jain
Decision: REF Decision Date: 29/12/2009
Location: Land Adjacent 224 The Roundway N17 7DE
Proposal: Erection of 1 x 2 storey three bed single dwellinghouse.

Application No: **HGY/2009/1883** Officer: Ashwita Naidu
Decision: REF Decision Date: 17/12/2009
Location: 426 White Hart Lane N17 7LS
Proposal: Formation of vehicle crossover.

Application No: **HGY/2009/1894** Officer: Michelle Bradshaw
Decision: GTD Decision Date: 05/01/2010
Location: 222 Devonshire Hill Lane N17 7NR
Proposal: Erection of rear infill extension and erection of side extension.

Application No: **HGY/2009/1930** Officer: Tara Jane Fisher
Decision: PERM DEV Decision Date: 17/12/2009
Location: 126 The Roundway N17 7HG
Proposal: Certificate of Lawfulness for erection of outbuilding.

Application No: **HGY/2009/1975** Officer: Matthew Gunning
Decision: GTD Decision Date: 31/12/2009
Location: Hesta Annexe (R/O 34-52 Great Cambridge Road), White Hart Lane N17 7BT
Proposal: Approval Of Details pursuant to Condition 3 (sample of materials) attached to planning permission reference HGY/2007/1341.

WARD: **Woodside**

Application No: **HGY/2009/1805** Officer: Jill Warren
 Decision: GTD Decision Date: 16/12/2009
 Location: 562 Lordship Lane N22 5BY
 Proposal: Installation of new roller shutter.

Application No: **HGY/2009/1873** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 22/12/2009
 Location: 1 Barratt Avenue N22 7EZ
 Proposal: Erection of rear ground floor extension, erection of rear dormer window and insertion of front and rear rooflights.

Application No: **HGY/2009/1899** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 22/12/2009
 Location: Acacia House, Douglas Road N22 5RS
 Proposal: Replacement of existing windows and doors with PVC windows and doors to entire block.

Application No: **HGY/2009/1913** Officer: Jill Warren
 Decision: GTD Decision Date: 31/12/2009
 Location: 292 High Road N22 8JT
 Proposal: Erection of single storey rear extension to existing cafe / restaurant.

Application No: **HGY/2009/1920** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 05/01/2010
 Location: 40 Granville Road N22 5LY
 Proposal: Certificate of Lawfulness for the use of property as two self contained flats.

Application No: **HGY/2009/1926** Officer: Ashwita Naidu
 Decision: REF Decision Date: 05/01/2010
 Location: 40 Granville Road N22 5LY
 Proposal: Construction of gable roof and erection of rear dormer

WARD: Not Applicable - Outside Borough

Application No: **HGY/2009/1874** Officer: Stuart Cooke
 Decision: ROB Decision Date: 16/12/2009
 Location: Athlone House, Hampstead Lane N6 4RU
 Proposal: Observation to London Borough of Camden for erection of eight bedroom single dwelling house (Class C3) together with ancillary staff and guest accommodation and underground parking, following the demolition of Althlone House

Application No: **HGY/2009/1903** Officer: Stuart Cooke
 Decision: RNO Decision Date: 22/12/2009
 Location: 286A Seven Sisters Road N4 2AA
 Proposal: Observation to London Borough of Hackney for change of use of first floor flat unit from office (Class B1) to two bed self contained flat (Class C3).

Application No: **HGY/2009/1965**

Officer: Stuart Cooke

Decision: RNO

Decision Date: 22/12/2009

Location: Florence Hayes Recreation Ground, Fore Street N18 2SP

Proposal: Observation to London Borough of Enfield for installation of public art gateway feature with associated works.

This page is intentionally left blank



Haringey Council

Agenda item:

[]

Planning Committee

On 9th February 2010

Report Title: **Development Management, Building Control and Planning Enforcement work report**

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

Wards(s) affected: **All**

Report for: **Planning Committee**

1. Purpose

To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement.

2. Summary

Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 11th January 2010 Planning Committee meeting.

3. Recommendations

That the report be noted.

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. 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 9 February 2010

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

December 2009 Performance

In December 2009 there were 168 planning applications determined, with performance in each category as follows -

100% of major applications were determined within 13 weeks (3 out of 3)

78% of minor applications were determined within 8 weeks (38 out of 49 cases)

89% of other applications were determined within 8 weeks (103 out of 116 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 December, there were 1277 planning applications determined, with performance in each category as follows -

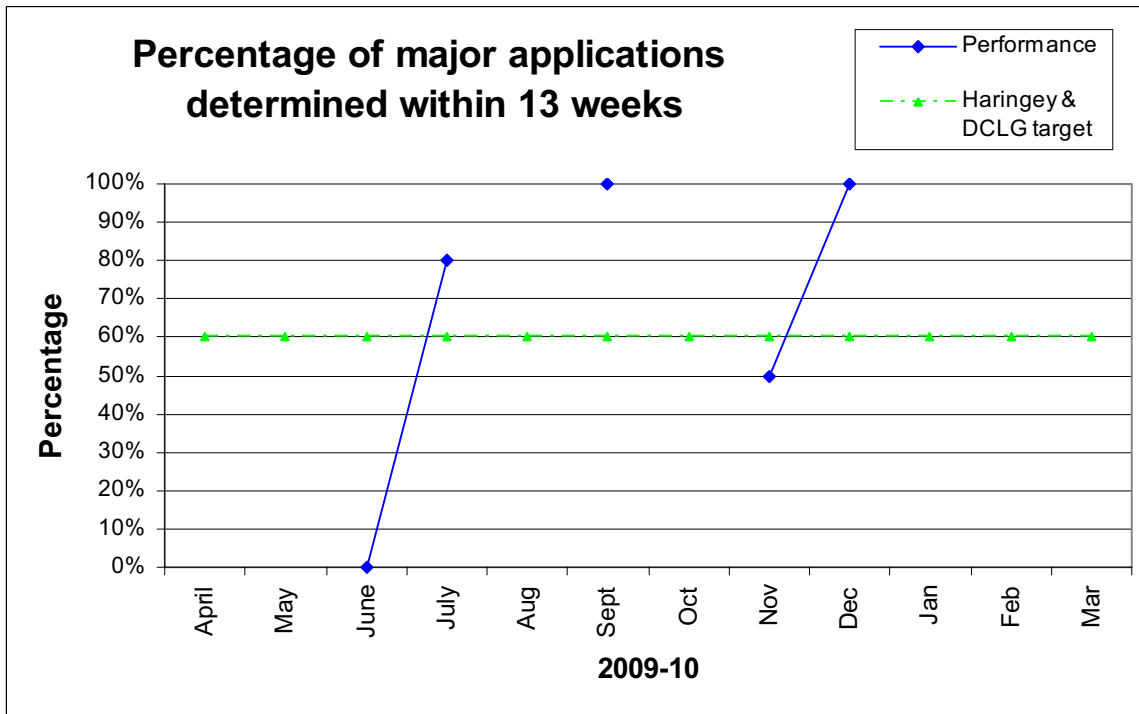
77% of major applications were determined within 13 weeks (10 out of 13)

76% of minor applications were determined within 8 weeks (221 out of 289 cases)

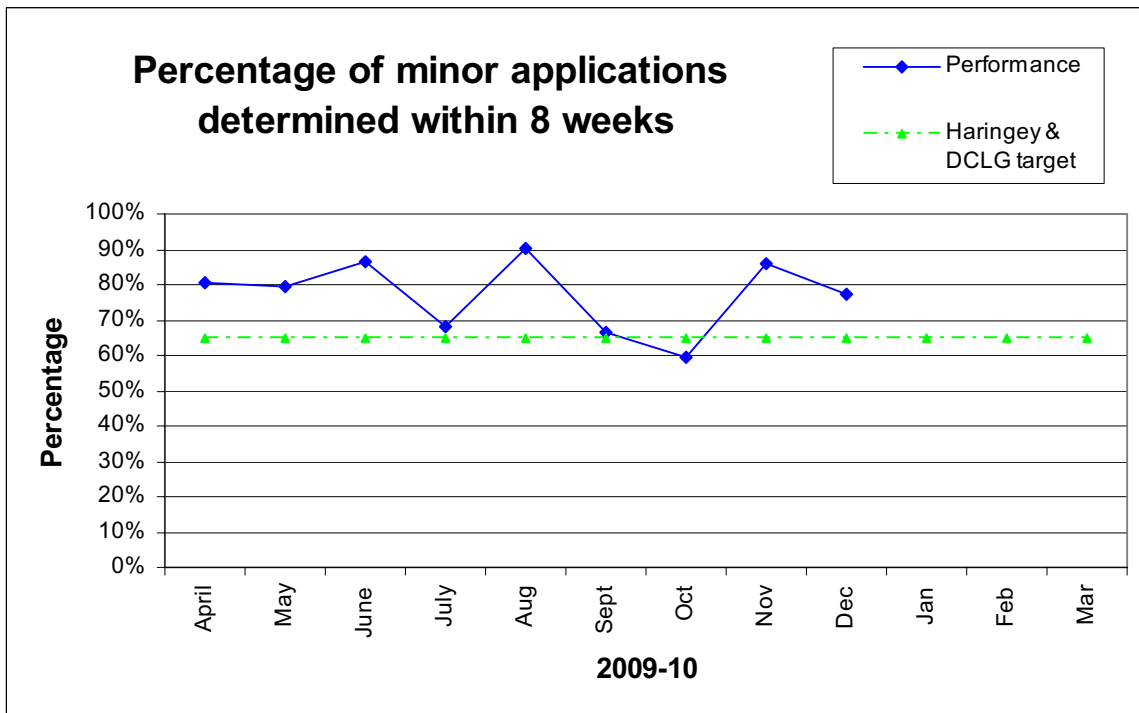
87% of other applications were determined within 8 weeks (848 out of 975 cases)

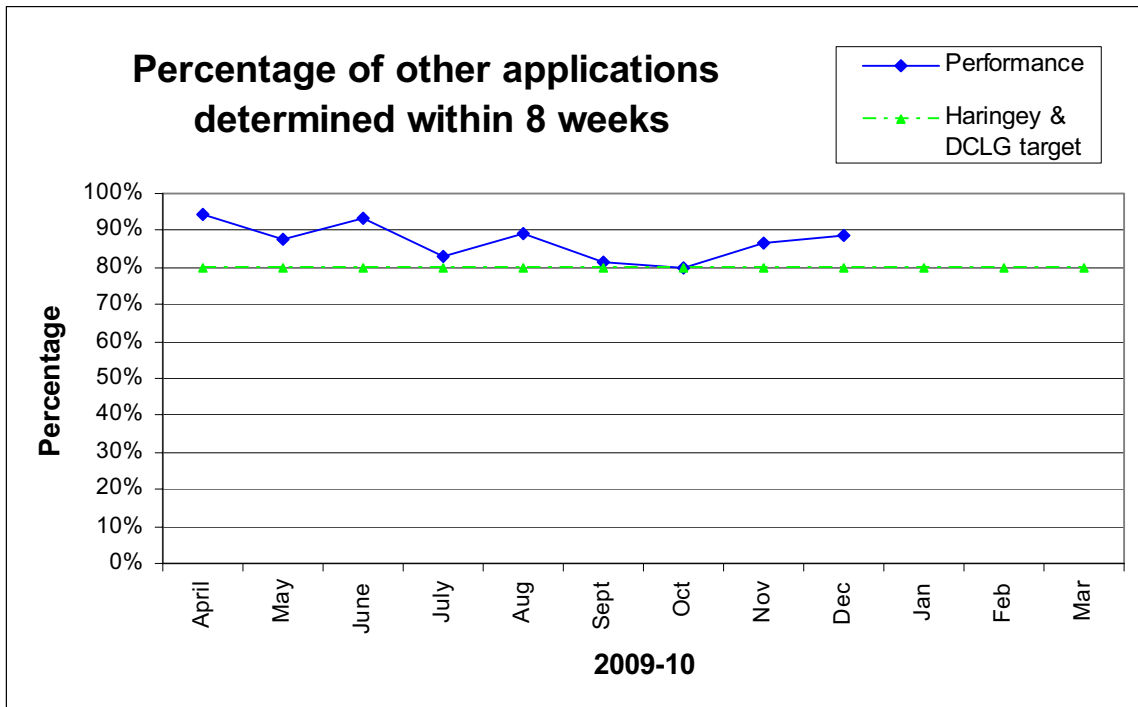
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2009/10



Minor Applications 2009/10



Other applications 2009/10**Last 12 months performance – January 2009 to December 2009**

In the 12 month period January 2009 to December 2009 there were 1678 planning applications determined, with performance in each category as follows -

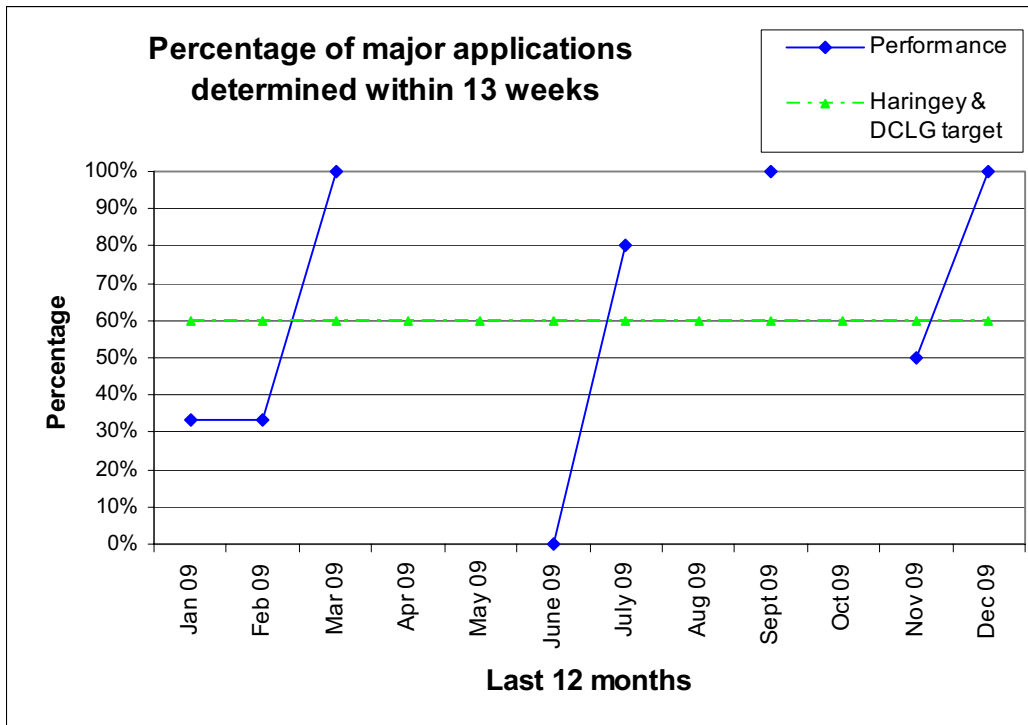
67% of major applications were determined within 13 weeks (14 out of 21)

79% of minor applications were determined within 8 weeks (321 out of 406 cases)

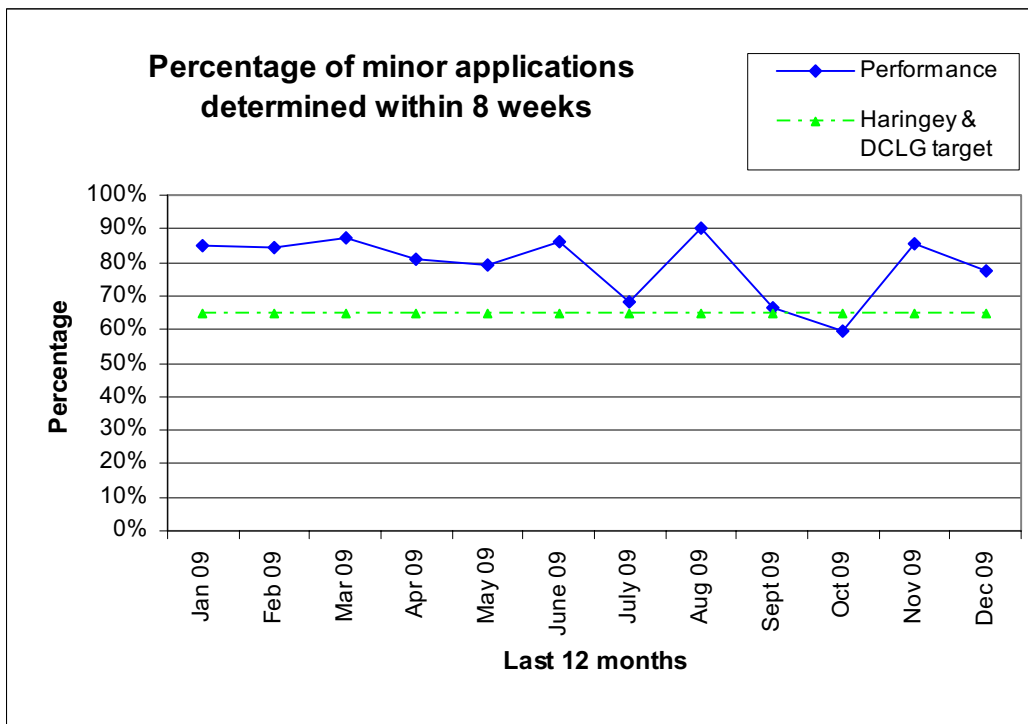
86% of other applications were determined within 8 weeks (1082 out of 1251 cases)

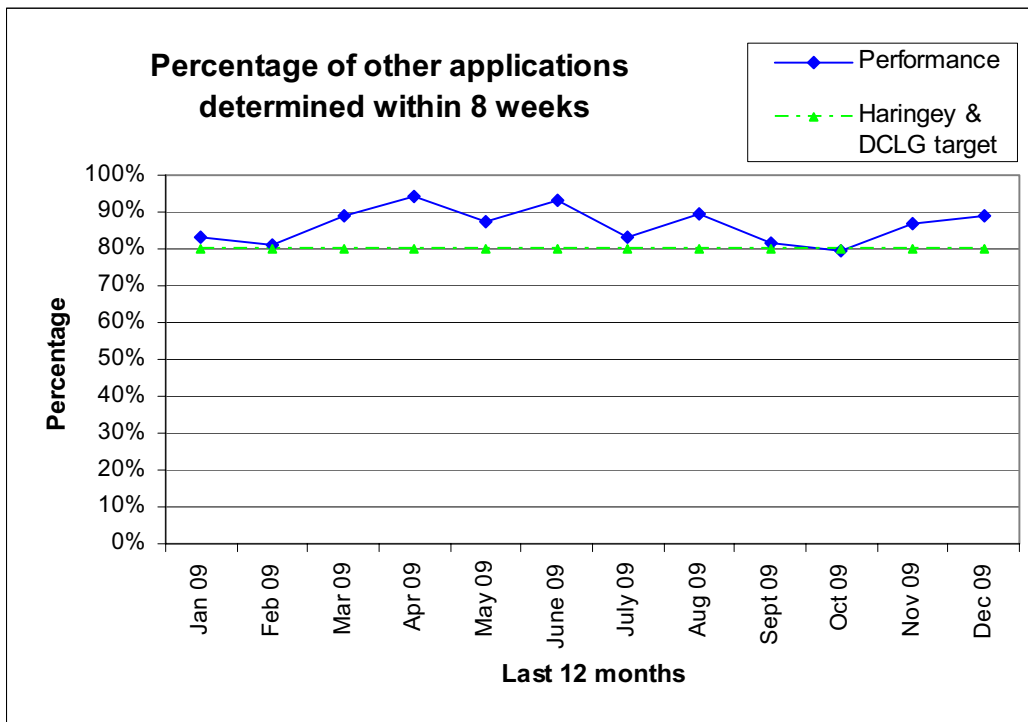
The 12 month performance for each category is shown in the following graphs:

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

December 2009 Performance

In December 2009, excluding Certificate of Lawfulness applications, there were 146 applications determined of which:

65% were granted (95 out of 146)

35% were refused (51 out of 146)

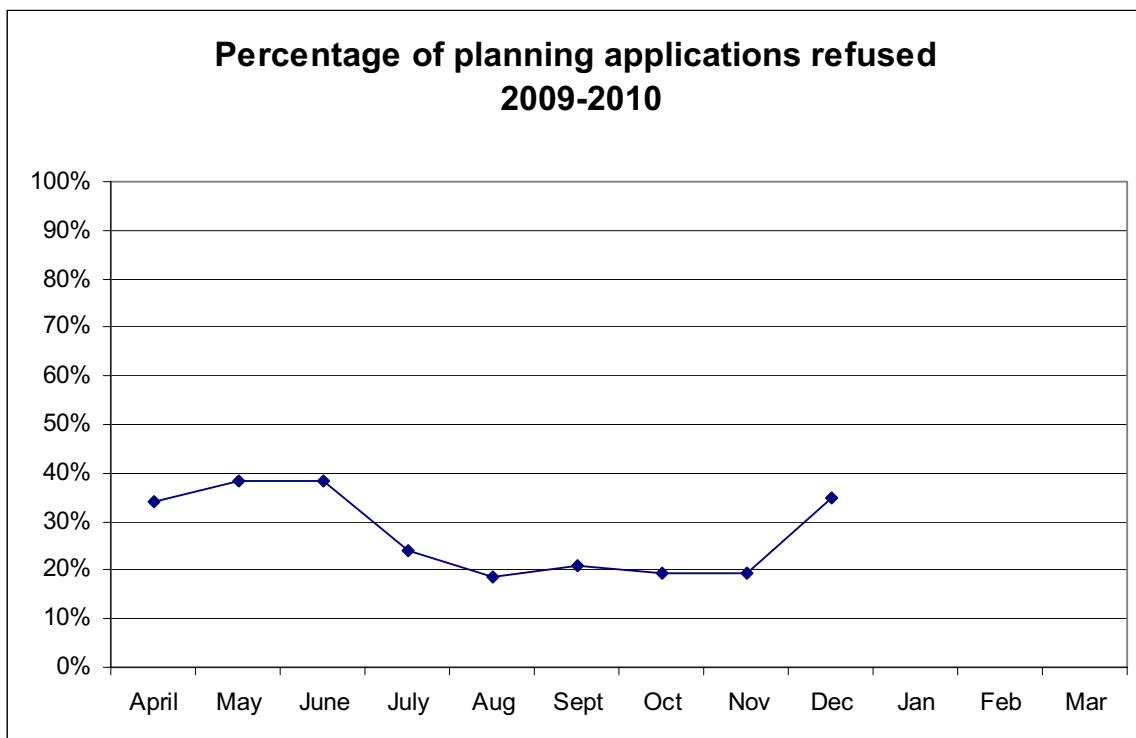
Year Performance – 2009/10

In the financial year 2009/10 up to the end of December, excluding Certificate of Lawfulness applications, there were 1078 applications determined of which:

73% were granted (782 out of 1078)

27% were refused (296 out of 1078)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

December 2009 Performance

In December 2009 there were 3 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

0.0% of appeals allowed on refusals (0 out of 3 cases)

100% of appeals dismissed on refusals (3 out of 3 cases)

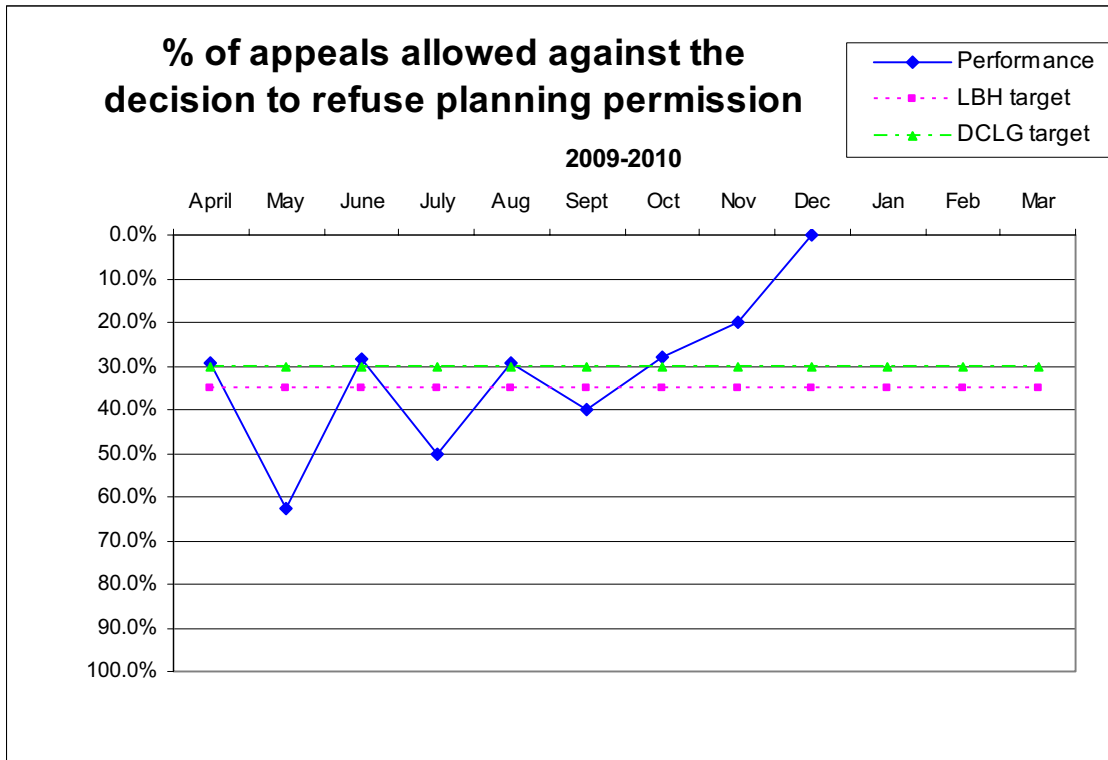
Year Performance – 2009/10

In the financial year 2009/10, up to the end of December, there were 86 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

32.6% of appeals allowed on refusals (28 out of 86 cases)

67.4% of appeals dismissed on refusals (58 out of 86 cases)

The monthly performance is shown in the following graph:



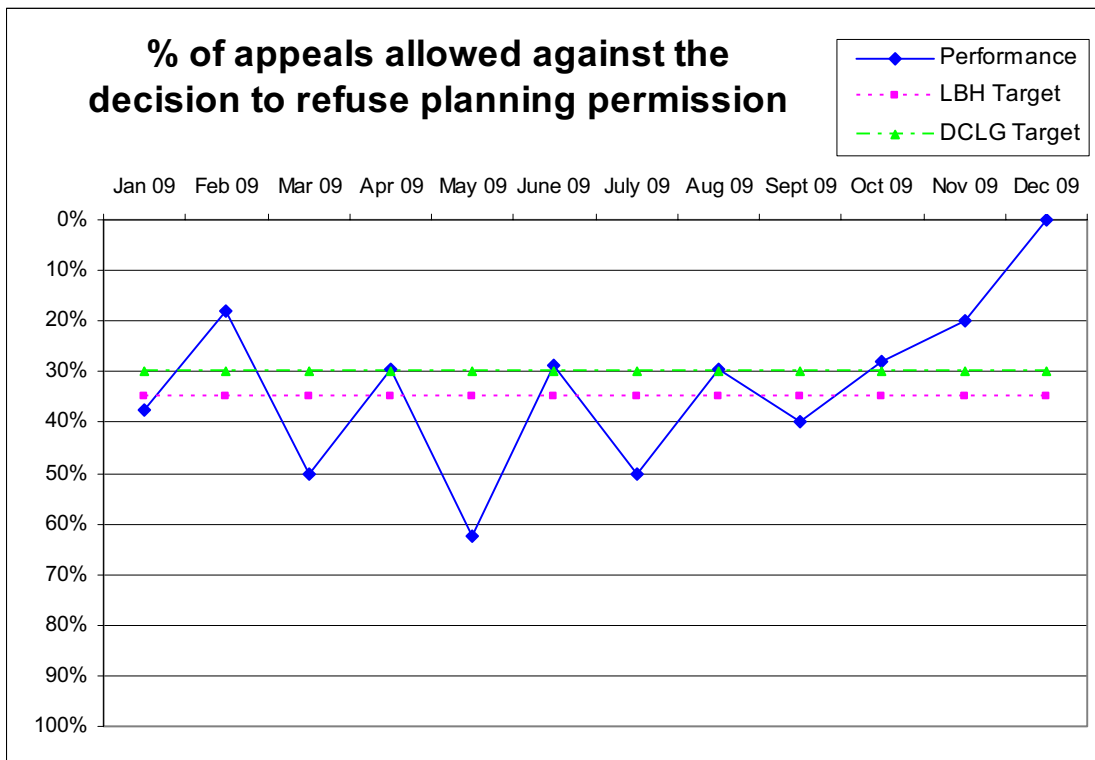
Last 12 months performance – January 2009 to December 2009

In the 12 month period January 2009 to December 2009 there were 132 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

31.8% of appeals allowed on refusals (42 out of 132 cases)

68.2% of appeals dismissed on refusals (90 out of 132 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 9 February 2010

Building Control Performance Statistics

December 2009 Performance

In December 2009 Building Control received 111 applications which were broken down as follows:-

- 41 Full Plans applications;
- 51 Building Notice applications;
- 17 Initial Notices and
- 2 Regularisation applications.

Performance on these applications in December was as follows:

82% of applications were validated within 3 days (against a target of 85%)

In terms of applications which were vetted and responded to, performance in December was as follows:

100% were fully checked within 15 days (against a target of 85%)

Within the same period, Building Control also received:

Notification of 10 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

21 Contraventions - 100% of which were inspected within the target of 3 days of receiving notification.

Also in December 2009, there were 65 commencements and 705 site inspections were undertaken to ensure compliance with the Regulations.

For an explanation of the categories see Appendix A

Appendix A

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
December 2009

ENFORCEMENT INSTRUCTIONS COMPLETED

See below

S.330 – REQUESTS FOR INFORMATION SERVED

ENFORCEMENT NOTICES SERVED

1. 202 Risley Avenue N17, unauthorised add-on structure to existing extension, 02/12/09
2. 634 Red Lion, High Road N17, unauthorised roller shutters and doors in a conservation area, 02/12/09
3. 58-60 High Road N15, Crow Bar Pub, Building a garden on flat roof without Planning Permission, 09/12/09
4. 107 Vale Road N4, unauthorised roof garden with fencing and door, 09/12/09
5. 576 Lordship Lane N22, unauthorised rear extension, 11/12/09
6. 126 Norfolk Avenue N13, people living in the back sheds, 14/12/09
7. 18 Hampden Road N8, unauthorised conversion to 3 flats, 15/12/09

BREACH OF CONDITION NOTICE SERVED

None

TEMPORARY STOP NOTICES SERVED

None

PLANNING CONTRAVENTION NOTICES SERVED

1. 3 Siani Mews N8, unauthorised change of use from garage to office, 02/12/09
2. 167 Hermitage Road N4, unauthorised live work units, 18/12/09

SECTION 215 (Untidy Site) NOTICE SERVED

None

PROSECUTIONS SENT TO LEGAL

1. 68 Myddleton Road
2. 11 Cumberton Road
3. 21 Cumberton Road
4. 136 Falkland Road
5. 98 Hewitt Avenue
6. 7 Coningsby Road

APPEAL DECISION

1. 51 Dongola Road N17, Unauthorised Conversion From SFD To Flats & Dormer Larger Than PD, 16/12/09
2. 657 Green Lanes N8, Unauthorised Change Of Use To A Hotel, 22/12/09

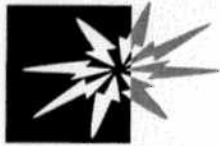
SUCCESSFUL PROSECUTIONS

11 Burgoyne Road N4, unauthorised conversion, Sentencing TBA

CAUTIONS

None

This page is intentionally left blank



Haringey Council

Agenda item:

[]

Planning Committee	On 9th February 2010
---------------------------	----------------------------------------

<p>Report Title: Town & Country Planning Act 1990</p> <p style="text-align: center;">Town & Country Planning (Trees) Regulations 1999</p>		
<p>Report of: Marc Dorfman Director of Urban Environment</p>		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Wards(s) affected: Crouch End, Bruce Grove, Fortis Green & Highgate</p> </td> <td style="width: 50%; padding: 5px;"> <p>Report for: Planning Committee</p> </td> </tr> </table>	<p>Wards(s) affected: Crouch End, Bruce Grove, Fortis Green & Highgate</p>	<p>Report for: Planning Committee</p>
<p>Wards(s) affected: Crouch End, Bruce Grove, Fortis Green & Highgate</p>	<p>Report for: Planning Committee</p>	
<p>1. Purpose</p> <p>The following reports recommend Tree Preservation Order be confirmed.</p>		
<p>2. Summary</p> <p>Details of confirmation of Tree Preservation Order against trees located at:</p> <ol style="list-style-type: none"> 1. 27 Tor House Shepherds Hill, N6 2. 56 Kitchener Road N17 3. 307 – 309 Queens Lane N10 4. 18 – 22 Grange Road N6 5. 32 Avenue Road N6 (Two letters of objection received) 		
<p>3. Recommendations</p> <p>To confirm the attached Tree Preservation Order.</p> <p>Report Authorised by: </p> <p style="margin-left: 40px;"><i>pp</i> Marc Dorfman Assistant Director Planning & Regeneration</p>		
<p>Contact Officer: Ahmet Altinsoy Development Management Support Team Leader Tel: 020 8489 5114</p>		
<p>4. Local Government (Access to Information) Act 1985</p> <p>With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.</p> <p>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.</p>		

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 trees specified in this report.

REPORT

The trees are located at: 27 Tor House Shepherds Hill, N6

Species: G1: 1 x Hornbeam, 1 x Beech, 2 x Horse chestnut, 1 x Sycamore

Location: G1 (See site plan)

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

1. The trees are of high amenity, being clearly visible from a public place.
2. The trees appears healthy for their species and age. They have a predicted life expectancy of 50 - 100 years.
3. The trees are suitable to their location.

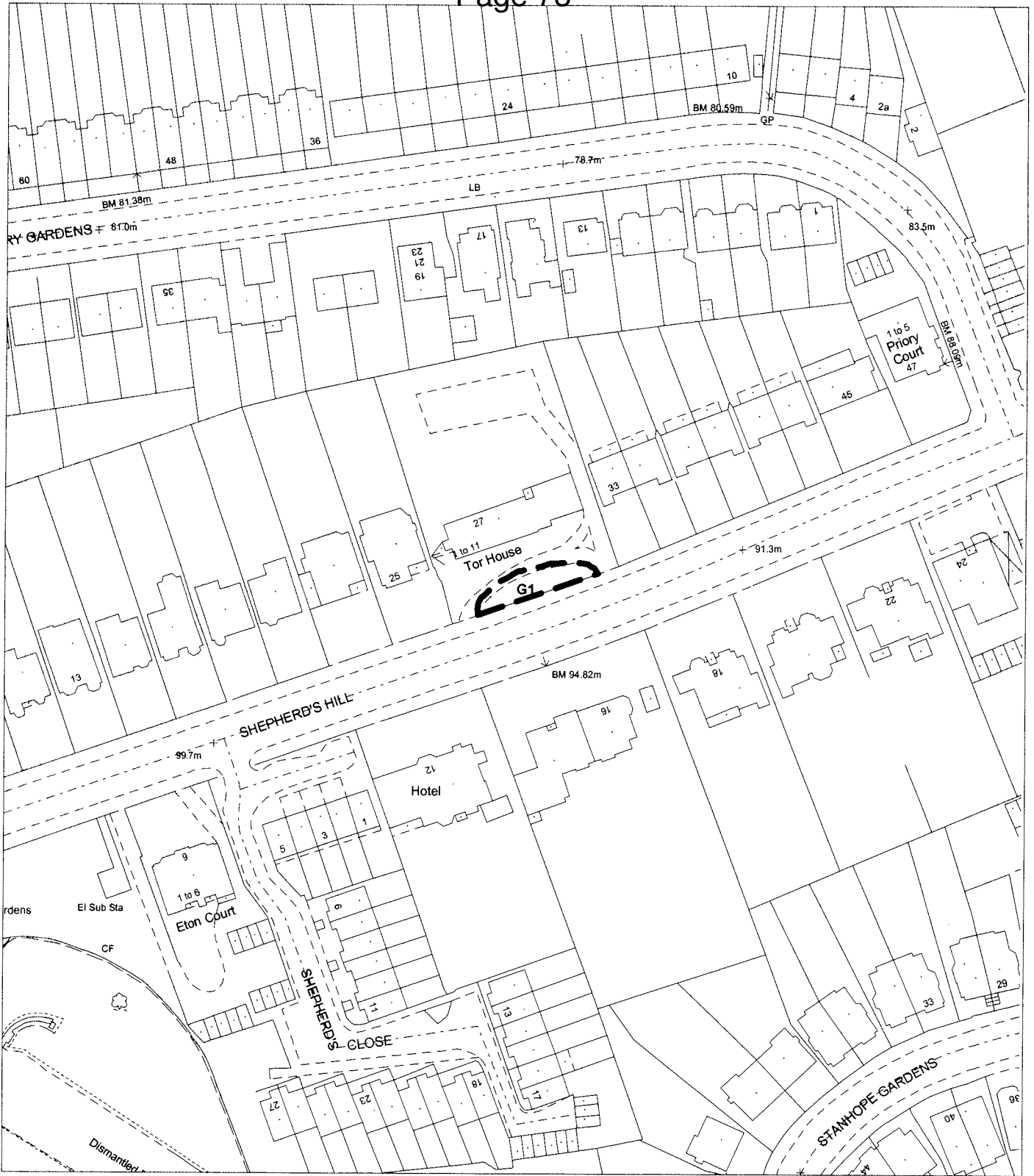
No objections have been received in regard to the TPO.

RECOMMENDATION

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


Paul Smith
Head Of Development Management South

This page is intentionally left blank

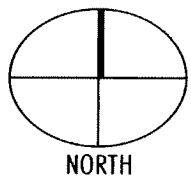


This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199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

Site plan
27 Tor House, Shepherds Hill, N6
G1: 1 x Hornbeam, 1 x Beech, 2 x Horse Chestnut, 1 x 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	09/02/2010

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: 56 Kitchener Road N17
Species: T1: Sycamore
Location: Rear garden of 56 Kitchener Road N17
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 numerous houses.
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. The tree is useful in terms of screening.
6. The tree is of good and interesting form.
7. Bats have been seen locally and tree could be possible roosting site.

No objections have been received in regard to the TPO.

RECOMMENDATION

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

Paul Tomkins.

Paul Tomkins
Head Of Development Management North

This page is intentionally left blank



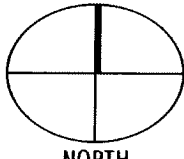
This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199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

**Site plan
56 Kitchener Road N17
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

 NORTH	Drawn by	AA
	Scale	1:1250
	Date	09/02/2010

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: 307 – 307 Queens Lane N10

Species: T1: Ash

Location: G1 (See site plan)

Condition: Fair

The Council's Arboriculturalist has reported as follows:

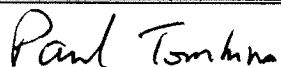
A Tree Preservation Order should be attached on the following grounds:

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 of 50 - 100 years.
3. The tree is suitable to its location.
4. The tree is a native species which contributes significantly to local bio-diversity.

No objections have been received in regard to the TPO.

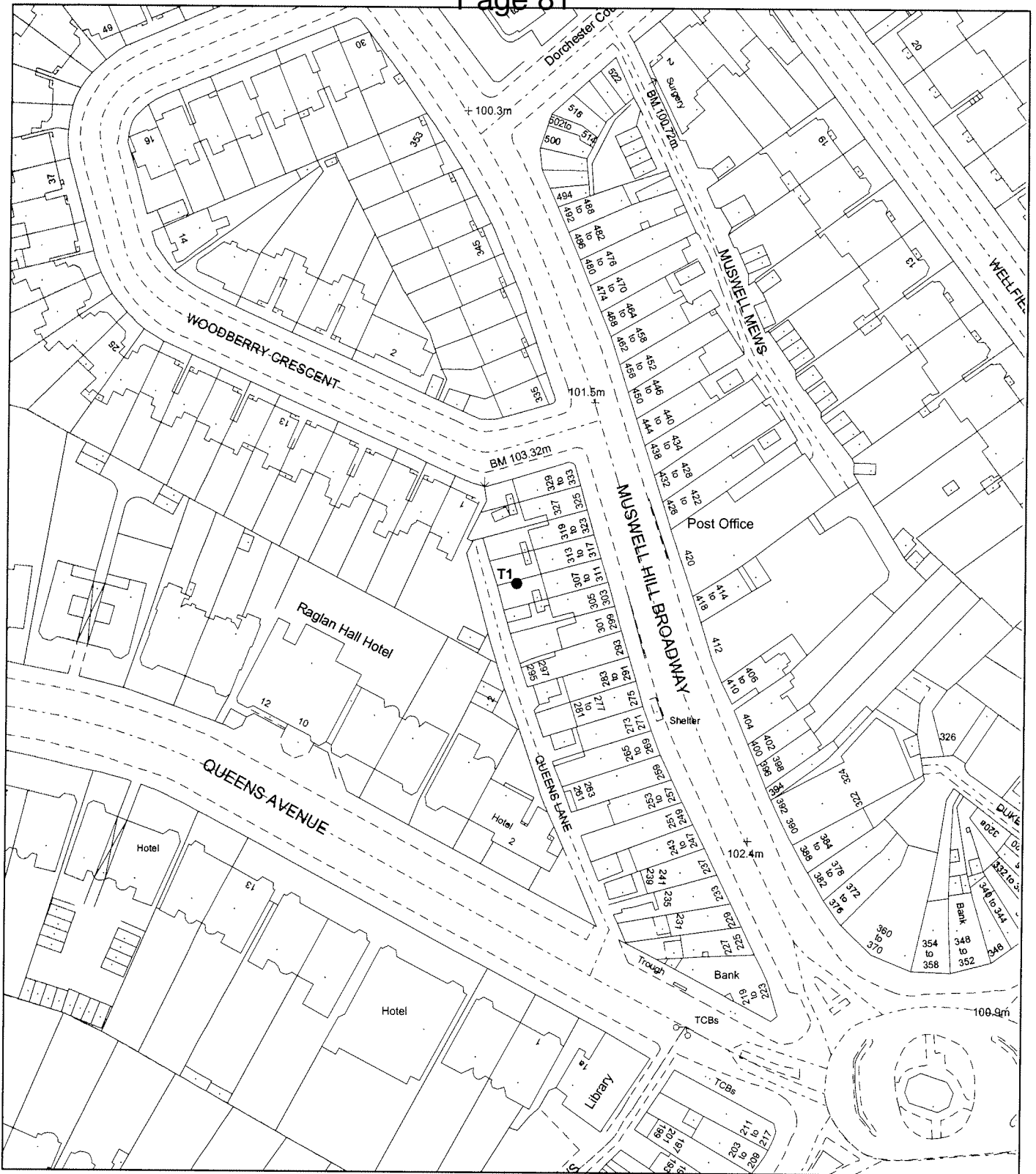
RECOMMENDATION

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



Paul Tomkins
Head Of Development Management North

This page is intentionally left blank

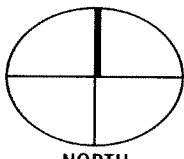


This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199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

Site plan
307 - 309 Queens Lane N10
T1: Ash

Directorate of
Urban
Environment

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

 NORTH	Drawn by	AA
	Scale	1:1250
	Date	09/02/2010

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: 18 – 22 Grange Road N6

Species: T1: Liriodendron tulipifera (Tulip Tree)

Location: Front of 18 – 22 Grange Road N6

Condition: Good

The Council's Arboriculturalist has reported as follows:

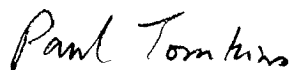
A Tree Preservation Order should be attached on the following grounds:

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 of 100 - 250 years.
3. The tree is suitable for its location.

No objections have been received in regard to the TPO.

RECOMMENDATION

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



Paul Tomkins
Head Of Development Management North

This page is intentionally left blank

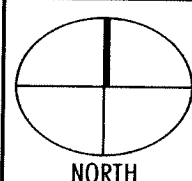


This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH Haringey 100019199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

Site plan
18 - 22 Grange Road N6
T1: *Liriodendron tulipifera*

**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	09/02/2010

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 trees are located at: 32 Avenue Road N6
Species: T1: Lime, T2: Lime
Location: T1: Front garden of 32 Avenue Road N6
T2: Between front garden of 30 and 32 Avenue N6
Condition: Good

The Council has received 2 objections to the confirmation of the Tree Preservation Orders on the following grounds:

1. Trees have grown to a very large size and evidence of building subsidence is visible
2. Trees are Tilia which were planted at the time of original development and intended to be kept under control by regular pleaching or pruning.
3. Trees drip an unpleasant sticky material during summer causing minor damage to vehicles and potential hazard to footpaths.
4. Contribution to bio-diversity is very important but can be maintained by consistent control or replacement by smaller ornamental varieties.
5. Trees cut an unacceptable amount of sun and day light.

The Council Arboriculturalist has considered these objections and reported as follows:

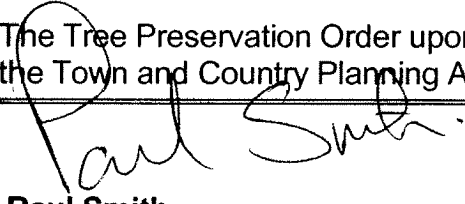
Having considered the objections received it is recommended that a Tree Preservation Order should be confirmed on the following grounds:

1. The trees are highly visible to local residents from a public place; being clearly visible from Avenue Road.
2. The trees are native species and create an important habitat for wildlife, increasing local bio-diversity. They provide a food source and shelter for a variety of local wildlife, including invertebrates, birds and mammals.
3. The trees are mature specimens, having good form and appear healthy for their age and species. Lime trees can live for between 150 – 200 years.
4. The trees have a long safe useful life expectancy and respond well to regular pruning.

5. The trees contribute significantly to the natural character of the local area.

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 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
32 Avenue Road N6
T1: Lime, T2: Lime**

**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	09/02/2010

This page is intentionally left blank



Haringey Council

Agenda item:

[]

Planning Committee

On 9th February 2010Report Title: **Planning applications reports for determination**Report of: **Niall Bolger Director of Urban Environment**Wards(s) affected: **All**Report for: **Planning Committee****1. Purpose**

Planning applications submitted to the above Committee for determination by Members.

2. Summary

All applications present on the following agenda consists of sections comprising a consultation summary, an officers report entitled planning considerations and a recommendation to Members regarding the grant or refusal of planning permission.

3. Recommendations

See following reports.

Report Authorised by:

Marc Dorfman**Assistant Director Planning & Regeneration**Contact Officer: **Ahmet Altinsoy****Development Management Support Team Leader****Tel: 020 8489 5114****4. Local Government (Access to Information) Act 1985**

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

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

This page is intentionally left blank

Planning Committee 9 February 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1897

Ward: Fortis Green

Date received: 09/11/2009

Last amended date: N / A

Drawing number of plans: No drawings

Address: 320A Dukes Mews N10

Proposal: Change of use from B1 (offices) to radio controlled minicab office

Existing Use: B1 (offices)

Proposed Use: Sui Generis (minicab office)

Applicant: Mr Shawkat Chawdhury

Ownership: Private

**THIS APPLICATION IS DEFERRED FROM THE 11TH JANUARY COMMITTEE
(ITEM NOT REACHED ON THE AGENDA)**

THERE HAVE BEEN A NUMBER OF CONCERNS ABOUT LETTERS AND THE PETITION SUBMITTED IN RELATION TO THIS APPLICATION, AS FOLLOWS:-

1. A letter sent to a driver allegedly working for the applicant, and purporting to be from the Councils Enforcement Service, but sent on stationery appearing to be from the Council's Legal Service, is believed to have been sent fraudulently, in that the officer whose name appears on the letter did not send the letter, and his signature has been forged.
2. A number of persons whose names appear in a petition submitted by the applicant in support of the applicant, have contacted the Council to say that they either did not sign the petition (one person claiming to be on holiday at the date when the petition was allegedly signed), or did not realise their signatures might be used in support of an unauthorised mini-cab use.
3. A letter, unsigned and with no contact name or number, claiming to be written by "residents of Muswell Hill and Dukes Avenue," has been sent to a number of persons who may have signed a petition advising them that their names are being used by the applicant in support of an

unauthorised business, and making various other claims and allegations which may not be wholly justified.

The Council will be seeking to investigate item 1 above, but can do little about items 2 and 3 as the authors of both the unsigned letter, and the submission of the petition, are not within the scope of the Council to control.

IN THE LIGHT OF THE ABOVE, MEMBERS ARE ADVISED TO TAKE A DECISION BASED ON CONSIDERATION OF PLANNING POLICIES AND PLANNING HISTORY, INCLUDING THE RECENT INSPECTOR'S APPEAL DECISION, AND TO TREAT THE PETITIONS AND UNSIGNED LETTERS WITH CONSIDERABLE CAUTION.

PLANNING DESIGNATIONS

Retrieved from GIS on 13/11/2009
Conservation Area
Road Network: B Road
UDP 2006 Archeological Imp

Officer contact: Ruma Nowaz

RECOMMENDATION

REFUSE PERMISSION

SITE AND SURROUNDINGS

This is a ground floor single storey unit located at the rear of a 3 storey block which fronts onto Dukes Mews and Muswell Hill Broadway. The unit itself is accessed off Dukes Mews which is a narrow access road (no through access) which leads from the north side of Dukes Avenue. The property is surrounded by a mix of uses, among which is a significant amount of residential property. The property is within Muswell Hill Conservation Area.

The subject property is considered to be within Muswell Hill Town Centre boundary. It is not within the primary or secondary frontage. It is in close proximity to Muswell Hill Broadway which is served by numerous bus routes and is a busy thoroughfare.

PLANNING HISTORY

Display of illuminated box file Refuse 31/3/09
Change of use from Office (B1) to Minicab office (non radio controlled) (Sui Generis) Refused 31/3/09
Appeal against the refusal of planning permission was dismissed by the Planning Inspectorate on 19/8/09 on the following grounds:-

1. Main issues were the likely effect on the use on the living conditions of nearby residents and on highway safety and traffic conditions.
2. 24 hour mini cab with waiting area for customers to be picked up at the premises.
3. Neighbours have raised issues of noise, disturbance and anti social behaviour associated with the use and although noise from other uses likely in this location, difficulty to attribute accurately any actual or perceived increase in disturbance to the activities of the mincab business.
4. However as a waiting facility provided at the cab office, there may be occasions late at night when groups of noisy people congregate in or outside the cab office while waiting for the cab. There appears to be only one parking space at the side and the surround streets in particular Dukes Avenue suffers from serious parking stress at all times.
5. Although appellant states that the drivers are directed to pick up customers by telephone and computer, the evidence of neighbours supported in some cases by photographs and witnessed by the Inspector on an evening site visit show drivers do wait at the premises, with consequences that vehicles are likely to be parked in the mew, obstructing access to other premises in the Mews, or competing for severely limited parking spaces in the street.
6. I recognise the desirability of providing a minicab facility in a busy town centre such as this . However I conclude from the information available to me that the business is inappropriately located because of the harm to the living conditions o f nearby residents and local traffic conditions, contrary to Council policies.

DETAILS OF PROPOSAL

Change of use of property from Office (B1) to radio controlled mini cab office

CONSULTATION

20/11/2009

Neighbour Notification

320 – 326 Dukes Mews, N10
328 – 336 (even) Dukes Mews, N10
Colgrain, Dukes Mews, N10
1 – 9 (c) Dukes Mews, N10
288 – 310 (even) Dukes Mews, N10
312-318 Dukes Mews, N10
FFF 316 Dukes Mews, N10
358A, B Dukes Mews, N10
328, 330 Muswell Hill Broadway, N10
304, 306, 308 Muswell Hill Broadway, N10
332 – 388 (even) Muswell Hill Broadway, N10
Muswell Hill Baptist Church, Dukes Mews, N10
320A Dukes Mews, N10
298 Muswell Hill Broadway, N10
2, 5 Dukes Avenue, N10

Internal / External Consultation

LBH Transportation Group
LBH Conservation Team
LBH Environmental Health (Noise and Pollution)
Ward Councillors
Metropolitan Police
Muswell Hill CAAC
Muswell Hill Fortis Green

RESPONSES

Neighbour Notification

One petition containing 98 signatures supporting a mini cab office in Dukes Mews accompanied by a letter from a solicitor supporting the case of the applicant and submission to last application by crime prevention Officer stating There is a need for better transport links from Muswell Hill to cope with the rapidly expanding night time economy of bars, restaurants and other premises that stay open late into the night. Whether this location is suitable for such a business is a matter for the Planning Department.

A total of eight individual letters of support from neighbours are on the following grounds:-

- Importance of a mini cab office for local pensioners
- Important facility for local businesses in the Broadway
- Results in increased security to Dukes Mews.

A total of 32 objections have been received.

A summary of the grounds of objection is detailed below:

- Unsuitable location as nowhere for mini cabs to park and collect passengers;
- Would attract clubbers to congregate in Dukes Mews causing noise and disturbance in the early hours;
- Increase in issues with anti-social behaviour
- Result in congestion and blockage on Dukes Mews and the junction with Dukes Avenue;
- Result in increase in litter and rubbish;
- Previously refused permission and dismissed at appeal
- Situation has further deteriorated since March and added to parking pressure.
- Radio controlled office will make no difference
- Mini cab may disperse people for quickly but may also cause noise and nuisance

- More police presence and other arrangements to mitigate noise and unsocial behaviour should be considered including review of licensing arrangements.
- Noise from cars arriving and departing. Many drivers wait around Dukes Mews as a key pick up point for passengers and occasionally soliciting fares
- In 1996 mini cab closed down at the corner of Dukes Avenue and Dukes Mews, a distance of 20 yards from the current applicant's office.

Internal / External Consultation

LBH Transportation Group

The site falls with within the Muswell Hill "Stop and Shop" operating from Monday to Sunday 08:00am to 5:30pm, and offer some on street parking controls. However there are concerns relating to parking outside the proposed site as parking control only operate until 5:30pm week days. From our experience of other mini cab offices elsewhere in the Borough there is a trend which suggests that cabs do tend to return to base between calls/ pick ups even when they are radio controlled.

However the applicant has included a design statement that confirms that he is actively looking to restricted drivers from coming to 320a Dukes Mews to drop off and pick up fares.

Consequently, the highways and transportation authority would not object to this application subject to the following conditions:

- (1) The mini-cab office is radio-controlled.
- (2) No waiting area is provided for customers within the site and no customer is encouraged to visit the site for the purpose of waiting for a taxi.
- (3) The Planning permission should only be given for a period of one year, to enable us to assess the impact of this application on the transportation and highways network.

Metropolitan Police

Comment: The Crime Prevention Dept can meet with an interested party to ensure the design of the premises includes measures to 'design out crime'. We can be contacted on 020 8345 2167. There is a need for better transport links from Muswell Hill to cope with the rapidly expanding night time economy of bars, restaurants and other premises that stay open late into the night. Whether this location is suitable for such a business is a matter for the Planning Department.

Muswell Hill and Fortis Green Residents Association: Has stated: I appreciate that there is a need for a mini-cab service in the Broadway area to help people to get home easily, particularly at night. It is however required that conditions are attached to any Planning Permission the Council is minded to grant in order to ensure that there are no customers calling at the office, and no drivers or cabs waiting in the Mews. The business must be entirely radio controlled.

I suggest that Permission should be temporary and for 1 year only and the operation very carefully monitored during this time period. A new application must be made on expiry of the Temporary Permission with the normal consultation. The fact that the business has been carried on illegally after the application for the non-radio office was refused gives one cause for Concern.

RELEVANT PLANNING POLICY

Haringey UDP (2006)

Policy UD3 General Principles
Policy UD4 Quality Design
Policy M4 Pedestrians and Cyclists
Policy M12 Mini Cabs
Policy CSV1 Development in Conservation Areas

ANALYSIS/ASSESSMENT OF THE APPLICATION

Background to Application

This is a revised application which seeks planning permission for the change of use of 320A Dukes Mews from B1 (Business) to mini-cab office (radio controlled). Planning permission was previously refused for a non-radio controlled mini-cab office and was subsequently dismissed at appeal. This is a retrospective application, as the business is already operational. It is proposed to operate the mini-cab business for 24 hours a day, 7 days a week.

The applicant has stated that the office will contain operator to activate the drivers without a need of coming into the office. There will be no pick up facility for passengers on this site and all signs to the office will be removed. The drivers would be mobilized without the need for them to come into the office through the use of a radio controlled system. Drivers would park in the vicinity of their own homes and employed in these areas. The addresses of 11 known drivers have been supplied. They would be expected to report in once a week to the office.

The proposal is to use a Radio controlled Minicab system similar to 'Taxibook' which is an automatic booking and dispatching system for taxis. The software seeks a suitable vehicle for each booking in real time. It incorporates satellite positioning, detailed map and routing facilities. This would be adapted to the local environment and a radio communications aerial may be required for this.

Previous refusal of Planning Permission

In the previous scheme, which was refused permission, the applicant had proposed using a PDS system, but retained use of the office for customers waiting and pickup. The application identified that drivers would not be sitting at the base waiting for jobs, that the drivers shall be self-employed PCO Licensed (Public Carriage Office-TFL). The mini-cab office had a waiting room facility for customers and full time and 4 part-time staff employed. The mini-cab office had a waiting room facility for customers and 3 full time and 4 part-time staff employed.

The application was refused permission on 19/8/09 on the grounds that although the proposed mini-cab business uses the PDS system with a GPS Tracking system which identifies the closest driver to each job and a TOM TOM Satellite Navigation system, the operation was set up to for customers to be collected from the office itself and was non-radio controlled. Although the set-up of the business did cater for taxis to be routed remotely, there was the potential for taxis to come to the office to collect customers, or during quiet time, to wait for fares.

The Planning Inspector recognised the desirability of providing a mini cab facility in a busy town centre such as this. However, he concluded from the evidence available, that the mini-cab office was inappropriately located because of the harm to the living conditions of nearby residents and local traffic conditions, contrary to criteria (a) and (c) in Policy UD3—General Principles and Policy M12-Minicabs, of the Haringey Unitary Development Plan.

Planning Policy

Policy M12 identifies that proposals for mini-cab offices should only be located within secondary frontages of town centres, in designated local shopping centres or adjacent to transport interchanges. In considering applications for mini-cab offices, the following criteria should be considered:

- Whether the proposed mini-cab operation is radio controlled;
- Whether the proposal would have an adverse effect on traffic conditions in the area in particular the safe and efficient operation of buses;

Where proposals are considered acceptable in principle:

- The Council will impose conditions relating to hours of operation, and noise;
- The Council will require that premises are used for direct radio controlled taxis only; and
- Permission will normally be granted in the first instance for a limited period of 1 year, in order to assess and review the impact of the use, and made personal to the applicant.

The subject property is considered to be within Muswell Hill Town Centre boundary. It is not within the primary or secondary frontage. It is in close proximity to Muswell Hill Broadway which is served by numerous bus routes and is a busy thoroughfare. The Business does not have adequate off-street parking provision (the property does have one designated off-street parking space, located behind the subject unit itself) and due to the narrow nature of Dukes

Mews, two vehicles would not be able to pass and *'cannot offer a safe turning area for vehicles entering and leaving this site to do so in forward gear'*.

LBH Transportation Group has been consulted and have not objected to the proposed development. Transportation is concerned that although there are some parking controls operating on week days, up to 5.30pm, there are concerns relating to parking outside the proposed site. From their experience of other minicab offices elsewhere in the Borough, there is a trend which suggests that cabs do tend to return to base between calls/pick ups even when they are radio controlled.

However as the applicant has stated that they are actively seeking to restrict drivers coming to the office, they have not objected to the proposal subject to conditions that the mini-cab office is radio controlled, no waiting area is provided for customers within the site and customers are not encouraged to visit the site for the purpose of waiting for a taxi.

In terms of planning policy, although the proposed mini-cab business proposes to use a radio controlled system, however the site retains the potential to attract customers to the site as the office site retains an office and area where customers can potentially wait.

Policy UD3 'General Principles' identifies that development should not have an adverse impact on residential amenity, which includes issues of noise and general disturbance. Muswell Hill is a vibrant centre and has an active night time economy. As such, there is significant activity on Muswell Hill Broadway and Dukes Avenue in the early hours, particularly at the weekend. Such activity in these locations is not a matter of consideration for this application; however, the potential disturbance which maybe created in or around the subject property, as a result of the proposed use, is a matter of consideration. Objections received from residents living in the locality, continue to complain about noise and nuisance emanating from this site from people and taxi's waiting to pick up and drop off customers, particularly on Thursday to Sundays, following the refusal of planning permission and dismissal at appeal.

It is considered by virtue of the positioning of the proposed business off the main road (on Dukes Mews), with the provision for customers to wait for a taxi, and the narrow and walled nature of Dukes Mews may exacerbate any noise from people waiting or using this area. Although the impact could be reduced if the business was fully radio controlled and if there was no customer waiting facility, however the proposal has the potential to result in unreasonable noise and disturbance from persons waiting outside the taxi firm and resulting in noise and disturbance at anti social hours. This is the current experience of residents living in the locality.

It is recognised that there is an existing issue with dispersing persons from the centre of Muswell hill centre, after the pubs and clubs have closed in the early hours (particularly at weekends). There are existing issues of disturbance and anti-social behaviour associated with this. Providing direct access to waiting

taxis may assist in alleviating this issue, however, the proposed location of the development, taking into account its immediate setting, is not considered suitable, for the reasons identified above. Furthermore, although a number of letters of support have been received from businesses and a petition in support of the minicab, this does not outweigh the potential impact on residential amenity.

Based on the above, it is considered, however, that there is the potential for disturbance to neighbouring residential properties in and in the vicinity of Dukes Mews, as a result of the proposed development. The proposed development is not considered consistent with policies UD3, M4 and M12 of Haringey UDP (2006).

SUMMARY AND CONCLUSION

Considering the position of the property on Dukes Mews and the proposed hours of operation (24 hours a day, 7 days a week), it is considered that there is significant potential for customers to congregate outside the office, in the early hours of the morning, resulting in unreasonable noise and disturbance for neighbouring properties. Muswell Hill is a lively town centre and as such, it is reasonable to expect some form of noise and disturbance in the vicinity from the operation of this centre. However, the assessment is made on a matter of fact and degree. It is considered a radio controlled mini cab office in this specific location is unsuitable due to the potential for unreasonable impacts on transportation, parking and residential amenity. As such, the proposed development is recommended for refusal on the basis of being contrary to policies UD3, M4 and M12 of Haringey UDP (2006).

RECOMMENDATION

REFUSE PERMISSION

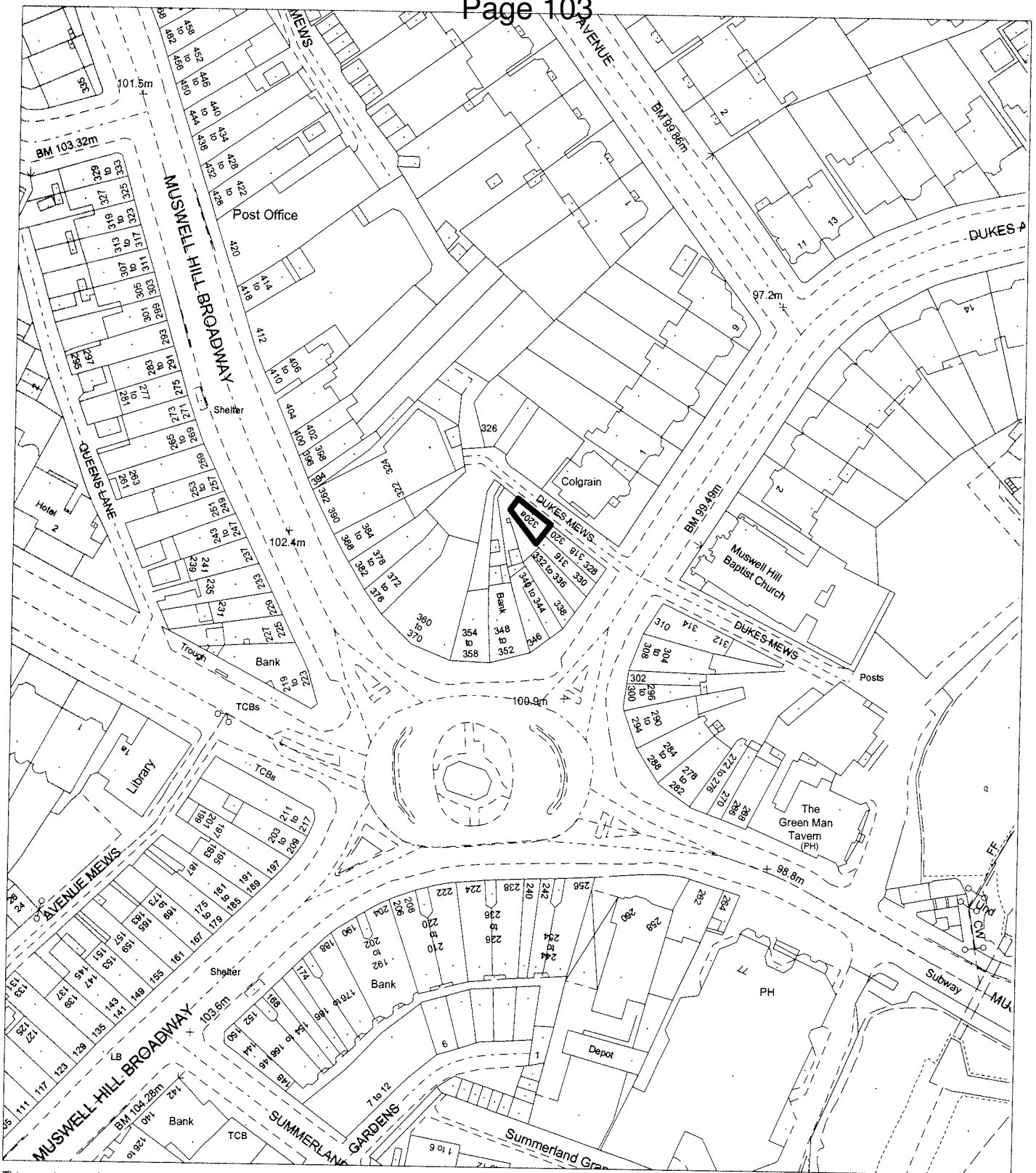
Registered No. HGY/2009/1897

Applicant's drawing No.(s)

Reason(s) for refusal:

1. By virtue of the nature and siting of the proposed development, it is considered there shall be an increase in noise and disturbance associated with its operation, with an unreasonable detrimental impact on the residential amenity of neighbouring properties, which is considered contrary to Policy UD3 'General Principles' and M12 'Minicabs' of the Haringey UDP (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

320A Dukes Mews N10

Directorate of Urban Environment

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

	Drawn by	AA
	Scale	1:1250
	Date	11/01/2010

This page is intentionally left blank

Planning Committee 9 February 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1892

Ward: Noel Park

Date received: 06/11/2009

Last amended date: N / A

Drawing number of plans: 2 - 13 incl.

Address: 19 Clarendon Road N8 0DD

Proposal: Erection of part single storey / part two storey / part three storey side and front extensions, and use of the building including rear shed as a cultural community centre

Existing Use: Vacant/ Temporary Storage

Proposed Use: D1 Community Use

Applicant: Alevi Cultural Centre C/O Cem Evi

Ownership: Private

**THIS ITEM WAS DEFERRED FROM PLANNING COMMITTEE MEETING OF
11 JANUARY 2010 (ITEM WAS NOT REACHED ON AGENDA)**

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is located at the south end of Clarendon Road, a largely industrial area which forms part of a 'Defined Employment Area' (Clarendon Road Industrial Area). Immediately to the south of the site is a new 6/7 storey residential block (Westpoint) consisting of 69 flats. Next to this new residential block is the West Indian Cultural Centre. The site backs on the east coast main line. The site is close to Hornsey BR station and Turnpike Lane Underground Station and within approximately 500 metres of the Wood Green Town Centre.

The site falls within the 'Haringey Heartlands' an area identified in the UDP for major regeneration. This area is proposed for a comprehensive redevelopment of mixed uses including employment, retail, residential, and community facilities.

There are two blocks of building on site, one a warehouse shed with ancillary two-storey office and the other is a single storey building comprising of 3 units of warehouse/ industrial use. The buildings on site had been vacant for some considerable time. The application site does not fall within a Conservation Area

PLANNING HISTORY

HGY41471 - Change of use from general industrial to storage – Granted – 29.01.90

HGY2002/1241 - Change of use from B2 to D1 (community centre) – Withdrawn - 10.03.03

HGY/2004/0597 - Erection of part single/part two storey/part three storey, rear, side and front extensions and use of whole building as a cultural/community centre – Approved 10/06/2004

HGY/2009/0695 - Erection of part single / part two storey / part three storey, rear, side and front extensions and use of whole building as a cultural / community centre (renewal of unexpired and unimplemented planning permission reference HGY/2004/0597) – Withdrawn 03/12/2009

DETAILS OF PROPOSAL

The proposal is for the erection of a part single storey / part two storey / part three storey side and front extensions, and use of the building including rear shed as a cultural community centre.

CONSULTATION

Ward Councillors
Transportation
Cleaning
Policy
Network Rail
West Indian Cultural Centre
23-33(odd) Hornsey Park Road
1-69 (o) Westpoint Apartments
Units 1 & 2, 50 Clarendon Road
11-17, 21-31, 30-50, 62-70 Clarendon Road

RESPONSES

Transportation – (As per application Ref HGY/2009/0695) This development proposal is located where the public transport accessibility level is medium and within walking distance of Turnpike Lane station. We have subsequently deemed that majority of the patrons of this development would use public transport for their journeys to and from the site. In addition, a significant proportion of the trips to and from this site would be local and often made by walking or cycling.

We have therefore considered that the level of traffic generated by this development would not impact on the adjoining highway network. In addition, the proposed development is situated within the Wood Green Outer CPZ operating from Monday to Saturday between 0800hrs and 1830hrs.

The applicant has also proposed retaining the existing 10 off street cycle parking spaces as shown in Drawing No: 03105. Consequently, the highway and transportation authority would not object to this application subject to the following conditions that the applicant:

1. Submits a Travel Plan document for approval by the Transportation Team before occupation, in line with the Council's policy SPG 7b.

Reason: To promote sustainable travel to and from the site.

2. Retains the existing 10 car parking spaces and provide 8 cycle racks with secure shelter.

Reason: To minimise the car parking impact of this development on the adjoining roads and encourage the patrons and staff of this development to use sustainable means of transport.

Local Residents - Letters of objection have been received from the occupiers of the following properties No 46 Westpoint Apartments

There is already a cultural centre within 50m resulting in noise, disturbance, litter and parking;

Another cultural centre would be unworktable;

Object to alcohol being allowed on the premises;

Network Rail – Have no objection.

RELEVANT PLANNING POLICY

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms
(presently being reviewed)

Planning Policy Guidance 13: Transport

Planning Policy Statement 22: Renewable Energy
Planning Policy Guidance 24: Planning and Noise

Adopted Unitary Development Plan, 2006

Policy G1 Environment
Policy G9: Community Well Being
Policy AC1 The Heartlands/ Wood Green
Policy UD3 General Principles
Policy ENV5 Noise Pollution
Policy EMP1 Defined Employment Area – Regeneration Area
Policy EMP3 Defined Employment Area – Employment Locations
Policy TCR2 Out of Centre Development
Policy CLT1 Provision of New Facilities
Policy CLT3 Social Clubs
Policy CW1 New Community Facilities
Policy M4 Pedestrian and Cyclists
Policy M10 Parking for Development
Policy CW1 Community Well Being

Supplementary Planning Guidance

SPG1a Design Guidance and Design Statements
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG8a Waste and Recycling
SPG7b Travel Plans
SPG8c Environmental Performance
SPG9 Sustainability Statement – Including Checklist
SPG11b Buildings Suitable for Community Use
Haringey Heartlands Development Framework 2005

ANALYSIS/ASSESSMENT OF THE APPLICATION

As outlined above an application (HGY/2004/0597) was approved in June 2004 for alteration and extensions to the existing buildings on site to accommodate a cultural/community centre. This consent expired on 9th June 2009. An application was submitted in April 2009 to renew this consent.

As per the 2004 application the current scheme incorporates an additional floor fronting Clarendon Road with associated changes to the front elevation. The design of the additional floor and modifications to the front elevation will be sympathetic to the existing building and the additional bulk will be in keeping with other buildings in the area and will not cause a loss of light/ outlook to nearby residents in Westpoint Apartments.

The three storey aspect proposed in the 2004 application in between the entrance to the site and the boundary with the Westpoint flats, as well as the linking third storey to enclose this entrance has been removed in the current application. Instead a single storey caretakers dwelling will be created in this space. This flat roofed single storey will not impact the amenities to the upper floor flats in the Westpoint Apartments.

In this new application the existing building to the rear of the site comprising of 3 units of warehouse/ industrial use will be used in conjunction with the cultural community centre use. This warehouse/ industrial space will be converted and will comprise of two floors with a playroom nursery/ youth area/ activity centre use at ground floor with multi-purpose rooms at first floor level.

In between the building to the rear of the site and the main building an area will be landscaped to create an outdoor area/ activity space. In order to prevent noise and disturbance to near by residents it will be conditioned that this space not be used after 9pm.

In terms of the current application 15 car parking spaces will be provided on site, representing an addition of 5 spaces from the 2004 application. In terms of parking Officers would point out that a strict Control Parking Zone is in operation. In addition Officers would point out that the use of this site for industrial/ commercial use would generate comings and goings with associated noise and disturbance.

While the Council has adopted a new Unitary Development Plan (2006) since this previous 2004 application has been approved, there are no overriding changes in the Council's policy position to take account in determining this application.

The most important planning policy for this area in the UDP is Policy AC1 Heartlands/ Wood Green' which supports the area's London Plan designation as an area for intensification and which specifically identifies the need for potentially achieving 1,500 new jobs and a minimum 1,000 new homes in the area. The Spine Road has recently been finished to open up access to the Heartlands area for redevelopment. Policy AC1 also recognises the need for enhanced and additional community facilities in the area.

While an objection has been received in respect of the principle of a cultural community centre on site; the principle of such a use was granted in 2004 after the redevelopment of Goulding Court (now Westpoint Apartments) in 2003. Bearing this in mind and the policy position for the broader area there are no significant changes in circumstance since the 2004 consent that would result in a refusal of this planning permission being justified. Given the above this application is recommended for APPROVAL

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/1892

Applicant's drawing No.(s) 2 - 13 incl.

Subject to the following conditions

IMPLEMENTATION/ OF THE CONSENT

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.

EXTERNAL APPEARANCE

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 soft and hard landscaping including the internal courtyard garden shall be submitted to and approved by the Local Planning Authority prior to the commencement of the works such agreed scheme to implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development contributes to the amenities of the locality.

TRANSPORTAION/ CAR PARKING

5. Prior to the commencement of the use hereby permitted, a satisfactory Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented by the applicant in accordance with the timescales, targets and other details set out in the plan.

Reason: In the interest of ensuring sustainable travel patterns and to reduces reliance on private motor vehicles.

6. Space shall be made available for the secure parking of 8 bicycles on site before the use hereby permitted is fully implemented.

Reason: To encourage more people to attend the various activities on site by bicycles and to ensure adequate provision is made within the site for the parking of bicycles.

7. Before the use hereby permitted is occupied the parking spaces shown on the approved drawings shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the Council's standards and in the interests of pedestrian and highway safety, the free flow of traffic.

HOURS OF OPERATION

8. The use hereby permitted shall not be operated before 0700 or after 2300 hours Mondays to Sundays and Bank Holidays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

WASTE MANAGEMENT

9. A detailed scheme for the provision of refuse and waste storage, including recyclable waste containers, 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.

SOUNDPROOFING

10. Full particulars and details of provisions for soundproofing shall be submitted to and approved by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in the building in a satisfactory manner, before the use hereby permitted is commenced.

Reason: In order to minimise the transmission of noise and prevent noise nuisance to nearby residential properties.

RESTRICTION ON USE

11. The premises shall be used for those stated in the planning application and for no other purposes including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re- enacting that Order.

Reason: To enable the Local Planning Authority to retain control over the development.

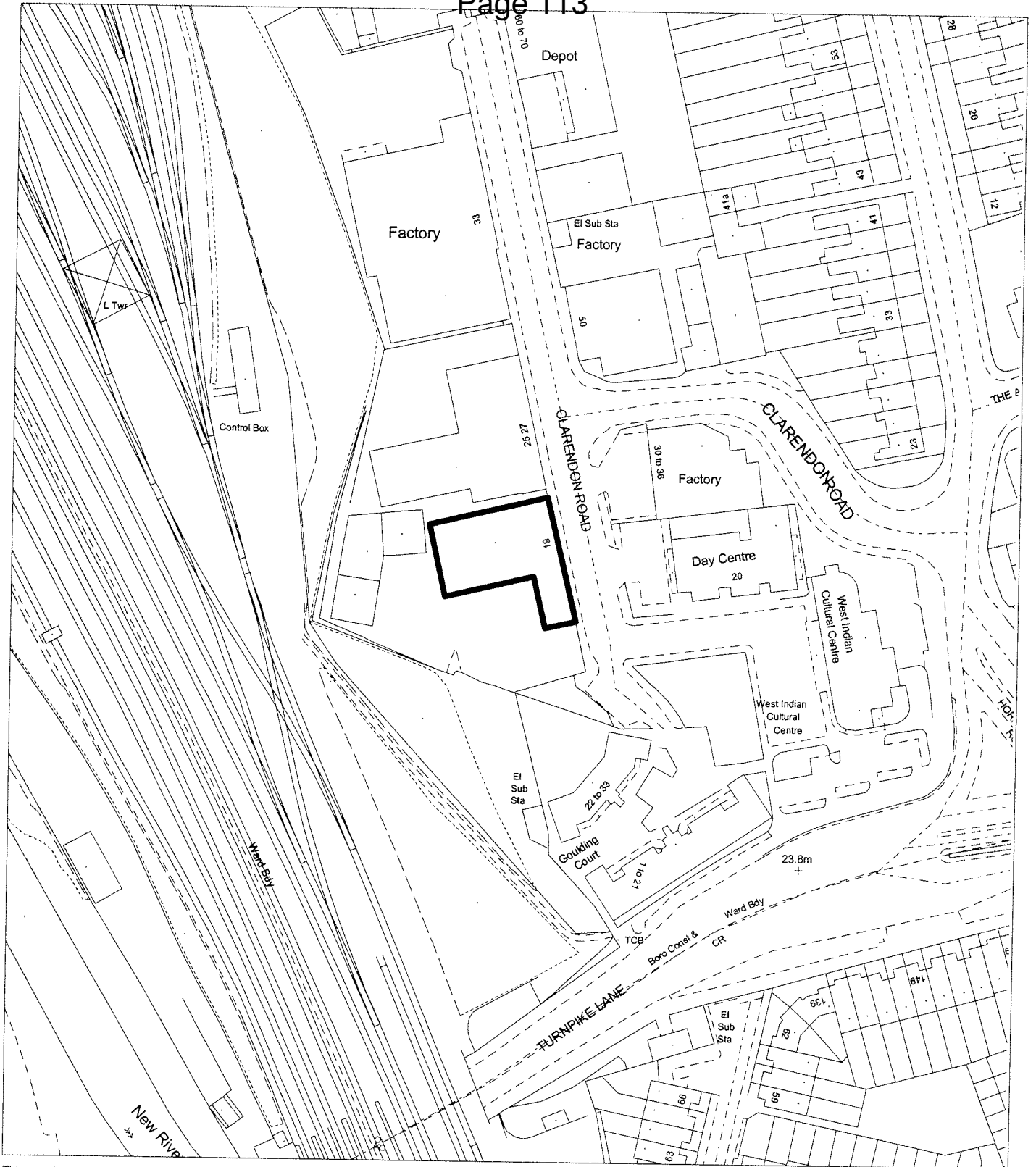
12. The 'Open Area Activities' space shall only be used between the hours of 0900 hours and 2100 hours Mondays to Sundays and Bank Holidays.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

INFORMATIVE: This permission shall not be construed as giving permission for any signage, including any of the signage indicated on submitted drawings. All advertising signage for the development shall be the subject of to obtaining consent under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

REASONS FOR APPROVAL

This determination has been made having regards to the previous consent under LPA Ref: HGY/2004/0597 and in regards to Policies AC1 'The Heartlands / Wood Green', G9 'Community Well Being', UD3 General Principles', ENV5 'Noise Pollution', EMP1 'Defined Employment Area - Regeneration Area', EMP3 'Defined Employment Area - Employment Locations', TCR2 'Out of Centre Development', CLT1 'Provision of New Facilities', CW1 'New Community Facilities', M3 'New Development Location & Accessibility', M4 'Pedestrian and Cyclists', M10 'Parking for Development' and CW1 'Community Well Bring' of the adopted Haringey Unitary Development Plan (2006) and Supplementary Planning Guidance SPG4 'Access for All - Mobility Standards', SPG11b Buildings Suitable for Community Use' and the Haringey Heartlands Development Framework 2005. Bearing this in mind the policy position for area there are no specific changes in circumstance since the 2004 consent that would result in a refusal of this planning permission.



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

19 Clarendon Road N8

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

	Drawn by	AA
	Scale	1:1250
	Date	11/01/2010

This page is intentionally left blank

Planning Committee 9 February 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1976

Ward: Northumberland Park

Date received: 19/11/2009

Last amended date: 25/01/2010

Drawing number of plans: CGP/835-01, 02, 03, 04A, 05B, 06A, 07B, 08A & 09

Address: 39 - 43 Garman Road N17

Proposal: Demolition of existing storage facility to rear of site and redevelopment of site comprising new storage building and erection of an additional floor to create first floor level office space fronting Garman Road

Existing Use: Warehouse and Associated Office Space

Proposed Use: Warehouse and Associated Office Space

Applicant: Mr John Cunningham - C&G Plastering

Ownership: Private

PLANNING DESIGNATIONS

Road Network: B Road
Defined Employment Area
Archeological Imp

Officer Contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions and Environment Agency formal comments

SITE AND SURROUNDINGS

The proposal property is a single storey 1940's brick-built warehouse located on the eastern side of Garman Road, just south of Sedge Road. The existing building has a gross floor area of 1636m² and consists of offices facing Garman Road and warehouse area to the rear. The building is occupied by a specialist construction company. The site is within a Defined Employment Location – Industrial Location.

PLANNING HISTORY

Planning HGY/1993/0285 REF 27-04-93 39-43 Garman Road Tottenham London - Display of 1 x 96 sheet advertisement hoarding.

Planning HGY/2001/1233 GTD 23-10-01 39-43 Garman Road Tottenham London Erection of two storey rear extension to existing building for use as storage and ancillary office.

Planning OLD/1949/0203 GTD 15-06-49 39-43 Garman Road - Erection and use of a Nissen Hut for the storage of fabrics for export.

Planning OLD/1949/0205 GTD 12-10-49 39-43 Garman Road - Erection and use of a Nissen Hut for the storage of ladies underwear.

Planning OLD/1952/0165 GTD 26-11-52 39-43 Garman Road Retention and continuation of use of Nissen Huts for storage purposes.

Planning OLD/1977/0335 GTD 28-07-77 39-43 Garman Road 20/6/77 Use of premises as warehousing and offices with ancillary industrial use to a very limited extent.

DETAILS OF PROPOSAL

This application seeks planning permission to demolish the existing storage facility to rear of the site and redevelopment of site comprising new storage building and erection of an additional floor providing office accommodation fronting Garman Road. The existing industrial building is inefficient and requires upgrading both to be more energy efficient, to provide a more comfortable work environment and to provide modern office accommodation and modern, safer warehouse facilities, the latter in terms of unrestricted height (currently only single storey) for the storage of plant and equipment related to the business.

The proposal is to retain the front brick ground floor office space and construct a new first floor office above. The proposal also includes demolishing and replacing the warehouse area to the rear with a warehouse of an equivalent floor area but with greater floor to ceiling heights and constructed to modern standards with contemporary materials. The existing floor area is 1636m² and the proposed floor area would be 1845m². The net increase in floor area relates to the new first floor office accommodation (approximately 200m²) facing Garman Road.

The existing lean-to structures shall be removed to tidy up the site and provide additional off-street parking facilities, including disable parking spaces. The existing site has space for 4 off-street parking bays. The proposed development will have space for 12 off-street parking bays.

CONSULTATION

Haringey Building Control
Haringey Transportation Team
Haringey Waste Management

Ward Councillors
Unit B1, B2 39 – 43 Garman Road, N17
45 – 49 Garman Road, N17
33 – 37 Garman Road, N17

RESPONSES

The Environment Agency

The Environment Agency has been consulted and while they have raised no objection to the development in principle we are still awaiting formal comments regarding Flood Risk. It is anticipated that comments will be received prior to the committee and this can be reported verbally to the Planning Committee on the night of 2nd February.

English Heritage

The present proposals are not considered to have an affect on any significant archaeological remains.

Haringey Building Control

The access for fire fighting vehicles is considered acceptable for the above development. The means of escape and other fire safety issues will be dealt with on receipt of a formal Building Regulations application.

Haringey Transportation Team

The application site is located within the Leaside Industrial Estate in a location with a low PTAL level of 1. The proposals include an increase in car parking spaces from the current 4 to 12. However, the lack of turning area would make the new parking arrangements impractical. Therefore, the application will need to be amended to provide an arrangement where vehicles are able to enter and leave the site in a forward gear.

Subject to the above amendments there are no principle highway and transportation objections to the proposals.

Additional comments: 21/01/2010

Although the parking arrangement remains a concern, I understand that the parking layout as detailed in the proposed plans reflect the current arrangement. The highway and transportation authority would still wish to see the provision of a dedicated turning area to allow vehicles to egress from the site safely.

However, as the parking arrangements are currently in place, should the application be refused and go to appeal an objection on these grounds could not be justified.

Therefore, there are no objections to this application on highway and transportation grounds.

Ward Councillor – Cllr Bevan

Oppose the application – This building consists of number 39 – 49, the application refers to changes to one half of it, number 39 – 43. I am aware that this location is quite run down but this building was originally designed and built with some careful design/architectural interest/features. Probably the only such building in this industrial area. To allow alterations which will destroy the uniformity of this complete building would in my opinion be considered vandalism, even more so as an additional floor fronting Garman Road is proposed on 39 – 43. I am requesting that if approval is being considered that this application be taken to the full planning committee.

RELEVANT PLANNING POLICY

National Planning Guidance

PPS1 Delivering Sustainable Development (2005)

Regional Planning Policy

The London Plan

Haringey Unitary Development Plan (2006)

UD2 Sustainable Design and Construction
UD3 General Principles
UD4 Quality Design
UD7 Waste Storage
ENV1 Flood Protection: Protection of the Floodplain and Urban Washlands
M10 Parking for Development
EMP2 Defined Employment Areas – Industrial Locations

Haringey Supplementary Planning Guidance (October 2006)

SPG1a Design Guidance
SPG7a Vehicle and Pedestrian Movement
SPG8a Waste and Recycling
SPG8b Materials

National Planning Policies

PPS1 – Delivering Sustainable Communities

PPS1 provides an overview and general statement of the Government's objectives for the planning system. PPS1 is fully committed to achieving the aims of sustainable development. It indicates that Planning should facilitate and promote sustainable patterns of urban development by making suitable land available for development in line with economic, social and environmental objectives.

Regional Planning Policies

The London Plan (2008)

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

Local Planning Policies

Haringey Unitary Development Plan (2006)

Haringey Council adopted its Unitary Development Plan in 2006. The policies within this document have been "saved" by the Government Office for London (GoL), under the 2004 Planning and Compulsory Purchase Act 2004, for up to 3 years (from 27th September 2007). Also adopted with the UDP in 2006, were Supplementary Planning Guidance documents (SPG's) and in 2008 SPD Housing.

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in this case derive from the re-development of the site, design and materials, access and parking and flood risk.

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

1. The Principle of the redevelopment of the site
2. Design and Materials
3. Access and Parking
4. Waste Management
5. Flood Risk

The Principle of the Redevelopment of the Site

The application site is used as a warehouse for a specialist construction company who have occupied the premises since 1987. The site also contains ancillary office space associated with the main business. The site, being located within a Defined Employment Area (Industrial Location), will remain in use as an

employment site for the existing business but with upgraded facilities to provide a more comfortable, modern and safe work and office environment. Since the use of the site will not change and will remain in employment use, the principle of redevelopment is considered acceptable provided the proposal meets all other relevant planning policy, including design, materials, access and parking, discussed in detail below. The scheme is in accordance with policy EMP2 'Defined Employment Locations – Industrial Locations'.

Design and Materials

The proposal is to retain the front brick ground floor office and construct a new first floor office above. The proposal also includes demolishing and replacing the warehouse area to the rear with a warehouse of an equivalent floor area but with greater floor to ceiling heights and constructed to modern standards with contemporary materials. The existing industrial building is inefficient and requires upgrading both to be more energy efficient, to provide a more comfortable and modern office environment and to provide safer warehouse facilities, the latter in terms of unrestricted height (currently only single storey) for the storage of plant and equipment related to the business.

The existing floor area is 1636m² and the proposed floor area would be 1845m². The net increase in floor area relates to the new first floor office accommodation facing Garman Road. Given the extension will cover the same footprint as the existing building and be just one story higher than the existing building it is not considered to result in any adverse impact on the amenity of nearby occupants due to overshadowing. Given the industrial nature of the surrounding uses there will be no issues of detrimental overlooking as a result of the development. As such, the proposal is considered to comply with policy UD3 'General Principles'.

The original building, built in the 1940s, comprises a single storey, single skin brick built office façade, iron framed warehouse to the rear with a clear height of just over 3m. The structure is clad with asbestos corrugated sheeting and incorporates the original glazed skylights to the inner slopes. Refurbishment could assist in the issues related to thermal insulation however would not overcome the current internal warehouse height which is inadequate for the current business purposes. As such, a rebuild to the rear is deemed to be necessary.

During the consultation period, one objection was received from Cllr John Bevan who is concerned that the proposal would 'destroy the uniformity of this complete building' as only on part of the warehouse i.e. 39 – 43 forms part of this application and the other part 45 – 49 Garman Road would at present remain undeveloped. This however is not considered adequate reason to refuse this application alone and should an application for the extension of the other part of the site be submitted the design of this scheme would inform the design of the later. Furthermore, the design of the front elevation has been amended which improves the integration of the extension with the original building as discussed below.

The development has been designed to be sympathetic to the design of the original building taking key architectural elements and materials from the existing building as the basis for the first floor extension. Furthermore, amendments to the first floor windows were requested to reflect the proportions and style of the ground floor (Plan CGP/835-05 REV B and 07 REV B). The alterations to the design of the front elevation are considered to provide an attractive frontage distinct to but in keeping with the character of the original building.

In terms of materials the existing brick faced ground floor construction will remain. Any new infill brickwork will match the existing. The new upper floor office accommodation is to be constructed of coloured acrylic render to reflect the existing render elements on the ground floor. A condition of consent will require full details of materials including windows and colours to be submitted to and approved by the local planning authority to ensure the final design and finish is appropriate. Overall the proposal is considered to be in line with policy UD2 'Sustainable Design and Construction', UD4 'Quality Design' SPG1a 'Design Guidance' and SPG8b 'Materials' of the Haringey Unitary Development Plan (2006) and Haringey Supplementary Planning Guidance (October 2006).

Access and Parking

The existing lean-to structures shall be removed to tidy up the site and provide additional off-street parking facilities, including disabled parking spaces. The existing site has space for 4 off-street parking bays. The proposed development will have space for 12 off-street parking bays. Haringey Transportation Team have been consulted and support the increase in on-site parking. The existing parking arrangements on the site does not allow all vehicles to exit in a forward gear. This is common in older industrial estates. While it would be ideal to improve this scenario, given this has been the situation historically, Haringey Transportation Team concede this issue could not be justified as a reason for refusal at appeal. Furthermore, Garman Road is a low trafficked area and as such vehicle/pedestrian conflicts are a low probability. Overall, given the increased number of on site parking spaces the overall access and parking provision is deemed to be an improvement and in line with the intent of policy M10 'Parking for Development' and SPG7a 'Vehicle and Pedestrian Movements'.

Waste Management

The application is supported by a Waste Management plan. The development, given the net floor area will only increase by some 200m², will not result in any significant intensification of the use and therefore waste creation. Besides general office waste the main waste includes the occasional bag of plaster or specialist render. The plans show waste receptacles located to the southern elevation of the building and consist of 1 x 4 yard skip for inert recycling (plaster etc), 1 x 1100 L cardboard and paper recycling and 2 x 120 L bins for cans and glass bottles. Haringey Waste Management Team do not provide comments on industrial schemes as it is up to the company to enlist private contractors to remove waste/recycling from the site. The waste management plan is considered acceptable. It may be a condition of consent that the waste storage area be

screened to improve the amenity of the locality. Overall the scheme is considered to be acceptable, in line with policy UD7 'Waste Storage' and SPG8a 'Waste and Recycling'.

Flood Risk

The site lies to the west of Pymmes Brook and the River Lee and as such is in Flood Zone 2. It is 330m from Flood Zone 3 and given this distance would not be subject to flooding with a probability of 1%. The Flood risk Assessment concludes that a safe dry access can be provided at all times and the proposed development will not have any adverse impact on the flood plain. It will not result in the loss of any flood storage volumes or present any additional restriction to flood waters, given the foot print of the building will not increase. The development proposal will not increase the run-off from the site, thus ensuring the risk of flooding elsewhere is not increased. Overall the scheme is considered to comply with policy ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands'.

The Environment Agency has been consulted and while they have raised no objection to the development in principle we are still awaiting formal comments regarding Flood Risk. It is anticipated that comments will be received prior to the committee and this can be reported verbally to the Planning Committee on the night of 2nd February.

SUMMARY AND CONCLUSION

The proposed extension and modernisation of the industrial site at Garman Road is considered to be acceptable in principle and acceptable in terms of design and materials, access and parking, waste management and flood risk. The development has been assessed against and found to comply with policy UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design' UD7 'Waste Storage', ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands', M10 'Parking for Development' and EMP2 'Defined Employment Areas – Industrial Locations' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling' and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006). On this basis it is recommended that that application be GRANTED planning permission, subject to conditions and formal comments from the Environment Agency.

RECOMMENDATION

GRANT PERMISSION subject to conditions and Environment Agency formal comments

Registered No: HGY/2009/1976

Applicant's drawing No's: CGP/835-01, 02, 03, 04A, 05B, 06A, 07B, 08A, 09

Subject to the following conditions:

EXPIRATION TIME

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 PLANS

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

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

MATERIALS

3. Notwithstanding the description of the materials in the application, no 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.

WASTE STORAGE

4. A scheme for the screening of the waste storage area shall be submitted to and approved in writing by the local planning authority prior to the occupation of the building.

Reason: In order to ensure a satisfactory appearance to the building and to safeguard the amenity and appearance of the locality.

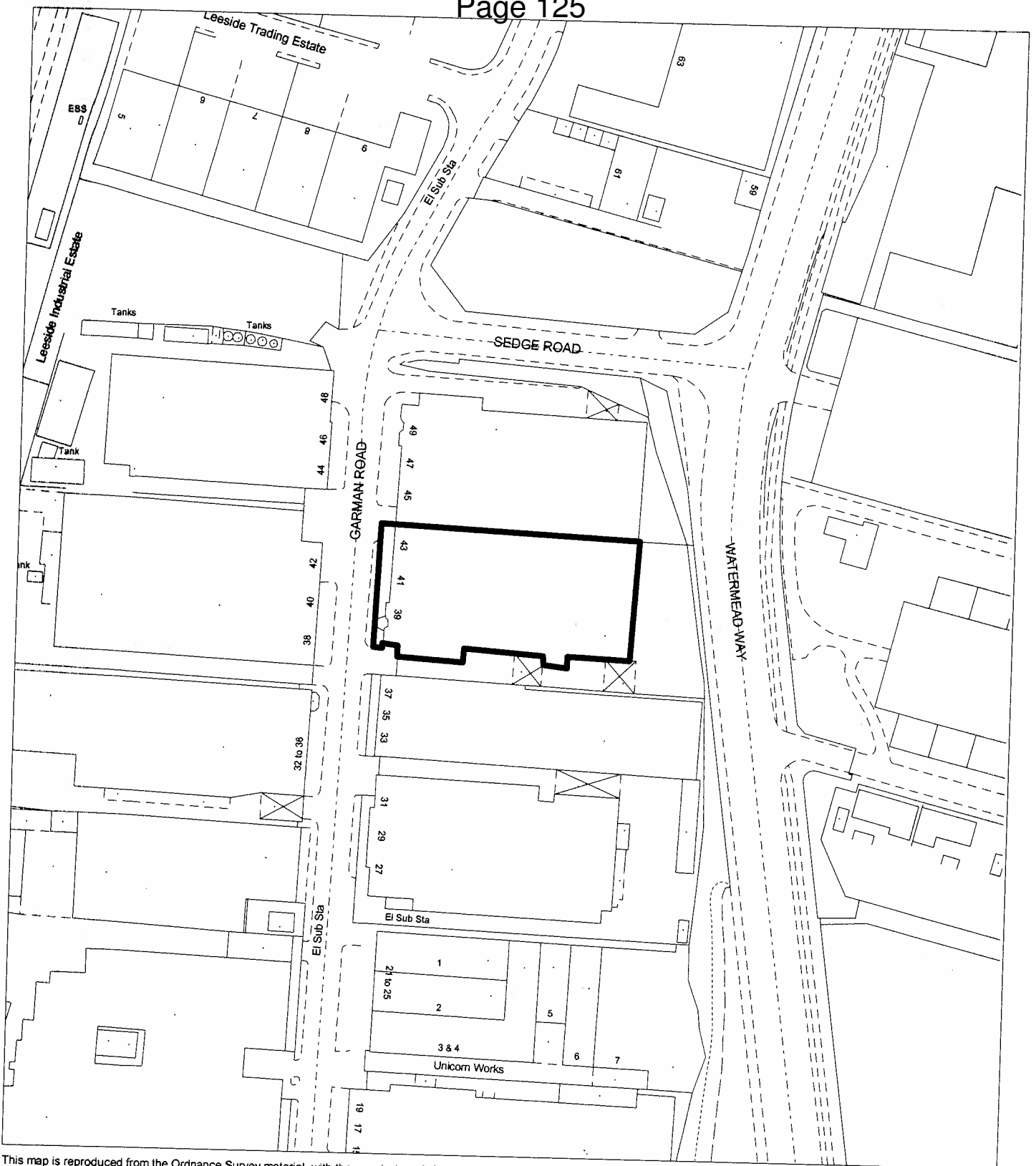
CONSTRUCTION HOURS

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.

REASONS FOR APPROVAL

The development has been assessed against and found to comply with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design' UD7 'Waste Storage', ENV1 'Flood Protection: Protection of the Floodplain and Urban Washlands', M10 'Parking for Development' and EMP2 'Defined Employment Areas - Industrial Locations' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling' and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006).



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

Site plan

39 - 43 Garman 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	09/02/2010

This page is intentionally left blank

Planning Committee 9 February 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1980

Ward: Tottenham Green

Date received: 19/11/2009

Last amended date: N / A

Drawing number of plans: 7376/51A - 55A incl., 57A; 7376/211 - 214 incl., 221, 222, 224, 250

Address: 7A Tynemouth Terrace, Tynemouth Road N15 4AP

Proposal: Demolition of existing structures and erection of 5 x 1 to 3 storey dwellinghouses, consisting of 3 x two bed, 1 x three bed and 1 x one bed houses with associated patio gardens

Existing Use: Vacant

Proposed Use: Residential

Applicant: Tate Developments

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer contact: Oliver Christian

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site comprises of single storey/ two storey vacant buildings previously in use for warehousing, storage and offices.

It is located on Tynemouth Terrace and the existing rear buildings back onto properties on Hanover Road.

It has a gated entrance on Tynemouth Terrace frontage and lies outside the Tottenham Green Conservation Area.

The immediate surrounding area is predominately residential.

PLANNING HISTORY

HGY/2007/1253 REF 13-08-07 7A Tynemouth Terrace, Tynemouth Road, Tottenham London.

Demolition of existing structure and erection of 5 x 2/3 storey houses and 4 x 2/3 storey flats.

HGY/2007/2102 GTD 20-11-07 7A Tynemouth Terrace, Tynemouth Road Tottenham London Demolition of existing buildings to front of site and erection of 1 x 2 storey building with rooms in the roof comprising 1 x 3 bed, 1 x 2 bed and 2 x 1 bed self contained flats. (Scheme 4).

HGY/2007/2103 REF 04-12-07 7A Tynemouth Terrace, Tynemouth Road Tottenham London Demolition of existing structures and erection of 5 x 2 storey houses and 2 x part 2 / part 3 storey houses (scheme 3).

HGY/2007/2104 GTD 20-11-07 7A Tynemouth Terrace, Tynemouth Road Tottenham London Retention of existing warehouse to rear, demolition of existing buildings to front of site, and erection of 2 x part 2 / part 3 storey three bedroom houses. (Scheme 5).

DETAILS OF PROPOSAL

The current proposal seeks the demolition of existing structures and erection of 5 x 3 storey and 1 x 1 single storey dwellinghouses, consisting of 3 x two bed, 1 x three bed and 1 x one bed houses with associated patio gardens.

The proposal is in effect a gated development having its own access and courtyard.

Planning permission has been granted for the front of the site – The rear of the site has a gated entrance from Tynemouth Terrace frontage.

The current proposal should be viewed alongside the planning permission HGY/2007/2104 for demolition of existing buildings to front of site, and erection of 2 x part 2 / part 3 storey three bedroom houses. Both sites are in the same ownership.

The number of units created by redevelopment of both sites amount to 8 units which is below the threshold for affordable housing.

CONSULTATION

Ward Councillors

2 – 40 Talbot Road, 1-11 Tynemouth Terrace, 1a, 5a, 9a, 11a Tynemouth Terrace Flats, 21- 61 Hanover Road, 1-19 Hanover Road, 1-5 Tenby Close, 1 – 5c Tenby Close, 1a, 3a Hanover Road, 6-10 Tenby Close, 15 Jansons Road.

Waste Management

Building Control

Transportation Group
Tynemouth Area Residents Association

RESPONSES

Waste Management – Satisfied with the waste management proposal and the travelling distance of 15 metres.

Building Control – Comment as follows: The stopping point for any fire appliance must be within 45 metres of any point within any dwelling. The access road should be not less than 3.0metres wide and there should be suitable turning facilities if the cul-de-sac exceeds 20 metres deep.

Transportation Group - The site has a PTAL level of 5, which indicates a very good level of Public Transport Accessibility to local transport services. The site is located within the Seven Sisters CPZ which operates from Monday to Saturday 8am to 6:30pm, and offers additional on street parking restrictions in the area.

This proposed development is within a short walking distance of High Road, Tottenham which offers a total of some 52 buses per hour (two-way trips) and Broad Lane / West Green Road which offers a total of 31 buses per hour (two-way trips) for frequent connections to Seven Sisters Underground, Tottenham Hale and South Tottenham Network Rail Stations which offer connections to and from London.

We have subsequently considered that majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site. Subsequently we have considered that the proposed development would not have any significant impact existing highway network.

The applicant has indicated the provision of 1 parking space within the curtilage of the site that would be used for maintenance purposes only. In transportation's opinion this parking space could be utilised by residents for parking purposes. The use of lockable bollards to ensure that residents do not have any vehicular access to this parking space is recommended.

RELEVANT PLANNING POLICY

EMP4: Non Employment Generating Uses

UD2 Sustainable Design

UD3: General Principles

UD4: Quality Design

UD7 Waste Storage

M9: Car Free Development

M10 Parking for Development

SPG1a Design Guidance

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

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

The site is currently vacant with a two storey buildings to the rear with part single storey building accessed from a gated entrance from Tynemouth Terrace.

It was previously in use for warehousing, storage and offices.

The proposal involves demolishing of existing front buildings and the construction of two storey residential units.

The main issues to be considered in relation to the proposal are:

1. Principle of residential use
2. Design and Layout
3. Dwelling Mix and space standard
4. Impact on amenity of existing residents
5. Affordable Housing and Education Contributions
6. Car parking
7. Waste management
8. Sustainability

Principle of residential use

The site is located in a predominately residential area and the proposal involves the re-development of former warehouse buildings.

The applicant has provided documented evidence of marketing and advertising of the property for letting with agents as warehousing and ancillary offices without success from 2007.

It is considered that the proposed redevelopment of the site for residential purposes is appropriate and given the period of time the property has been vacant and the level of marketing and advertising that has been carried out since 2007; it is considered that the change of use to residential accords with the policy criteria set out in policy EMP4.

Additionally the principle of residential has been accepted on the front of the site in that planning permission was granted by HGY/2007/2104 on 20-11-07.

Design and Layout

The proposed development is considered appropriate for the site and location and will not detract from the visual appearance and character of the locality.

The height which is two-storey with rooms in the roof would conform to the height of existing warehouse building and that of the adjoining and neighbouring properties.

The proposal has been carefully designed to take into account to potential effect of the development on neighbouring properties in terms of overlooking and loss of privacy.

It is considered that the amenities of nearby residents would not be compromised according with policies UD3 General Principles, UD4 Quality Design, HSG1 New Housing Developments of the Unitary Development Plan also SPG1a Design Guidance and SPD – Housing.

Dwelling Mix and space standard

The proposal consist of 5 x 3 storey and 1 x 1 single storey dwellinghouses, consisting of 3 x two bed, 1 x three bed and 1 x one bed houses with associated patio gardens.

The proposed mix provide a number of larger family units and is considered acceptable and in line with Council requirement and supplementary guidance.

The scheme includes a wheelchair accessible unit and all units have been designed with lifetime homes considerations and compliance with Part M of the Building Regulations.

The individual units accord with Council policy HSG10 and space standard as set out in the Housing SPD.

Impact on amenity of existing residents

As previously stated the height fundamentally two-storey with rooms in the roof would conform to the height of the adjoining terraced properties and within the height of the building that is being replaced. The mass of the new development has been kept away from the rear boundary.

Potential overlooking is reduced by the positioning of the windows on the rear elevation – Additionally at first floor level, windows are proposed to be fixed and obscured below eye level (1800mm).

It is considered that the bulk and mass of the proposed dwellings are keeping with the existing pattern of development on Tynemouth Terrace.

Policies UD3 and UD4 requires new developments to identify and have regard to the character of the area of the proposal. Whilst the proposal has taken into account the existing scale of the neighbouring houses.

It is considered that the proposal has taken careful consideration in terms of design and layout to ensure that the privacy and amenity of neighbouring properties are not adversely affected. As such the proposal is in line with policies UD3, UD4, SPD - Housing and SPG1a.

Affordable Housing and Education Contribution

The number of units proposed (5) allied to the approval on the front site (3) totals 8 units which is below 10 the threshold for affordable; of the 5 new units proposed, 4 are family accommodation, below 5 the threshold where education contributions is sought.

As such there is no requirement for the proposal to provide affordable housing or education contributions.

Car parking

The proposal is essentially car-free: It is considered appropriate due to location and because of the closeness of the site to public transport links. The site benefits from being located within close proximity to both Seven Sisters tube station and Tottenham Hale British Rail station, also there are several bus links from nearby High Road and Broad Lane.

The applicant has indicated the provision of 1 parking space within the curtilage of the site that would be used for maintenance purposes only. In transportation's opinion this parking space could be utilised by residents for parking purposes.
In order to prevent this occurrence an appropriate condition has been attached.

It is considered that the proposal accords with Council policy M9 for car free development.

Waste management

Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material.

The refuse and recycling storage areas is able to accommodate bins to meet the following requirement:

Two & Three Bedroom house: - 1 x 240ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag per house.

One Bedroom house: - 1 x 120ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag

The travelling distance is 15m and as such within the distance where bins can be carried to the waste truck on the road.

Overall there is no waste management or planning objection to the storage and recycling facility provided within the site.

The proposal accords with Council policy UD7 and supplementary planning guidance.

Sustainability

The applicant has completed the Council's sustainability checklist and has incorporated sustainable features within the design and the scheme: These include Solar panels on the south facing roof slopes, energy efficient boilers, and reclaimed materials for the new boundaries, rainwater harvesting and the use of local labour for the construction phase.

The proposed sustainable elements accord with Council policy and guidelines.

SUMMARY AND CONCLUSION

The proposed residential development is considered to be appropriate and therefore acceptable in that it would not be harmful to the amenities of neighbouring residents. Accordingly it meets Council policies EMP4: Non Employment Generating Uses, HSG: 10 Dwelling Mix, UD3: General Principles, UD4: Quality Design of Haringey Unitary Development Plan, UD7 Waste Storage also SPG1a Design Guidance, SPD - Housing (Density, Dwelling Mix, Floorspace-Minima, Lifetime Homes) and SPG 3b Privacy, Overlooking, Aspect, Outlook & Daylight, Sunlight.

It would therefore be appropriate to recommend that approval be granted.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/1980

Applicant's drawing No. (s) 7376/51A - 55A incl, 57A; 7376/211 - 214 incl, 221, 222, 224, 250.

Subject to the following condition(s)

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

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

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

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

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

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

4. Notwithstanding the 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.

5. 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.

6. A site history and soil contamination report shall be prepared; submitted to the Local Planning Authority and approved before any works may commence on site. Reason: In order to protect the health of future occupants of the site.

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

8. Lockable bollards shall be installed to ensure that residents do not have any vehicular access to the parking space shown on plan. Reason: To ensure that the parking space is used only for the loading and unloading vehicles.

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 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: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

REASONS FOR APPROVAL

The proposed residential development is considered to be appropriate and therefore acceptable in that it would not be harmful to the amenities of neighbouring residents. Accordingly it meets Council Policies EMP4 'Non Employment Generating Uses', HSG 10 'Dwelling Mix', UD3 'General Principles', UD4 'Quality Design' of Haringey Unitary Development Plan, UD7 'Waste Storage' also SPG1a 'Design Guidance', SPD - Housing (Density, Dwelling Mix, Floorspace-Minima, Lifetime Homes) and SPG 3b 'Privacy, Overlooking, Aspect , Outlook & Daylight, Sunlight'.

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

7A Tynemouth Terrace, Tynemouth Road N15

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

	Drawn by	AA
	Scale	1:1250
	Date	09/02/2010

This page is intentionally left blank