



Haringey Council

NOTICE OF MEETING

Planning Committee

MONDAY, 8TH MARCH, 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

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

AGENDA

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

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

3. DECLARATIONS OF INTEREST

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

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

4. DEPUTATIONS/PETITIONS

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

5. MINUTES (PAGES 1 - 16)

To confirm and sign the Minutes of the Planning Committee held on 9 February 2010.

6. APPEAL DECISIONS (PAGES 17 - 22)

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

7. DELEGATED DECISIONS (PAGES 23 - 46)

To inform the Committee of decisions made under delegated powers by the Heads of Development Control (North & South) and the Chair of the above Committee between 11 January and 14 February 2010.

8. PERFORMANCE STATISTICS (PAGES 47 - 64)

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

9. LEGAL SERVICES REPORT ON OUTCOME OF PLANNING ENFORCEMENT CASES FROM 1 APRIL 2009 TO FEBRUARY 2010 (PAGES 65 - 72)

To inform the Committee of the outcomes of cases that had been referred to Legal Services by the Planning Enforcement Team for the period 1 April to February 2010.

10. PLANNING APPLICATIONS (PAGES 73 - 74)

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. 42 STORMONT ROAD, N6 4NP (PAGES 75 - 92)

Demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof.

RECOMMENDATION: GRANT PERMISSION subject to conditions

12. 42 STORMONT ROAD, N6 4NP (PAGES 93 - 98)

Conservation Area Consent for demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof.

RECOMMENDATION: GRANT Conservation Area Consent

13. LAND TO REAR OF ELEANOR CLOSE, N15 (PAGES 99 - 108)

Erection of 1 x 2 storey, 3 bedroom single dwelling house with private garden.

RECOMMENDATION: GRANT PERMISSION subject to conditions

14. LAND BETWEEN MOIRA CLOSE AND ADAMS ROAD, N17 6HZ (PAGES 109 - 132)

Demolition of Broadwater Farm Primary School and William C Harvey Special School, and redevelopment of the site to provide a purpose-built two storey inclusive learning centre (520 places, primary age) to incorporate Broadwater Farm Primary, William C Harvey and Moselle School Special Schools with associated car parking, external landscaping and new pedestrian and vehicle access from Adams Road.

RECOMMENDATION: GRANT PERMISSION subject to conditions

15. LAND REAR OF CORBETT GROVE, N22 8DQ (PAGES 133 - 156)

Erection of 6 x two and three storey three bedroom dwelling houses with associated car parking (8 spaces) and landscaping.

RECOMMENDATION: GRANT PERMISSION subject to conditions and section 106 Legal Agreement

16. ANEURIN BEVAN HOUSE, TREDEGAR ROAD, N11 2QA (PAGES 157 - 182)

Demolition of the existing two storey building and other associated structures and the erection of a new part two/part three storey residential development to provide 35 residential units plus construction of external parking, ancillary structures and landscaped areas.

RECOMMENDATION: GRANT PERMISSION subject to conditions and section 106 Legal Agreement

17. 500 WHITE HART LANE, N17 7NA (PAGES 183 - 194)

Demolition of existing buildings (500 White Hart Lane and Hubert House) and erection of new steel clad light industrial unit (B1).

RECOMMENDATION: GRANT PERMISSION subject to conditions

18. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

19. DATE OF NEXT MEETING

Monday 12th April 2010.

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26 February 2010

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**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 9 FEBRUARY 2010**

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

MINUTE NO.	SUBJECT/DECISION	ACTION BY
PC115.	<p>APOLOGIES</p> <p>Apologies for absence were received from Cllr Wilson, for whom Cllr Williams was substituting.</p>	
PC116.	<p>URGENT BUSINESS</p> <p>The Chair admitted an item of urgent business in relation to the Site at Alexandra Works, 50 Clarendon Road, N8. The Committee was asked to approve an amendment to the minute of the 15 September 2009 in relation to this item, to reflect the Committee's decision at the time that the application be granted subject to conditions and also subject to a Section 106 Legal Agreement.</p> <p>RESOLVED</p> <p>That the Committee agree to alter the minutes of the 15 September 2009 in respect of Alexandra Works, 50 Clarendon Road, N8 to reflect the decision to grant permission subject to conditions and also subject to a Section 106 Legal Agreement.</p>	
PC117.	<p>DECLARATIONS OF INTEREST</p> <p>There were no declarations of interest.</p>	
PC118.	<p>DEPUTATIONS/PETITIONS</p> <p>No Deputations or Petitions were received.</p>	
PC119.	<p>MINUTES</p> <p>RESOLVED</p> <p>That the minutes of the meeting held on 11 January 2010 be confirmed as a correct record.</p>	
PC120.	<p>APPEAL DECISIONS</p> <p>The Committee considered a report that detailed the outcome of appeal decisions determined by the Department of Communities and Local Government (DCLG) during December 2009.</p> <p>The Committee was advised that of the nine appeal decisions determined by the DCLG during December five had been allowed</p>	

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	<p>and four had been dismissed.</p> <p>In response to a question from the Committee in respect of the decision on Gladwell Road Garages, it was reported that such sites were being considered on a case-by-case basis, and so this decision would have no broad policy impact in effect. Further to the decision in relation to the appeal relating to 51 Dongola Road, N17, it was suggested by the Committee that a restriction from conversion be applied to these houses. It was reported that this suggestion would be considered as part of the forthcoming policy report to Cabinet, and it was agreed that Cllr Dodds would put the suggestion in writing to Marc Dorfman outside the meeting.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC121.</p>	<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 14 December 2009 and 10 January 2010.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC122.</p>	<p>PERFORMANCE STATISTICS</p> <p>The Committee considered a report that provided an overview of performance statistics for Development Management, Building Control and Planning Enforcement since the previous meeting on 11 January 2010.</p> <p>In response to a question from the Committee, Marc Dorfman confirmed that he would provide Members with information on the amount of Building Control work being undertaken by the private sector in Haringey, and how this compared with the London-wide picture, at the next meeting.</p> <p>The Chair expressed concern regarding the enforcement notice served in respect of 126 Norfolk Avenue, N13 – people living in back sheds – and asked how long it would take for people to be evicted from the premises. It was reported that they would have 28 days within which to appeal the enforcement notice, and that if an appeal was lodged no action could be taken until the appeal had been determined unless a stop notice was served. Legal would liaise with the Enforcement team to look at the facts of the case and to determine whether a stop notice would be expedient in light of the circumstances and conditions involved. It was also</p>	

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	<p>reported that private sector regulations in respect of decent quality homes could also be used to address this case, and that Marc Dorfman would report this to the next HMO Working Group meeting for consideration.</p> <p>In response to a request from the Committee, it was agreed that Legal would supply a table indicating relevant dates for prosecutions sent to Legal for inclusion in future reports, and that dates relating to prosecutions covering the past 12 months would be provided at the next meeting. Information would also be supplied on those cases where prosecution had not been pursued.</p> <p>The Committee asked for an update on the Red Lion, High Road, N17 and an update would be provided to Committee Members at the earliest opportunity outside the meeting.</p> <p>RESOLVED</p> <p>That the report be noted.</p>	
<p>PC123.</p>	<p>TREE PRESERVATION ORDERS</p> <p>The Committee considered a report recommending Tree Preservation Orders at the following addresses:</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 <p>The Committee considered two letters of objection received in relation to 32 Avenue Road, and the advice of the arboriculturalist. It was noted that confirming a Tree Preservation Order on the site would not preclude future applications for works to the tree being submitted in due course.</p> <p>In response to a question from the Committee, it was confirmed that the Council would seek internal or independent advice in respect of any petition to remove a tree as a result of advice from an insurance company. It was also confirmed that any member of the public, property owner or professional expert could initiate proceedings for a Tree Preservation Order if they had any concerns.</p> <p>RESOLVED</p> <p>That the Tree Preservation Orders set out in the report be confirmed.</p>	

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<p>PC124.</p>	<p>320A DUKES MEWS, N10</p> <p>This item had been deferred from the previous meeting of the Committee, on 11 January 2009. The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies. The Planning Officer gave a summary of the report submitted and took questions from the Committee.</p> <p>In response to a question from the Committee, it was reported that enforcement action had been taken against the premises in May 2009 and had led to prosecution.</p> <p>At the invitation of the Chair, Mr Leach of Wellfield Avenue and Mr Ehsani of Dukes Avenue spoke in objection to the application. Mr Leach told the Committee that taxis waiting in the vicinity of the office affected access and local parking and also caused noise and disturbance to local residents, who were being denied peaceful enjoyment of their properties as a result. Mr Ehsani told the Committee that, as a result of the taxi office, rubbish was constantly being dumped in his front garden and that the constant disturbance from taxis meant that he could no longer use his garden.</p> <p>At the invitation of the Chair, Mr Cimen addressed the Committee on behalf of the applicant and spoke in support of the application and answered questions from the Committee.</p> <p>The Committee asked why on recent occasions taxis had been seen at the office when pick-up was to be fully radio-controlled, in response to which Mr Cimen reported that some drivers came to the office to pay rent or for other reasons, not to collect customers. Mr Cimen advised the Committee, in response to a question, that radio-controlled operation had commenced after the application had been submitted although a more precise date could not be provided. It was clarified that the application had been submitted on 9 November 2009.</p> <p>In reaching a decision, it was recorded that the Chair did not vote.</p> <p>RESOLVED</p> <p>That planning application HGY/2009/1897 be refused.</p> <p>Location: 320A Dukes Mews N10</p> <p>Proposal: Change of use from B1 (offices) to radio controlled minicab office.</p> <p>Recommendation: Refuse Permission</p>	
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	<p>Decision: Refuse Permission</p> <p>Drawing No's:</p> <p>Reason:</p> <p>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).</p> <p>Section 106: No</p>	
<p>PC125.</p>	<p>19 CLARENDON ROAD, N8</p> <p>This item had been deferred from the previous meeting of the Committee on 11 January 2010. The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report submitted and took questions from the Committee. It was reported the plans had been revised to address the issues raised at the site visit by Committee Members in respect of fenestration.</p> <p>In response to concerns raised by the Committee that there was a need for increased signage for the new spine road, it was agreed that Cllr Dodds would contact Transport regarding this issue directly, outside the meeting.</p> <p>In response to a question from the Committee regarding the suggestion for a green roof, it was confirmed that Condition 4 could be varied to include the requirement for a green roof, and this was agreed by the Committee. It was agreed that an additional Condition 4 be placed on the consent seeking sustainable measures be incorporated into the design.</p> <p>In response to a concern raised by the Committee that the proposed structure was too close to existing flats, it was reported that, further to a requirement for the applicant to move the three-storey element further from the block, the gap between the structures was felt to be acceptable.</p> <p>It was further agreed that an informative be added that the</p>	

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community centre should work with other cultural centres and industrial units in the area to maximise parking in industrial areas during evening hours to reduce the impact of parking in the local area.

RESOLVED

That, subject to the conditions set out below, planning application reference HGY/2009/1892 be granted.

Location: 19 Clarendon Road N8

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.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

Drawing No's: 2-5, 6a, 7-13 incl.

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.

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4. Details of soft and hard landscaping including the internal courtyard garden shall and a green roof to flat roof of single storey care taker's building, 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.

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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.

13. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 20% reduction in carbon dioxide emissions from on-site renewable energy generation, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the 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.

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.

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	<p>INFORMATIVE: In regard to Condition 5 above and prior to preparation/ submission of a Travel Plan to the Local Planning Authority, the applicant is advised that discussions should take place with the African Caribbean Leadership Council of 9 Clarendon Road and other nearby business trading from Clarendon Road; in order to find measures which can help reduce car parking demand and pressure on Clarendon Road.</p> <p>REASONS FOR APPROVAL</p> <p>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.</p> <p>Section 106: No</p>	
<p>PC126.</p>	<p>39-43 GARMAN ROAD, N17</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Planning Officer gave a summary of the report submitted and took questions from the Committee. The Committee asked whether more sustainable features could be requested from the applicant. It was noted that the nature of the proposal itself would improve the overall sustainability of the site, and it was agreed that a condition requesting more sustainable features be added. It was noted that officers would take into account the Committee's comments on sustainable features and fully explore the incorporation of 'green' features when looking at applications.</p>	

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The Committee asked about a transport plan for the site, in response to which it was noted that this might be difficult as the application was for an existing building and was not a new development. It was felt that the Council's Transport department should liaise with the managing agents of the site to resolve transport issues.

It was noted that the Environment Agency had no formal comments to make on this application.

RESOLVED

That planning application HGY/2009/1976 be approved, subject to the conditions set out below.

Location: 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.

Recommendation: Grant subject to conditions

Decision: Grant subject to conditions

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

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

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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.

6. Prior to occupation, details of energy efficient design and consideration of on-site equipment, to demonstrate at least a 20% reduction in carbon dioxide emissions from on-site renewable energy generation, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the commencement of the use hereby permitted and maintained thereafter for the life of the 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.

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',

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	<p>SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling' and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006).</p> <p>Section 106: No</p>	
<p>PC127.</p>	<p>7A TYNEMOUTH TERRACE, TYNEMOUTH ROAD, N15 4AP</p> <p>The Committee considered a report, previously circulated, which gave details of the application, the applicant's case, the site and its environment, planning history and all of the relevant planning factors and policies.</p> <p>The Planning Officer presented a summary of the report submitted and took questions from the Committee. It was noted that the application would also be subject to a Section 106 Legal Agreement for an education contribution of £27,600. A condition would be added that the gates at the front and railings on top of the wall be retained and refurbished. It would further be added that there be no residents parking permits within the CPZ.</p> <p>The Committee expressed concern that the development did not include a disabled parking bay adjacent to the site, in response to which it was reported that the size of the development fell below the threshold for DDA requirements to apply, although the whole ground floor was fully accessible, and space was available for pick-up or drop-off outside the property by a vehicle. The Committee suggested that the parking bay allocated for maintenance should also be made available for disabled parking, and it was agreed that the condition restricting use of the space be amended to include permission for the space to be used for disabled parking as well as for maintenance, and for clear signage to this effect to be erected.</p> <p>The Committee also asked how Housing Association residents would benefit from Government Feed in Grants for energy generated by solar panels, which would be introduced in April 2010. It was reported that this was an issue that needed to be explored further, but it was noted that the mechanisms by which residents received grant payments may lie outside the remit of Planning. It was agreed that a training session should be held to look at the type of conditions that could be added to applications in order to address sustainability and renewable energy issues.</p> <p>RESOLVED</p> <p>That the planning application HGY/2009/1980 be approved, subject to the conditions below and a Section 106 Legal Agreement for an education contribution of £27,600 and the restriction on residents applying for parking permits under the</p>	

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terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

Location: 7A Tynemouth Terrace, Tynemouth Road N15

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.

Recommendation: Grant subject to conditions and Legal Agreement

Decision: Grant subject to conditions and Legal Agreement

Drawing No's: 7376/51A - 55A incl., 57A; 7376/211 - 214 incl., 221, 222, 224 & 250.

Conditions:

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

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

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

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

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

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

4. 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.

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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.

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 9 FEBRUARY 2010**

8. That the parking space shown on the drawings hereby approved shall be available for maintenance vehicles only or for use as a disabled bay and lockable bollards shall be installed to ensure the space is not available for general use by residents of the development. A parking management plan shall be submitted to and approved in writing by, the Local Planning Authority, prior to the occupation of the first unit hereby approved.

Reason: to ensure satisfactory parking provision for wheelchair users within the development.

9. Notwithstanding the details on the drawings hereby approved, details of a scheme to refurbish and re-instate the existing gates, metal arch and railings shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the commencement of the development.

Reason: To ensure the satisfactory appearance of the development.

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,

**MINUTES OF THE PLANNING COMMITTEE
TUESDAY, 9 FEBRUARY 2010**

	<p>Sunlight'.</p> <p>Section 106: Yes</p>	
PC128.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>The new item of urgent business in respect of Clarendon Road was considered at the start of the meeting.</p> <p>There were no further new items of urgent business.</p>	
PC129.	<p>DATE OF NEXT MEETING</p> <p>It was noted that the next meeting of the Planning Committee would take place on Monday 8 March, at 7pm.</p> <p>The meeting closed at 20:45hrs.</p>	

COUNCILLOR SHEILA PEACOCK

Chair



Haringey Council

Agenda item:

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Planning Committee

On 8th March 2010

Report Title: Appeal decisions determined during January 2010	
Report of: Niall Bolger Director of Urban Environment	
Wards(s) affected: All	Report for: Planning Committee
<p>1. Purpose</p> <p>To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during January 2010.</p>	
<p>2. Summary</p> <p>Reports outcome of 9 appeal decisions determined by the Department for Communities and Local Government during January 2010 of which 2 (22%) were allowed and 7 (78%) were dismissed.</p>	
<p>3. Recommendations</p> <p>That the report be noted.</p>	
<p>Report Authorised by: <i>Paul Smith</i></p> <p><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>Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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APPEAL DECISIONS JANUARY 2010

PLANNING APPEALS

Ward:	Bounds Green
Reference Number:	HGY/2009/0389
Decision Level:	Delegated

St Lucia, 13 Wroxham Gardens N11 2AY

Proposal:

Erection of extension to the first floor (side)

Type of Appeal:

Written Representation

Issue:

The effect of the proposal on the appearance of the appeal dwelling and its surroundings

The effect of the extension on the amenity of the occupiers of adjacent properties with particular regard to outlook, privacy and daylight

Result:

Appeal **Dismissed** 8 January 2010

Ward:	Bounds Green
Reference Number:	HGY/2009/1103
Decision Level:	Delegated

St Lucia, 13 Wroxham Gardens N11 2AY

Proposal:

Erection of two storey side and rear extension

Type of Appeal:

Written Representation

Issue:

The effect of the extension on the appeal dwelling and its surroundings to be assessed

The effect of the extension on the amenity of the occupiers of the adjacent properties with particular regard to outlook, privacy and daylight

Result:

Appeal **Dismissed** 8 January 2010

Ward:	Bruce Grove
Reference Number:	HGY/2009/0485
Decision Level:	Delegated

145 Mount Pleasant Road N17 6TQ

Proposal:

Retrospective planning application for terraced house conversion to three self contained flats

Type of Appeal:

Written Representation

Issue:

Whether the conversion of the property into three self contained flats is consistent with planning policies that seek to provide single family dwellings in the Borough and to ensure no harm to on-street parking

Result:

Appeal **Dismissed** 7 January 2010

Ward:	Noel Park
Reference Number:	HGY/2009/0766 & 0764
Decision Level:	Delegated

58 Turnpike Lane N8 0PS

Proposal:

HGY/2009/0766 – Demolition of disused garage and erection of dwelling house to comprise 2 x studio flats with access to the first floor via external staircase at side elevation, 1 x parking space and 2 x cycle bays at Burghley Road frontage

HGY/2009/0764 – Demolition of disused garage and erection of two bedroom dwelling house, 1 x parking space and 2 x cycle bays at Burghley Road frontage

Type of Appeal:

Written Representation

Issue:

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

The effect of the proposed development on the living conditions of the occupants of both the proposed dwellings and neighbouring properties

Result: Both Appeals **Dismissed** 28 January 2010

Ward:	Tottenham Green
Reference Number:	HGY/2008/1787 & 1786
Decision Level:	Delegated

316 High Road N15 4BP**Proposal:**

HGY/2008/1787 – Demolition of existing building consisting of a shop and two flats and the construction of a new building consisting of two retail units and six flats above

HGY/2008/1786 – Demolition of existing building consisting of a shop and two flats and the construction of a new building consisting of two retail units and six flats above

Type of Appeal:

Written Representation

Issue:

Whether the proposal would preserve or enhance the character or appearance of the Tottenham Green Conservation Area, within which the appeal site is located

Result:

Both Appeals **Allowed** 12 January 2010

Ward:	White Hart Lane
Reference Number:	HGY/2009/0299
Decision Level:	Delegated

148 Risley Avenue N17 7ER**Proposal:**

Renew roof due to dilapidated condition beyond repair

Type of Appeal:

Written Representation

Issue:

Whether or not the development preserves or enhances the character or appearance of the Tower Gardens Conservation Area

Result:

Appeal **Dismissed** 28 January 2010

ENFORCEMENT APPEAL 2010

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

Land and Buildings known ad 1B Cholmeley Park (rear of 233A Archway Road) N6 5ET

Proposal:

Change of use of a garage/workshop to a self contained residential unit

Type of Appeal:

Public Inquiry

Issue:

Weather the appeal premises constitute a dwelling which provides adequate standards in terms of the site and environmental quality

Result:

Appeal **Dismissed** 11 January 2010



Haringey Council

Agenda item:

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Planning Committee	On 8th March 2010
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Report Title: Decisions made under delegated powers between 11 January 2010 and 14 February 2010		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Committee.		
2. Summary The applications listed were determined between 11 January 2010 and 14 February 2010.		
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.		

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HARINGEY COUNCIL

PLANNING COMMITTEE

APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 11/01/2010 AND 14/02/2010

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/2009/1919	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	15/01/2010
Location:	36 Clyde Road N22 7AE		
Proposal:	Erection of single storey rear extension, erection of part first floor rear extension, erection of rear dormer window and insertion of 3 x velux windows to front roofslope.		
Application No:	HGY/2009/1958	Officer:	Jill Warren
Decision:	REF	Decision Date:	13/01/2010
Location:	40 Cranbourne Road N10 2BT		
Proposal:	Erection of single storey rear extension with a terrace, with associated internal/external alterations.		
Application No:	HGY/2009/1989	Officer:	Subash Jain
Decision:	GTD	Decision Date:	15/01/2010
Location:	2 Vallance Road N22 7UB		
Proposal:	Erection of two dormers with insertion of 5 velux rooflights to facilitate a loft conversion		
Application No:	HGY/2009/2014	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	19/01/2010
Location:	6 Palace Gates Road N22 7BN		
Proposal:	Erection of roof extension to provide 1 x four bed flat with front roof terrace and creation of internal staircase		
Application No:	HGY/2009/2025	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	19/01/2010
Location:	44 Grasmere Road N10 2DJ		
Proposal:	Erection of rear infill extension		
Application No:	HGY/2009/2032	Officer:	Tara Jane Fisher
Decision:	PERM REQ	Decision Date:	20/01/2010
Location:	89 Grove Avenue N10 2AL		
Proposal:	Certificate of Lawfulness for erection of single storey rear extension		
Application No:	HGY/2009/2058	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	20/01/2010
Location:	15 Windermere Road N10 2RD		
Proposal:	Demolition of existing low-level portion of side wall, proposed opening up of side wall at ground floor. Erection new single storey rear extension.		
Application No:	HGY/2009/2075	Officer:	Jill Warren
Decision:	REF	Decision Date:	02/02/2010
Location:	35 Clifton Road N22 7XN		
Proposal:	Erection of brick wall, cast iron fence and a wooden fence.		

Application No: **HGY/2009/2076** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 04/02/2010
 Location: 24 Elgin Road N22 7UE
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/2093** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 01/02/2010
 Location: 66 Crescent Road N22 7RZ
 Proposal: Installation of iron railings on front wall.

Application No: **HGY/2009/2103** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 29/01/2010
 Location: 185 Alexandra Park Road N22 7UL
 Proposal: Tree works to include crown reduction up to 30% of 1 x Oak tree

Application No: **HGY/2009/2110** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 04/02/2010
 Location: 26 Lansdowne Road N10 2AU
 Proposal: Erection of side and rear dormer windows to facilitate a loft conversion.

Application No: **HGY/2009/2132** Officer: Ashwita Naidu
 Decision: PERM REQ Decision Date: 21/01/2010
 Location: 110 Grosvenor Road N10 2DT
 Proposal: Erection of rear dormer window with insertion of 3 x velux windows to front roof slope

WARD: **Bounds Green**

Application No: **HGY/2009/2040** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 26/01/2010
 Location: 457-461 High Road N22 8JD
 Proposal: Conversion of existing property (HMO) to 7 self contained flats including front elevation fenestration.

Application No: **HGY/2009/2094** Officer: Valerie Okeiyi
 Decision: REF Decision Date: 01/02/2010
 Location: 113 Whittington Road N22 8YR
 Proposal: Erection of single storey rear conservatory.

Application No: **HGY/2009/2095** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 02/02/2010
 Location: 25 Richmond Road N11 2QR
 Proposal: Erection of single storey rear extension.

Application No: **HGY/2009/2125** Officer: Ruma Nowaz
 Decision: REF Decision Date: 10/02/2010
 Location: 2 Manor Road N22 8YJ
 Proposal: Erection of single storey rear extension with 2 x skylights.

Application No: **HGY/2009/2129** Officer: Jill Warren
 Decision: GTD Decision Date: 10/02/2010
 Location: 90 Palmerston Road N22 8RF
 Proposal: Replacement of existing UPVC double glazed windows with double glazed softwood timber sash casement.

Application No: **HGY/2009/2142** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 11/02/2010
 Location: Rear of 101 Truro Road N22 8DS
 Proposal: Demolition of two existing garages and erection of part single / part two storey dwellinghouse.

WARD: Bruce Grove

Application No: **HGY/2009/2034** Officer: Ruma Nowaz
 Decision: REF Decision Date: 25/01/2010
 Location: 565A-567A High Road N17 6SB
 Proposal: Installation of portacabin

Application No: **HGY/2009/2156** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 12/02/2010
 Location: 76 St Margarets Road N17 6TY
 Proposal: Erection of rear dormer with insertion of 2 x velux window to front roofslope (Certificate of Lawfulness Proposed).

Application No: **HGY/2009/2157** Officer: Jill Warren
 Decision: REF Decision Date: 12/02/2010
 Location: 76 St Margarets Road N17 6TY
 Proposal: Erection of mansard roof extension to facilitate loft conversion.

WARD: Crouch End

Application No: **HGY/2009/1643** Officer: Stuart Cooke
 Decision: GTD Decision Date: 09/02/2010
 Location: 12 Shepherds Close N6 5AG
 Proposal: Erection of support to defective retaining wall.

Application No: **HGY/2009/1971** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 12/01/2010
 Location: 16 Shanklin Road N8 8TJ
 Proposal: Erection of rear dormer window with insertion of rooflight to front elevation.

Application No:	HGY/2009/2008	Officer:	Jeffrey Holt	Decision Date:	15/01/2010
Decision:	REF				
Location:	29 Claremont Road N6 5DA				
Proposal:	Erection of single storey side extension				
Application No:	HGY/2009/2023	Officer:	Jeffrey Holt	Decision Date:	20/01/2010
Decision:	GTD				
Location:	29 Gladwell Road N8 9AA				
Proposal:	Certificate of Lawfulness for use of property as two self-contained flats.				
Application No:	HGY/2009/2026	Officer:	Jeffrey Holt	Decision Date:	19/01/2010
Decision:	REF				
Location:	25 Bryanstone Road N8 8TN				
Proposal:	Erection of single storey side lower ground floor extension with internal alterations				
Application No:	HGY/2009/2028	Officer:	Stuart Cooke	Decision Date:	22/01/2010
Decision:	GTD				
Location:	34 Womersley Road N8 9AN				
Proposal:	Erection of single storey rear ground floor extension, and addition of new rear dormer with insertion of 3 x velux windows to front elevation				
Application No:	HGY/2009/2098	Officer:	Jeffrey Holt	Decision Date:	02/02/2010
Decision:	GTD				
Location:	45 Clifton Road N8 8JA				
Proposal:	Erection of single storey rear extension with basement, insertion of two windows to front and conversion of property into single dwellinghouse.				
Application No:	HGY/2009/2105	Officer:	Ashwita Naidu	Decision Date:	29/01/2010
Decision:	GTD				
Location:	125 Hornsey Lane N6 5NH				
Proposal:	Tree works to include crown reduction by 20%				
Application No:	HGY/2009/2133	Officer:	Jeffrey Holt	Decision Date:	10/02/2010
Decision:	GTD				
Location:	11 Wychwood End N6 5ND				
Proposal:	Creation of hard landscaping to front and rear, creation of paving / planters with rendered walls and replacement of existing concrete standing with new paving blocks.				
Application No:	HGY/2009/2150	Officer:	Stuart Cooke	Decision Date:	12/02/2010
Decision:	GTD				
Location:	Flat 3, 23 Crouch Hall Road N8 8HT				
Proposal:	Replacement of existing plastic double-glazed units with timber double-glazed units.				
Application No:	HGY/2009/2159	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	12/02/2010
Decision:	GTD				
Location:	47 Glasslyn Road N8 8RJ				
Proposal:	Erection of rear dormer window to facilitate loft conversion.				

Application No:	HGY/2009/2168	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	12/02/2010
Location:	12 Shanklin Road N8 8TJ		
Proposal:	Demolition of rear projection and existing garage and erection of side and rear extension, first floor rear extension and rear dormer window; insertion of velux windows to front and rear, reinstatement of rear parking position and refurbishment of house.		
Application No:	HGY/2009/2170	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	21/01/2010
Location:	56 Priory Gardens N6 5QS		
Proposal:	Retention of existing solar thermal equipment		
Application No:	HGY/2010/0046	Officer:	Oliver Christian
Decision:	PERM DEV	Decision Date:	12/02/2010
Location:	10 Clifton Road N8 8HY		
Proposal:	Certificate of Lawfulness for formation of permeable and non-permeable hard standing in front garden.		

WARD: Fortis Green

Application No:	HGY/2009/1983	Officer:	Jill Warren
Decision:	GTD	Decision Date:	13/01/2010
Location:	23 Western Road N2 9JB		
Proposal:	Erection of rear/front dormer window and insertion of 3 x velux windows to front elevation.		
Application No:	HGY/2009/1985	Officer:	Valerie Okeiyi
Decision:	PERM REQ	Decision Date:	11/01/2010
Location:	2 Pages Hill N10 1QA		
Proposal:	Certificate of Lawfulness for the formation of rear dormer window with insertion of 2 x velux windows to front elevation.		
Application No:	HGY/2009/2006	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	15/01/2010
Location:	Flat 15 The Gables, Fortis Green N10 3EA		
Proposal:	Listed Building Consent for erection of new beam and rebuilding of the existing stud partition		
Application No:	HGY/2009/2029	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	13/01/2010
Location:	24 Southern Road N2 9LG		
Proposal:	Amendments to approved planning HGY/2009/1124 to omit proposed skylights in new extension, windows on west elevation to be slightly wider and windows on south elevation to be widened to include french doors.		
Application No:	HGY/2009/2050	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/01/2010
Location:	Birchwood Mansions, 123-169 Fortis Green Road N10 3LX		
Proposal:	Installation of satellite dish and aerial		

Application No:	HGY/2009/2051	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	27/01/2010
Location:	Birchwood Mansions, 123-169 Fortis Green Road N10 3LX		
Proposal:	Listed Building Consent for installation of satellite dish and aerial		
Application No:	HGY/2009/2074	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	01/02/2010
Location:	10A Annington Road N2 9NB		
Proposal:	Demolition of existing single storey garage workshop and erection of new 2 storey building to provide 2 x two bed flats.		
Application No:	HGY/2009/2081	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	01/02/2010
Location:	Fortismere School North Wing, Creighton Avenue N10 1NS		
Proposal:	Approval of Details pursuant to Condition 4 (landscape) attached to planning permission HGY/2009/0659.		
Application No:	HGY/2009/2100	Officer:	Jill Warren
Decision:	GTD	Decision Date:	04/02/2010
Location:	5 Fortis Green Cottages, Fortis Green N2 9HH		
Proposal:	Erection of two storey side extension.		
Application No:	HGY/2009/2134	Officer:	Ashwita Naidu
Decision:	PERM DEV	Decision Date:	09/02/2010
Location:	63 Hill Road N10 1JE		
Proposal:	Erection of single storey rear extension (Certificate of Lawfulness).		
Application No:	HGY/2009/2135	Officer:	Tara Jane Fisher
Decision:	PERM DEV	Decision Date:	10/02/2010
Location:	30 Church Vale N2 9PA		
Proposal:	Erection of single storey rear ground floor extension. (Certificate of Lawfulness Proposed)		
Application No:	HGY/2009/2136	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	10/02/2010
Location:	30 Church Vale N2 9PA		
Proposal:	Erection of first floor side extension and rear dormer window.		
Application No:	HGY/2009/2169	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	12/02/2010
Location:	243 Muswell Hill Broadway N10 1DE		
Proposal:	Display of 1 x internally illuminated fascia sign and 1 x non-illuminated hanging sign.		
Application No:	HGY/2010/0063	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	04/02/2010
Location:	Fortismere School North Wing, Creighton Avenue N10 1NS		
Proposal:	Non-material amendments to application HGY/2009/0659 to amend design of north, south and east elevations.		

WARD: **Harringay**

Application No:	HGY/2009/1912	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	01/02/2010
Location:	657 Green Lanes N8 0QY		
Proposal:	Change of use of existing licensed Betting Office and Club to a Hotel (C1)		
Application No:	HGY/2009/1943	Officer:	Stuart Cooke
Decision:	REF	Decision Date:	28/01/2010
Location:	69 Effingham Road N8 0AA		
Proposal:	Retention of property as two self contained flats		
Application No:	HGY/2009/2012	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	20/01/2010
Location:	102 Allison Road N8 0AS		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2009/2021	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	27/01/2010
Location:	Land rear of 355- 387 Station Mansions, Wightman Road N8 0NA		
Proposal:	Erection of two storey, 4 x 1 bedroom single dwelling houses		
Application No:	HGY/2009/2038	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	25/01/2010
Location:	39 Sydney Road N8 0ET		
Proposal:	Erection of single storey side and rear extensions		
Application No:	HGY/2009/2039	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	25/01/2010
Location:	41 Sydney Road N8 0ET		
Proposal:	Erection of single storey side and rear extensions		
Application No:	HGY/2009/2069	Officer:	Jeffrey Holt
Decision:	PERM REQ	Decision Date:	28/01/2010
Location:	11 Frobisher Road N8 0QT		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2009/2108	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	03/02/2010
Location:	87 Frobisher Road N8 0QU		
Proposal:	Replacement of existing timber windows with double glazed UPVC windows.		

Application No: **HGY/2009/2116** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 04/02/2010
 Location: 515 Green Lanes N4 1AN
 Proposal: Infill of lightwell at first floor level.

Application No: **HGY/2009/2117** Officer: Stuart Cooke
 Decision: GTD Decision Date: 03/02/2010
 Location: 85 Frobisher Road N8 0QU
 Proposal: Replacement of existing timber windows with double-glazed UPVC windows.

Application No: **HGY/2009/2118** Officer: Stuart Cooke
 Decision: GTD Decision Date: 03/02/2010
 Location: 63 Frobisher Road N8 0QU
 Proposal: Replacement of existing timber windows with double-glazed UPVC windows.

Application No: **HGY/2009/2119** Officer: Stuart Cooke
 Decision: GTD Decision Date: 03/02/2010
 Location: 65 Frobisher Road N8 0QU
 Proposal: Replacement of existing timber windows with double-glazed UPVC windows.

Application No: **HGY/2009/2120** Officer: Stuart Cooke
 Decision: GTD Decision Date: 03/02/2010
 Location: 75 Frobisher Road N8 0QU
 Proposal: Replacement of existing timber windows with double-glazed UPVC windows.

WARD: **Highgate**

Application No: **HGY/2009/1951** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 20/01/2010
 Location: 98 Highgate Hill N6 5HE
 Proposal: Demolition of existing rear conservatory / boiler house, erection of single storey rear extension, addition of rooflights to rear roofslope and replacement door to second floor rear elevations

Application No: **HGY/2009/1981** Officer: Ashwita Naidu
 Decision: REF Decision Date: 13/01/2010
 Location: 435 Archway Road N6 4HT
 Proposal: Replacement of existing sash windows at first floor with UPVC windows (AMENDED DESCRIPTION).

Application No: **HGY/2009/1987** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 14/01/2010
 Location: 2 Bramalea Close N6 4QD
 Proposal: Demolition of existing outhouse, erection of new outhouse, alterations to rear elevation, installation of folding sliding doors, and reconstruction and relocation of boiler house including other internal alterations.

Application No:	HGY/2009/1995	Officer:	Jill Warren
Decision:	REF	Decision Date:	14/01/2010
Location:	11 Kingsley Place N6 5EA		
Proposal:	Amendments to approved planning permission HGY/2009/1070 to omit approved rooflight and install a clerestory window 2m x 0.3m.		
Application No:	HGY/2009/2009	Officer:	Jill Warren
Decision:	REF	Decision Date:	18/01/2010
Location:	24 Sheldon Avenue N6 4JT		
Proposal:	Erection of single storey rear orangery extension		
Application No:	HGY/2009/2041	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	26/01/2010
Location:	40 Holmesdale Road N6 5TQ		
Proposal:	Erection of rear second floor extension		
Application No:	HGY/2009/2042	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	26/01/2010
Location:	42 Holmesdale Road N6 5TQ		
Proposal:	Erection of rear ground floor and second floor extensions.		
Application No:	HGY/2009/2044	Officer:	Subash Jain
Decision:	GTD	Decision Date:	26/01/2010
Location:	70 Langdon Park Road N6 5QG		
Proposal:	Installation of two solar panels		
Application No:	HGY/2009/2080	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	01/02/2010
Location:	8 Wembury Mews N6 5XJ		
Proposal:	Conservation Area Consent for demolition of existing garage.		
Application No:	HGY/2009/2082	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	01/02/2010
Location:	Flat A, 286 Archway Road N6 5AU		
Proposal:	Erection of single storey basement extension to create habitable space and creation of front/rear lightwells.		
Application No:	HGY/2009/2086	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	15/01/2010
Location:	18 Hillside Gardens N6 5ST		
Proposal:	Demolition of existing conservatory and erection of single storey rear extension		
Application No:	HGY/2009/2088	Officer:	Jill Warren
Decision:	GTD	Decision Date:	02/02/2010
Location:	37 Sheldon Avenue N6 4JP		
Proposal:	Extension to existing front / rear dormer windows.		

Application No: **HGY/2009/2152** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 12/02/2010
 Location: 50 Sheldon Avenue N6 4ND
 Proposal: Erection of single storey side extension and formation of swimming pool at lower ground level.

Application No: **HGY/2009/2161** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 12/02/2010
 Location: 13 Kingsley Place N6 5EA
 Proposal: Erection of single storey rear extension including internal alterations and modelling to rear garden.

Application No: **HGY/2009/2163** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 12/02/2010
 Location: Linear House, 70 Southwood Lane N6 5SP
 Proposal: Partial demolition of existing garden retaining wall and construction of new shower room and sauna, associated with existing outdoor pool.

WARD: Hornsey

Application No: **HGY/2009/2066** Officer: Oliver Christian
 Decision: GTD Decision Date: 13/01/2010
 Location: 34 Hillfield Avenue N8 7DT
 Proposal: Erection of single storey rear ground floor extension (amended scheme).

WARD: Muswell Hill

Application No: **HGY/2009/2013** Officer: Jill Warren
 Decision: PERM DEV Decision Date: 19/01/2010
 Location: 18 Palace Road N8 8QJ
 Proposal: Certificate of Lawfulness for erection of rear dormer window with insertion of 2 x velux windows to front elevation

Application No: **HGY/2009/2037** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 25/01/2010
 Location: 2 Firs Avenue N10 3LY
 Proposal: Erection of rear dormer window with insertion of conservation rooflights to front/rear elevations

Application No: **HGY/2009/2046** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 26/01/2010
 Location: 256 Muswell Hill Broadway N10 3SH
 Proposal: Change of use of ground floor from restaurant / cafe (A3) to Metropolitan Police Safer Neighbourhood Unit (B1).

Application No: **HGY/2009/2054** Officer: Subash Jain
 Decision: GTD Decision Date: 28/01/2010
 Location: St Marys and St Georges Church Hall, Cranley Gardens N10 3AH
 Proposal: Insertion of new doorway into existing window opening

Application No:	HGY/2009/2059	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	27/01/2010
Location:	79 Cranley Gardens N10 3AB		
Proposal:	Certificate for Lawfulness for conversion of roof from hipped to gable and erection of rear dormer window and 3 x velux windows to front elevation		
Application No:	HGY/2009/2072	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/01/2010
Location:	153 Priory Road N8 8NA		
Proposal:	Demolition of existing extension, demolition of lean-to storage plus toilet and erection of single storey rear extension		
Application No:	HGY/2009/2112	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	05/02/2010
Location:	54 Muswell Hill Road N10 3JR		
Proposal:	Approval of details pursuant to condition 4 (landscaping) attached to planning reference HGY/2009/0601.		
Application No:	HGY/2009/2124	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	11/02/2010
Location:	34 Danvers Road N8 7HH		
Proposal:	Demolition of existing extension and erection of single storey rear addition with door and window repositioning.		
Application No:	HGY/2009/2141	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	09/02/2010
Location:	17 Muswell Hill N10 3PR		
Proposal:	Demolition of existing conservatory and erection of new conservatory.		

WARD: Noel Park

Application No:	HGY/2009/1764	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	28/01/2010
Location:	117 High Road N22 6BB		
Proposal:	Variation of condition 6 (operating hours) attached to appeal reference T/APP/5015/A/81/9253/GN to allow amusement machines to operate from 09:00 hrs to midnight on Friday's and Saturday's.		
Application No:	HGY/2009/1961	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	20/01/2010
Location:	663-671 Lordship Lane N22 5LA		
Proposal:	Erection of an additional storey on the existing rear wing of the property to provide one 2 bedroom flat.		
Application No:	HGY/2009/1997	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	14/01/2010
Location:	VUE Cinemas, 180 High Road N22 6EJ		
Proposal:	Display of 1 x internally illuminated logo sign, 1 x internally illuminated box sign and 1 x hanging banner sign.		

Application No: **HGY/2009/1998** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 13/01/2010
 Location: Unit 1 Hollywood Green, 180 High Road N22 6EJ
 Proposal: Demolition of existing shopfront and installation of new shopfront.

Application No: **HGY/2009/1999** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 13/01/2010
 Location: Unit 1 Hollywood Green, 180 High Road N22 6EJ
 Proposal: Display of 1 x internally illuminated fascia sign and 1x internally illuminated hanging sign.

Application No: **HGY/2009/2004** Officer: Jill Warren
 Decision: GTD Decision Date: 15/01/2010
 Location: 111 High Road N22 6BB
 Proposal: Display of 2 x internally illuminated fascia signs

Application No: **HGY/2009/2011** Officer: Ashwita Naidu
 Decision: REF Decision Date: 19/01/2010
 Location: 2 Gladstone House, High Road N22 6JS
 Proposal: Erection of rear infill extension

Application No: **HGY/2009/2016** Officer: Michelle Bradshaw
 Decision: GTD Decision Date: 15/01/2010
 Location: 149 Westbury Avenue N22 6RY
 Proposal: Erection of rear dormer window with insertion of 4 x rooflights to front elevation

WARD: **Northumberland Park**

Application No: **HGY/2009/1867** Officer: Subash Jain
 Decision: GTD Decision Date: 28/01/2010
 Location: 11 Headcorn Road N17 8BS
 Proposal: Retention of existing windows

Application No: **HGY/2009/2019** Officer: Subash Jain
 Decision: GTD Decision Date: 19/01/2010
 Location: 68 Northumberland Park N17 0TT
 Proposal: Certificate of Lawfulness for use of property as 5 self-contained flats

Application No: **HGY/2009/2035** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 20/01/2010
 Location: Flat B, 62 Northumberland Park N17 0TT
 Proposal: Replacement of existing soft wood sash windows with UPVC double-glazed window / doors

Application No:	HGY/2009/2062	Officer:	Jill Warren
Decision:	REF	Decision Date:	04/02/2010
Location:	76 White Hart Lane N17 8HP		
Proposal:	Erection of wooden canopy to rear of property.		
Application No:	HGY/2009/2101	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	03/02/2010
Location:	36 Chalgrove Road N17 0NS		
Proposal:	Erection of ground floor side / rear extension to accommodate increased shop floor area. Erection of first floor side extension to enable the conversion of upper floors to provide 1 x one bed and 2 x 2 bed self contained flats. Erection of 2 storey rear extension incorporating dormer window to create 1 x three bedroom dwelling house.		
Application No:	HGY/2009/2127	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	11/02/2010
Location:	801 High Road N17 8ER		
Proposal:	Conversion of an existing flat into two self contained flats.		
Application No:	HGY/2009/2137	Officer:	Ashwita Naidu
Decision:	GTD	Decision Date:	13/01/2010
Location:	29 Northumberland Park N17 0TB		
Proposal:	Non-material amendments to alter the fenestration and internal alterations to approved application ref APP/Y5420/A/09/2096065 (AMENDED DESCRIPTION).		
Application No:	HGY/2009/2139	Officer:	Ruma Nowaz
Decision:	REF	Decision Date:	10/02/2010
Location:	6 Sutherland Road N17 0BN		
Proposal:	Erection of rear side first floor extension.		
Application No:	HGY/2010/0012	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	10/02/2010
Location:	801 High Road N17 8ER		
Proposal:	Change of use of ground floor from A1 to A2.		

WARD: St Anns

Application No:	HGY/2009/1807	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	28/01/2010
Location:	6 Kimberley Gardens N4 1LF		
Proposal:	Erection of single storey rear extension (Amended Scheme)		
Application No:	HGY/2009/1946	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	15/01/2010
Location:	41 Avondale Road N15 3SR		
Proposal:	Conversion of existing building to provide 2 x two bed and 2 x one bed flats, including alterations to elevation on Avondale Road and conversion of garage to residential.		

Application No:	HGY/2009/1974	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	12/01/2010
Location:	12 Kimberley Gardens N4 1LF		
Proposal:	Erection of single storey rear extension.		
Application No:	HGY/2009/2033	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	13/01/2010
Location:	70L Woodlands Park Road N15 3SD		
Proposal:	Certificate of Lawfulness for erection of rear dormer window with insertion of 2 x velux windows to front elevation.		
Application No:	HGY/2009/2057	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	27/01/2010
Location:	Flat 2, 20 Terront Road N15 3AA		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2009/2099	Officer:	Oliver Christian
Decision:	GTD	Decision Date:	20/01/2010
Location:	St John Vianney RC School, Stanley Road N15 3HD		
Proposal:	Approval of details pursuant to condition 3 (materials) attached to planning reference HGY/2009/1476		
Application No:	HGY/2010/0030	Officer:	Elizabeth Ennin-Gyasi
Decision:	PERM DEV	Decision Date:	12/02/2010
Location:	27 Clinton Road N15 5BH		
Proposal:	Certificate of Lawfulness for erection of single storey rear extension and erection of single storey side extension.		

WARD: **Seven Sisters**

Application No:	HGY/2009/2024	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	20/01/2010
Location:	28 Riverside Road N15 6DA		
Proposal:	Erection of front and rear dormer windows		
Application No:	HGY/2009/2045	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	26/01/2010
Location:	610 Seven Sisters Road N15 6HT		
Proposal:	Change of use of property from office (A2) to members only games club (Sui Generis)		
Application No:	HGY/2009/2084	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	01/02/2010
Location:	134 Craven Park Road N15 6AB		
Proposal:	Erection single storey rear extension and first floor side/rear extension.		

Application No: **HGY/2009/2085** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 28/01/2010
 Location: 8 High Road N15 6LS
 Proposal: Erection of single storey rear extension, erection of side / rear dormers and internal alterations

Application No: **HGY/2009/2113** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 04/02/2010
 Location: 58 Fairview Road N15 6LJ
 Proposal: Erection of front / rear dormer windows and erection of single storey rear extension.

Application No: **HGY/2009/2149** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 11/02/2010
 Location: 1 Wellington Avenue N15 6AS
 Proposal: Erection of front and rear dormer windows and erection of first floor and single storey side extension.

Application No: **HGY/2009/2154** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 12/02/2010
 Location: 17 Thorpe Road N15 6NR
 Proposal: Replacement of existing wooden framed windows / door with UPVC windows / door.

WARD: **Stroud Green**

Application No: **HGY/2009/1886** Officer: Jeffrey Holt
 Decision: REF Decision Date: 20/01/2010
 Location: 32 Ridge Road N8 9LH
 Proposal: Tree works to include crown reduction by 6-7 meters of 1 x London Plane tree

Application No: **HGY/2009/1977** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 12/01/2010
 Location: 48 Stroud Green Road N4 3ES
 Proposal: Erection of single storey ground floor rear extension to the shop.

Application No: **HGY/2009/1979** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 12/01/2010
 Location: 9 Addington Road N4 4RP
 Proposal: Erection of single storey rear extension (amended scheme).

Application No: **HGY/2009/2022** Officer: John Ogenga P'Lakop
 Decision: GTD Decision Date: 15/01/2010
 Location: 16 Lorne Road N4 3RT
 Proposal: Erection of single storey rear infill extension

Application No:	HGY/2009/2063	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	28/01/2010
Location:	12 Oakfield Road N4 4NL		
Proposal:	Erection of single storey rear extension		
Application No:	HGY/2009/2068	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	28/01/2010
Location:	39 Victoria Road N4 3SJ		
Proposal:	Use of property as 3 self contained flats		
Application No:	HGY/2009/2077	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	26/01/2010
Location:	150 Weston Park N8 9PN		
Proposal:	Certificate of Lawfulness for roof extension including a Juliet balcony to the rear		
Application No:	HGY/2009/2079	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	29/01/2010
Location:	150 Weston Park N8 9PN		
Proposal:	Erection of single storey rear extension, replacement of side entrance by window and replacement of windows to rear by double doors, including raising the ground floor level by 500mm to create landing/terrace.		
Application No:	HGY/2009/2083	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	01/02/2010
Location:	56 Mount Pleasant Crescent N4 4HL		
Proposal:	Conservation Area Consent for demolition of side garden wall facing pavement.		
Application No:	HGY/2009/2096	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	02/02/2010
Location:	87 Mayfield Road N8 9LN		
Proposal:	Erection of single storey lean to extension with alterations.		
Application No:	HGY/2009/2130	Officer:	Elizabeth Ennin-Gyasi
Decision:	REF	Decision Date:	10/02/2010
Location:	142 Stroud Green Road N4 3RZ		
Proposal:	Erection of extensions to the rear of the property at lower ground floor and upper ground floor levels.		
Application No:	HGY/2009/2151	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	29/01/2010
Location:	23A Albert Road N4 3RR		
Proposal:	Tree works to include pollarding and thinning out of 1 x London Plane tree		
Application No:	HGY/2009/2165	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	12/02/2010
Location:	First Floor Flat, 42 Uplands Road N8 9NL		
Proposal:	Formation of rear dormer window, retention of 2 x velux windows to front roofslope and installation of 1 x velux rooflight to pediment to facilitate loft conversion.		

WARD: **Tottenham Green**

Application No:	HGY/2009/1917	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	13/01/2010
Location:	Unit 2, Block 5, Fountayne Business Centre, Broad Lane		
Proposal:	Change of use of first floor from offices (B1) to learning centre/offices (B1), (D1).		
Application No:	HGY/2009/2036	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	20/01/2010
Location:	Elizabeth Place, Elizabeth Clyde Close, Fairweather Place N15 4BF		
Proposal:	Landscape improvements to Elizabeth Place, Elizabeth Clyde Close and Fairweather Place to include hard and soft landscaping works		
Application No:	HGY/2009/2067	Officer:	Oliver Christian
Decision:	REF	Decision Date:	28/01/2010
Location:	Land Rear of 89-103 Clyde Road		
Proposal:	Demolition of existing garages and erection of two storey, 7 single dwelling houses with private gardens and patio		
Application No:	HGY/2009/2070	Officer:	Stuart Cooke
Decision:	PERM DEV	Decision Date:	28/01/2010
Location:	19 Wakefield Road N15 4NJ		
Proposal:	Replacement of existing single glazed wooden windows with UPVC double glazed windows		
Application No:	HGY/2009/2071	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	27/01/2010
Location:	Outside 220 High Road N15 4AJ		
Proposal:	Installation of new green coloured cabinet 1600mm (height) x 1200mm (width) x 450 (depth)		
Application No:	HGY/2009/2073	Officer:	Oliver Christian
Decision:	REF	Decision Date:	28/01/2010
Location:	Land rear of 89-103 Clyde Road N15 4JZ		
Proposal:	Conservation Area Consent for demolition of existing garages and erection of two storey, 7 single dwelling houses with private gardens and patio		
Application No:	HGY/2009/2144	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	11/02/2010
Location:	10 Harold Road N15 4PN		
Proposal:	Replacement of existing windows with PVC double-glazed windows.		
Application No:	HGY/2009/2145	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	11/02/2010
Location:	12 Harold Road N15 4PN		
Proposal:	Replacement of existing windows with PVC double-glazed windows.		

Application No:	HGY/2009/2146	Officer:	Stuart Cooke	Decision Date:	11/02/2010
Decision:	GTD				
Location:	20 Harold Road N15 4PN				
Proposal:	Replacement of existing windows with PVC double-glazed windows.				
Application No:	HGY/2009/2147	Officer:	Stuart Cooke	Decision Date:	11/02/2010
Decision:	GTD				
Location:	24 Harold Road N15 4PN				
Proposal:	Replacement of existing windows with PVC double-glazed windows.				
Application No:	HGY/2010/0007	Officer:	Jeffrey Holt	Decision Date:	12/02/2010
Decision:	GTD				
Location:	Tottenham Hale Retail Park, Broad Lane N15 4QD				
Proposal:	Display of 2 x internally illuminated free standing advertisement panels.				
Application No:	HGY/2010/0027	Officer:	Stuart Cooke	Decision Date:	12/02/2010
Decision:	GTD				
Location:	Tottenham Town Hall, Town Hall Approach Road N15 4RY				
Proposal:	Approval of details pursuant to condition 12a (programme of building recording and analysis) attached to Listed Building Consent, ref. HGY/2008/2036.				

WARD: **Tottenham Hale**

Application No:	HGY/2009/1984	Officer:	John Ogenga P'Lakop	Decision Date:	13/01/2010
Decision:	GTD				
Location:	45 Yarmouth Crescent N17 9PQ				
Proposal:	Replacement of existing wooden windows / door with UPVC windows / door.				
Application No:	HGY/2009/2052	Officer:	Stuart Cooke	Decision Date:	27/01/2010
Decision:	GTD				
Location:	21 Circular Road N17 9HS				
Proposal:	Replacement of existing windows with UPVC windows and door				
Application No:	HGY/2009/2055	Officer:	Jeffrey Holt	Decision Date:	27/01/2010
Decision:	GTD				
Location:	66 Kessock Close N17 9PW				
Proposal:	Replacement of existing wooden framed white painted single glazed windows including door with UPVC framed white double glazed windows and door.				
Application No:	HGY/2009/2056	Officer:	Jeffrey Holt	Decision Date:	27/01/2010
Decision:	REF				
Location:	23 Devon Close N17 9HR				
Proposal:	Replacement of existing metal windows with UPVC windows and door				

Application No: **HGY/2009/2061** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 28/01/2010
 Location: 24 Lansdowne Road N17 9XE

Proposal: Erection of a single storey side conservatory and alterations to the east elevation, side addition and windows

Application No: **HGY/2009/2087** Officer: Jeffrey Holt
 Decision: GTD Decision Date: 29/01/2010

Location: 516 High Road N17 9SX

Proposal: Display of 3 x externally illuminated fascia signs and 1 x projecting sign

Application No: **HGY/2009/2138** Officer: Oliver Christian
 Decision: REF Decision Date: 29/01/2010

Location: Land adjacent to 38 Siddons Road N17 9UT

Proposal: Demolition of existing garages and erection of 2 storey building comprising of two residential units

WARD: **West Green**

Application No: **HGY/2008/1263** Officer: Elizabeth Ennin-Gyasi
 Decision: GTD Decision Date: 28/01/2010

Location: 339 Lordship Lane N17 6AZ

Proposal: Approval of Details pursuant to Condition 3 (treatment of the rear boundary) attached to planning application allowed on Appeal reference APP/Y5420/A/04/1155097

Application No: **HGY/2009/1990** Officer: Valerie Okeiyi
 Decision: PERM DEV Decision Date: 15/01/2010

Location: 166 Westbury Avenue N22 6RU

Proposal: Certificate of Lawfulness for enlargement of existing rear dormer and insertion of velux windows to front roofslope (Revised description)

Application No: **HGY/2009/1991** Officer: Tara Jane Fisher
 Decision: GTD Decision Date: 15/01/2010

Location: 29 Crossfield Road N17 6AY

Proposal: Conversion of existing property into two self-contained flats

Application No: **HGY/2009/2010** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 19/01/2010

Location: 26 Willan Road N17 6ND

Proposal: Demolition of existing sheds in rear garden with erection of new leisure room

Application No: **HGY/2009/2027** Officer: Ashwita Naidu
 Decision: GTD Decision Date: 15/01/2010

Location: Downhills Park Cafe, Downhills Park Road N17 6AR

Proposal: Demolition of existing building and erection of single storey cafe building

Application No: **HGY/2009/2097** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 02/02/2010
 Location: 261 Lordship Lane N17 6AA
 Proposal: Conversion of property into 2 self-contained flats entailing improvements to existing rear extension.

Application No: **HGY/2009/2143** Officer: Elizabeth Ennin-Gyasi
 Decision: PERM DEV Decision Date: 11/02/2010
 Location: 25 Waldeck Road N15 3EL
 Proposal: Erection of single storey rear extension and erection of rear dormer window with insertion of 3 x velux rooflights to front elevation (Certificate of Lawfulness Proposed).

WARD: **White Hart Lane**

Application No: **HGY/2009/2018** Officer: Ruma Nowaz
 Decision: PERM DEV Decision Date: 19/01/2010
 Location: 291 The Roundway N17 7AJ
 Proposal: Certificate of Lawfulness for erection of garden room

Application No: **HGY/2009/2030** Officer: Subash Jain
 Decision: GTD Decision Date: 09/02/2010
 Location: 38 Great Cambridge Road N17 7BU
 Proposal: Change of use of existing property to radio-controlled minicab office.

Application No: **HGY/2009/2043** Officer: Michelle Bradshaw
 Decision: REF Decision Date: 26/01/2010
 Location: Land Adjacent to 12 Fryatt Road N17 7BH
 Proposal: Erection of a single storey two-bedroom dwelling with lower ground floor level including associated amenity space and landscaping.

Application No: **HGY/2009/2060** Officer: Tara Jane Fisher
 Decision: REF Decision Date: 27/01/2010
 Location: 104 Tower Gardens Road N17 7QB
 Proposal: Replacement of existing wooden white sash windows/wooden door with UPVC white casement windows with georgian bars/UPVC door

Application No: **HGY/2009/2131** Officer: Jill Warren
 Decision: REF Decision Date: 10/02/2010
 Location: 86 Courtman Road N17 7HU
 Proposal: Erection of two storey rear extension.

Application No: **HGY/2009/2171** Officer: Jill Warren
 Decision: GTD Decision Date: 12/02/2010
 Location: 88 Risley Avenue N17 7ES
 Proposal: Installation of new green coloured cabinet 1600mm (height) x 1200mm (width) x 450mm (depth).

WARD: **Woodside**

Application No: **HGY/2009/1970** Officer: Sarah Madondo
 Decision: PERM DEV Decision Date: 11/01/2010
 Location: 2 Paisley Road N22 5RA
 Proposal: Certificate of Lawfulness for erection of a ground and first floor rear extension.

Application No: **HGY/2009/2053** Officer: Ruma Nowaz
 Decision: GTD Decision Date: 27/01/2010
 Location: 27 Forfar Road N22 5QE
 Proposal: Erection of single storey rear extension

Application No: **HGY/2009/2089** Officer: Ashwita Naidu
 Decision: PERM DEV Decision Date: 29/01/2010
 Location: 17 Leith Road N22 5QA
 Proposal: Erection of single storey rear conservatory

Application No: **HGY/2009/2115** Officer: Valerie Okeiyi
 Decision: GTD Decision Date: 09/02/2010
 Location: 48 Maryland Road N22 5AN
 Proposal: Erection of single storey rear extension (amended Scheme).

WARD: **Not Applicable - Outside Borough**

Application No: **HGY/2009/2049** Officer: Stuart Cooke
 Decision: RNO Decision Date: 20/01/2010
 Location: Battersea Power Station, 188 Kirtling Street SW8
 Proposal: Repair, restoration, extension and conversion of Battersea Power Station with associated Listed Building Consents (Observations to L.B. Wandsworth)

Application No: **HGY/2009/2162** Officer: Stuart Cooke
 Decision: RNO Decision Date: 11/02/2010
 Location: City North Islington Trading Estate, Fonthill Road & 8-10 Goodwin Street N4
 Proposal: Demolition of existing buildings and the construction of a mixed use development comprising two 21 storey buildings above ground and first floor plinth; 10 storey building above ground and first floor plinth; and 3 storey building above ground floor plinth for: 335 residential dwellings (Use Class C3); 2172sq.m (GEA) of office floor space (Use Class B1); 436 sq.m (GEA) of restaurant and cafe floor space (Use Class A3); 9665 sq.m (GEA) of flexible floor space for uses within Use Classes A1 - A4 and / or gym (Use Class D2) and / or including up to 2000 sq.m (GEA) of office floor space (Use Class B1) at first floor only; together with associated disabled and car club parking spaces, cycle spaces, storage, associated access, public realm and private and public amenity space. (Observations to L.B. Islington).



Agenda item:

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Planning Committee **On 8th March 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
<p>1. Purpose To advise the Committee of performance statistics on Development Management, Building Control and Planning Enforcement.</p>	
<p>2. Summary Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 9th February 2010 Planning Committee meeting.</p>	
<p>3. Recommendations That the report be noted.</p>	
<p>Report Authorised by: <i>Paul Smith</i> <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 Planning staff and application case files are located at 639 High Road, London N17 8BD. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: www.haringey.gov.uk. From the homepage follow the links to ‘planning’ and ‘view planning applications’ to find the application search facility. Enter the application reference number or site address to retrieve the case details.</p> <p>The Development Management Support Team can give further advice and can be contacted on 020 8489 5508, 9.00am – 5.00pm, Monday – Friday.</p>	

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PLANNING COMMITTEE STATS FOR COMMITTEE MEETING
January 2010

ENFORCEMENT INSTRUCTIONS COMPLETED

None

S.330 – REQUESTS FOR INFORMATION SERVED

None

ENFORCEMENT NOTICES SERVED

1. 33b Grand Parade N4, change of use to Social Club, 05.01.10
2. 12 Waltheof Avenue N17, unauthorised replacement of windows in Article 4 Area, 14.01.10
3. 181 Tower Gardens Road N17, unauthorised porch at rear of the property, 14.01.10
4. 49-51 The Broadway N8, new shop front has been erected, 19.01.10
5. Flat D, 1 Cromwell Avenue N6, unauthorised change of use to multiple flats, 19.01.10

BREACH OF CONDITION NOTICE SERVED

None

TEMPORARY STOP NOTICES SERVED

1. 24 Berners Road N22, unauthorised development, demolition and erection of new building with no p/p, 27.01.10

PLANNING CONTRAVENTION NOTICES SERVED

1. 20 De Quincey Road N17, insertion of door, contravention of Article 4 policy, 11.01.10
2. 45 Creighton Road N10, property being converted from single family dwelling to HMO, 28.01.10

SECTION 215 (Untidy Site) NOTICE SERVED

PROSECUTIONS SENT TO LEGAL

1. 555 White Hart Lane N17, Works Taking Place 24 Hours A Day Whilst PP Pending,
2. 7 Coningsby Road N4, Basement flat being turned into a residential unit
3. 9 Heybourne Road N17, conversion to 4 flats and outbuilding in rear
4. 98 Hewitt Avenue N8, Unauthorised Conversion to HMO

APPEAL DECISION

185 Lordship Lane-dismissed

SUCCESSFUL PROSECUTIONS

1. 119 Warham Road N4, Unauthorised Residential Conversion
2. 329 West Green Road N15, Unauthorised Social Club at rear of property

CAUTIONS

3. 80 Elmar Road N15, unauthorised loft conversion and bathroom extension in roof

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Planning Committee 9 March 2010

Building Control Performance Statistics

January 2010 Performance

In January 2010 Building Control received 187 applications which were broken down as follows:-

60	Full Plans applications;
102	Building Notice applications;
23	Initial Notices and
2	Regularisation applications.

Performance on these applications in January was as follows:

86% of applications were validated within 3 days (against a target of 85%)

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

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

Within the same period, Building Control also received:

Notification of 18 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

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

Also in January 2010, there were 47 commencements and 627 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.

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Planning Committee 8 March 2010

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

NATIONAL INDICATOR NI 157 - DETERMINING PLANNING APPLICATIONS

January 2010 Performance

In January 2010 there were 120 planning applications determined, with performance in each category as follows -

0% of major applications were determined within 13 weeks (0 out of 2)

74% of minor applications were determined within 8 weeks (17 out of 23 cases)

89% of other applications were determined within 8 weeks (85 out of 95 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 January, there were 1397 planning applications determined, with performance in each category as follows -

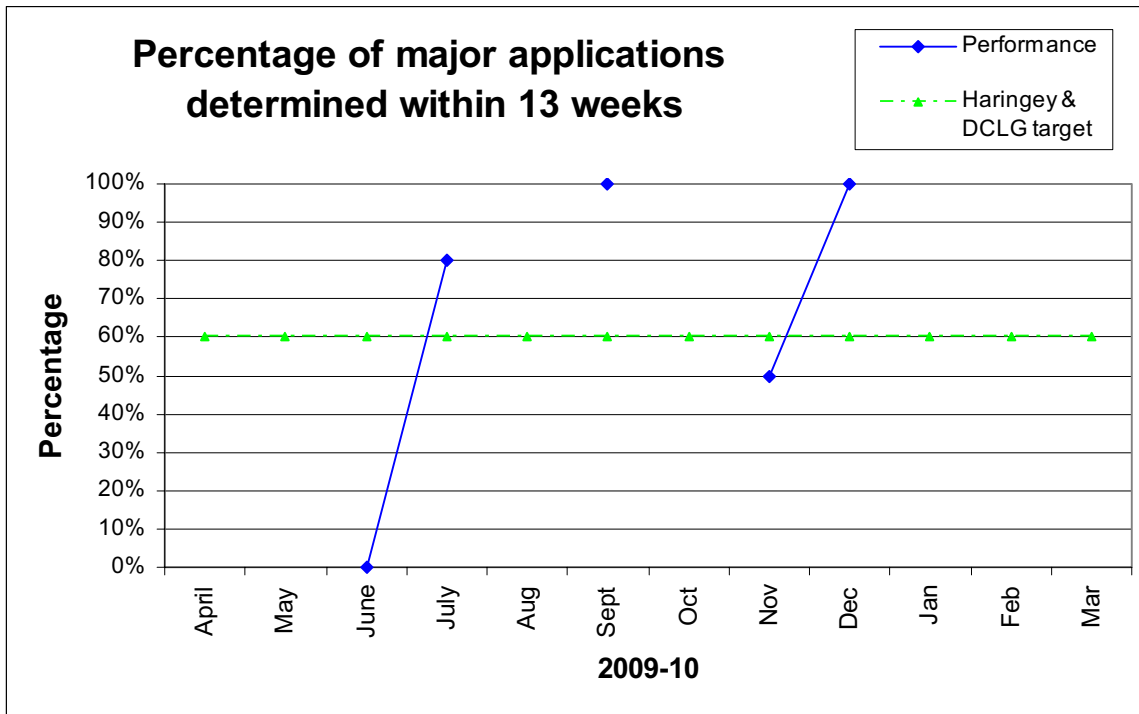
67% of major applications were determined within 13 weeks (10 out of 15)

76% of minor applications were determined within 8 weeks (238 out of 312 cases)

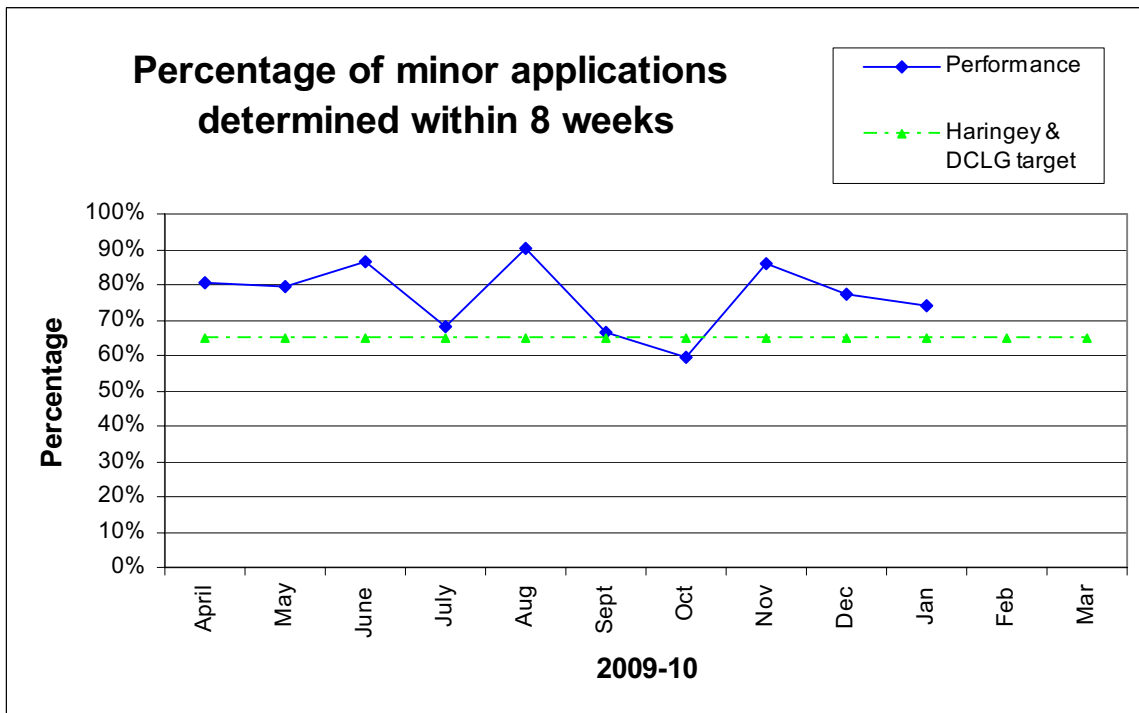
87% of other applications were determined within 8 weeks (933 out of 1070 cases)

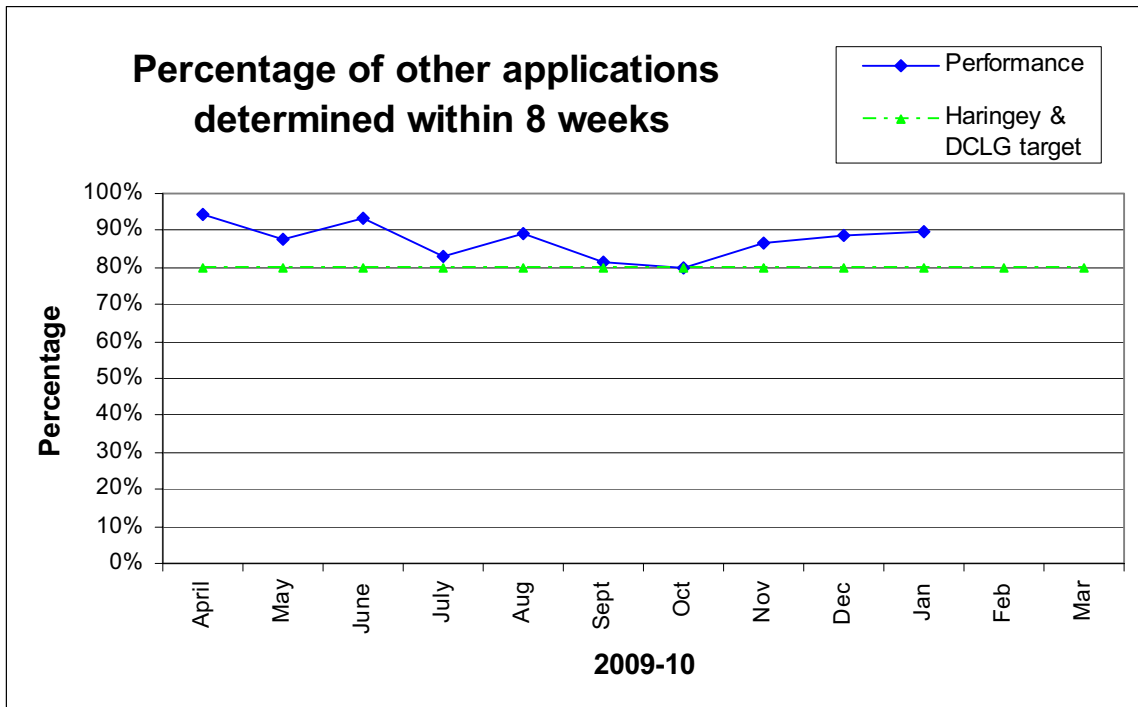
The monthly performance for each of the categories is shown in the following graphs:

Major Applications 2009/10



Minor Applications 2009/10



Other applications 2009/10**Last 12 months performance – February 2009 to January 2010**

In the 12 month period February 2009 to January 2010 there were 1647 planning applications determined, with performance in each category as follows -

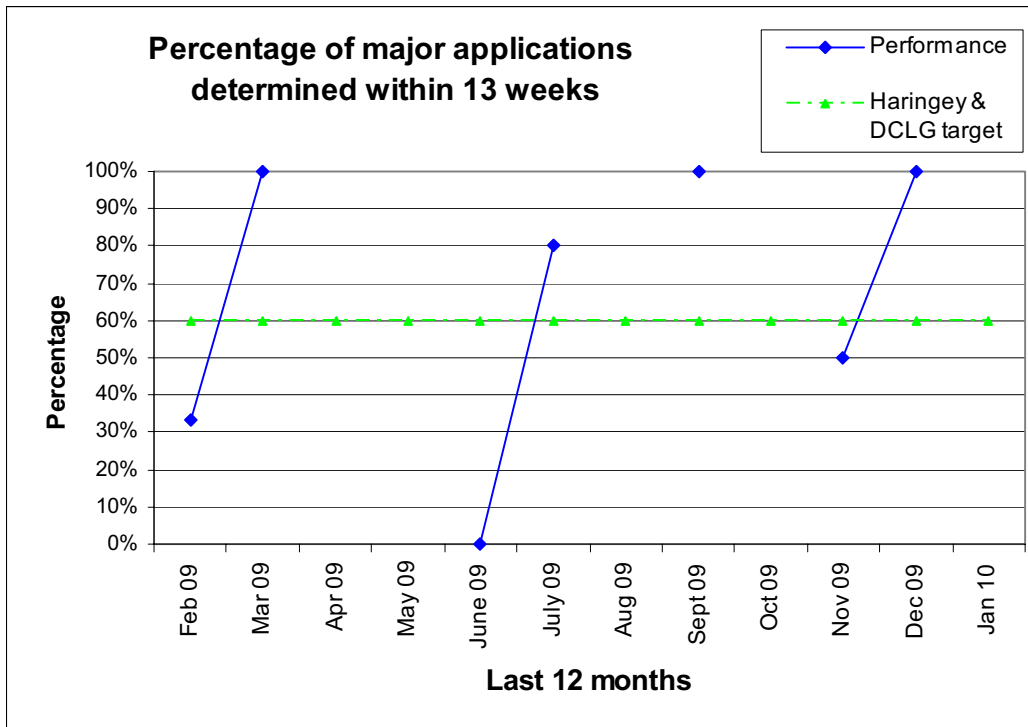
65% of major applications were determined within 13 weeks (13 out of 20)

78% of minor applications were determined within 8 weeks (298 out of 382 cases)

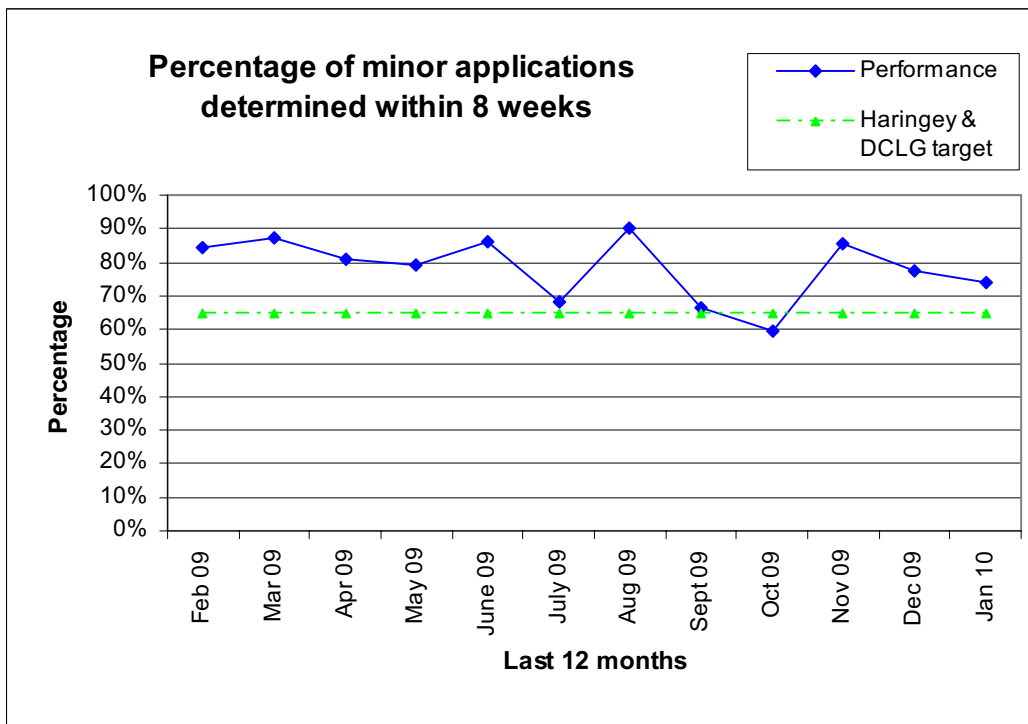
87% of other applications were determined within 8 weeks (1083 out of 1245 cases)

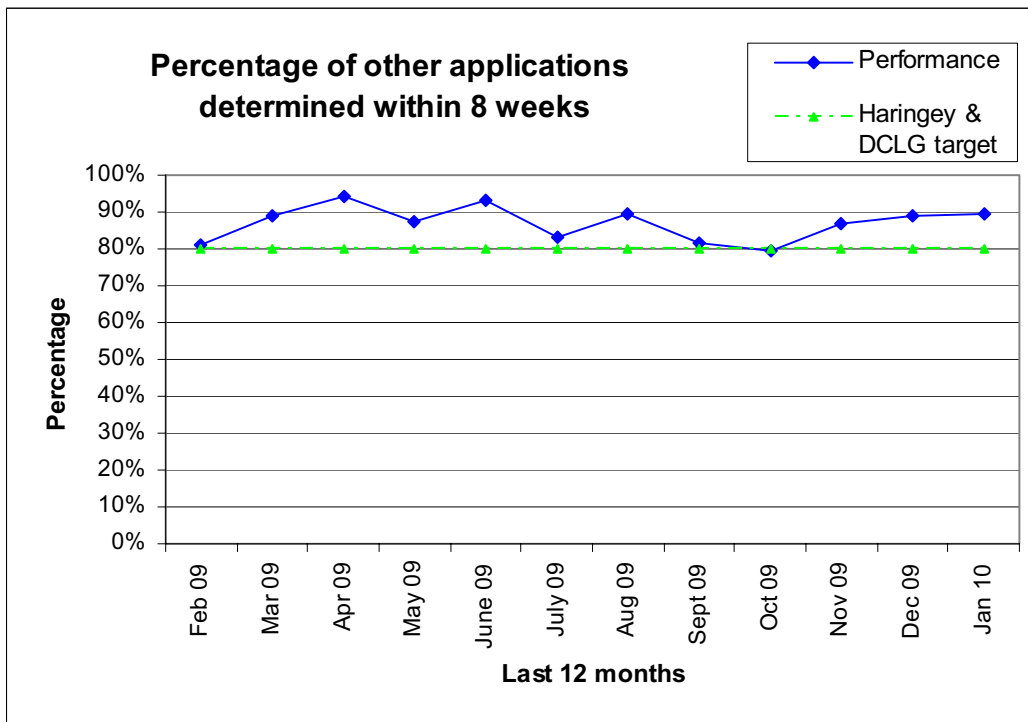
The 12 month performance for each category is shown in the following graphs:

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

January 2010 Performance

In January 2010, excluding Certificate of Lawfulness applications, there were 95 applications determined of which:

77% were granted (73 out of 95)

23% were refused (22 out of 95)

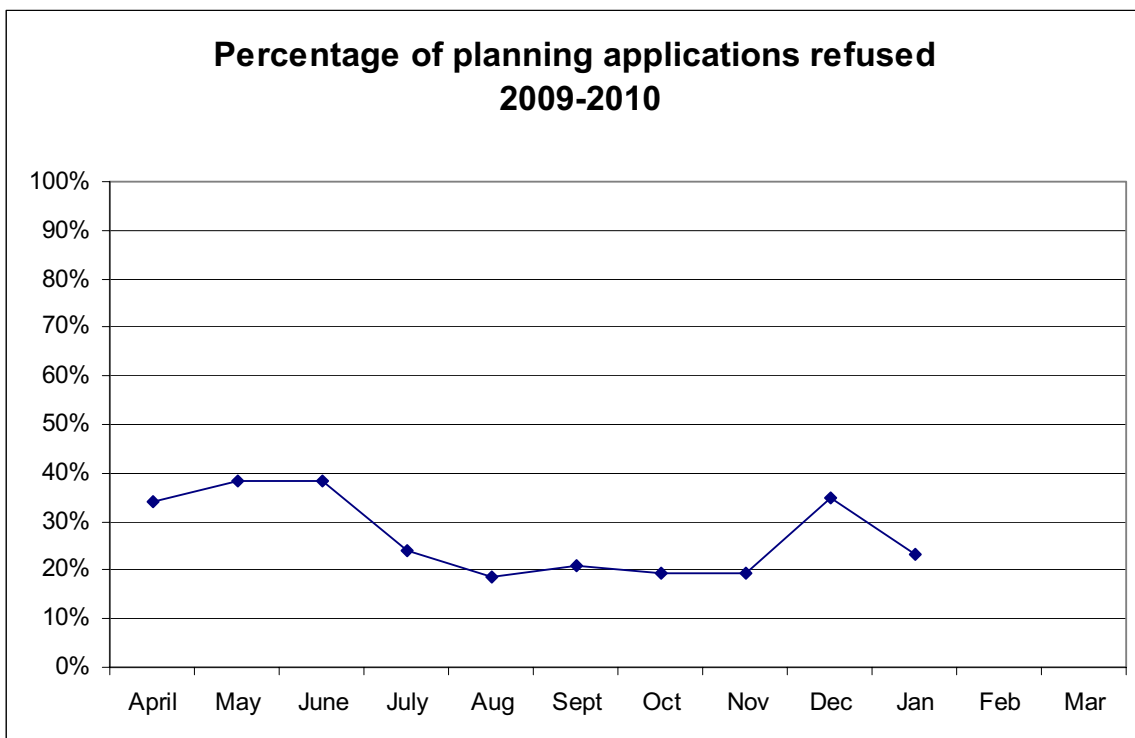
Year Performance – 2009/10

In the financial year 2009/10 up to the end of January, excluding Certificate of Lawfulness applications, there were 1173 applications determined of which:

73% were granted (855 out of 1173)

27% were refused (318 out of 1173)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

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

January 2010 Performance

In January 2010 there were 10 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

40.0% of appeals allowed on refusals (4 out of 10 cases)

60.0% of appeals dismissed on refusals (6 out of 10 cases)

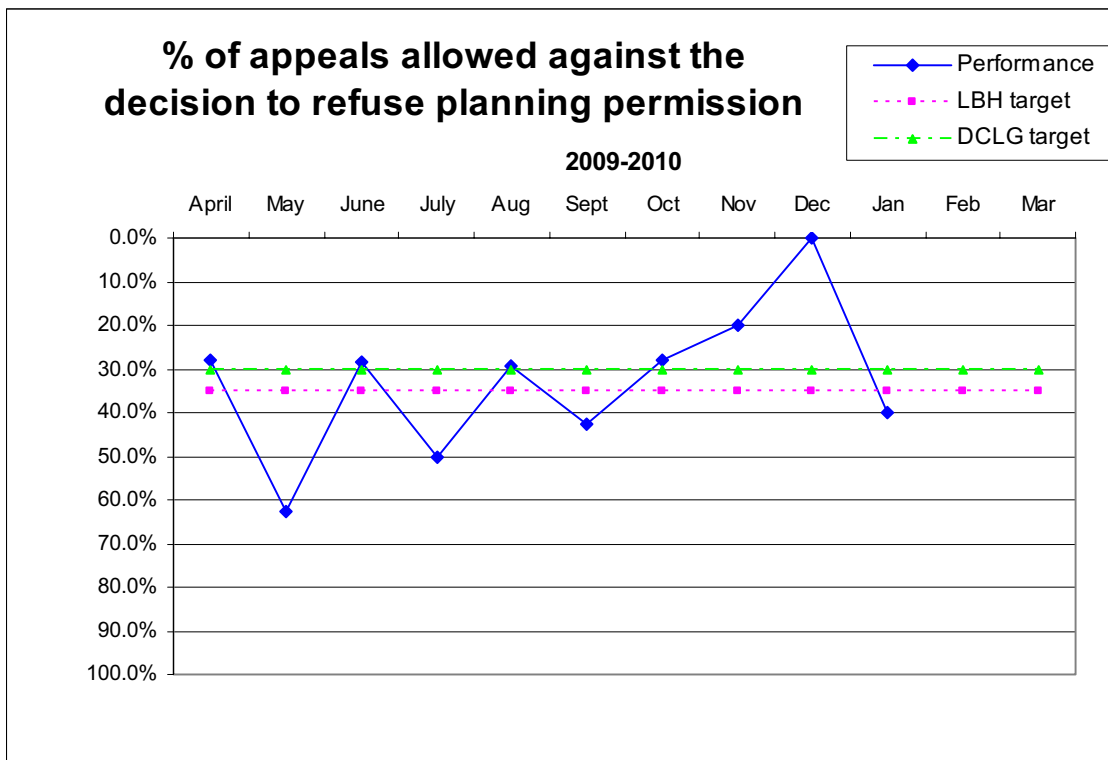
Year Performance – 2009/10

In the financial year 2009/10, up to the end of January, there were 99 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

33.3% of appeals allowed on refusals (33 out of 99 cases)

66.7% of appeals dismissed on refusals (66 out of 99 cases)

The monthly performance is shown in the following graph:



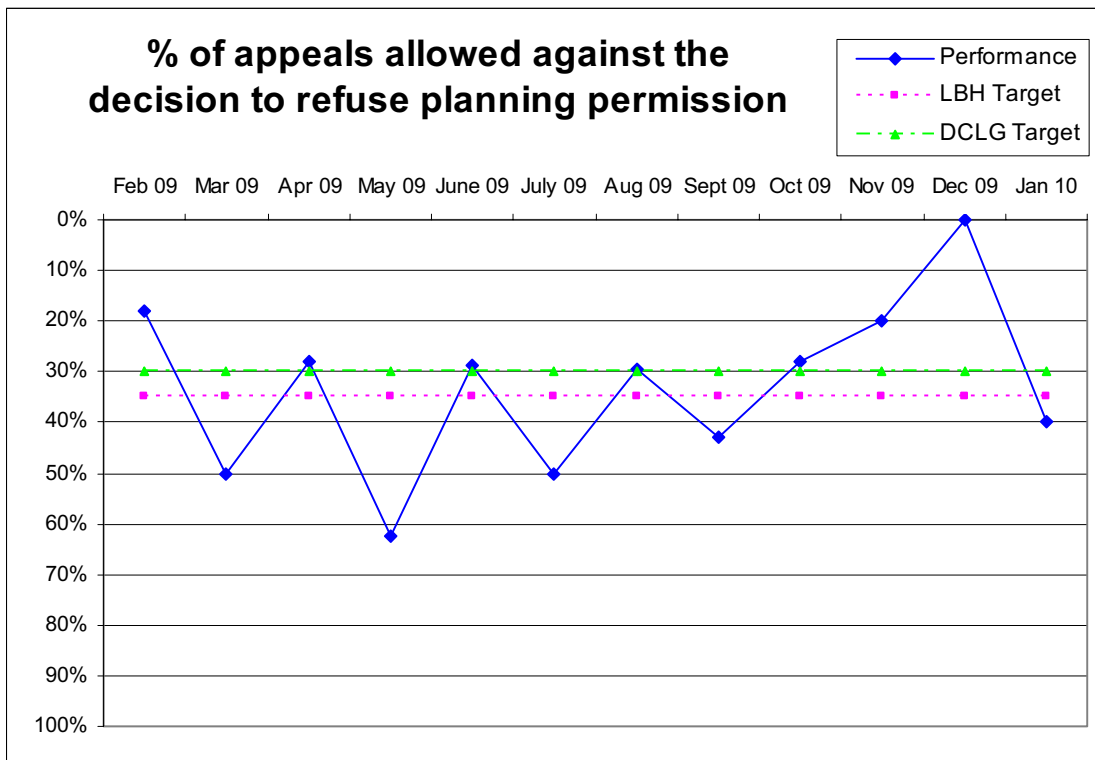
Last 12 months performance – February 2009 to January 2010

In the 12 month period February 2009 to January 2010 there were 129 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

31.8% of appeals allowed on refusals (41 out of 129 cases)

68.2% of appeals dismissed on refusals (88 out of 129 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)

Agenda item:

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Planning Committee**On 8th March 2010**

Report Title: Legal Services report on outcome of Planning Enforcement cases from 1 April 2009 to February 2010.

Report of: **John Suddaby, Head of Legal Services.**

Wards(s) affected: **All**

Report for: **Planning Committee**

1. Purpose

To inform the Committee of the outcome of cases that had been referred to Legal Services by the Planning Enforcement Team – these outcomes are for the period 1 April 2009 to February 2010.

2. Summary

At the Appendix to this report a spreadsheet can be found detailing the properties against which enforcement action has been taken and which were concluded by Legal Services between 1 April 2009 to February 2010.

During this period 31 cases were concluded. Of those cases 8 resulted in a conviction, 16 in a simple caution being offered to the defendant, 5 were withdrawn when new evidence came to light, 1 was withdrawn once initial advice had been provided and 1 was withdrawn as a Certificate of Lawfulness had been issued by the Council.

It is important to note that despite the ability to continually prosecute property owners they may still continue to fail to comply with an Enforcement Notice. The Magistrates' Court has no power to order compliance by a Defendant. Therefore, Simple Cautions are sometimes used when the defendant puts right the breach, admits their guilt and often pays a contribution towards the legal costs incurred by the Planning Enforcement Team. When a Simple Caution is signed the prosecution is withdrawn.

Of the 16 cautions offered during this financial year we are informed by the Planning Enforcement Manager that £15,000 was received by the Planning Enforcement Team towards their legal costs incurred.

The amount of costs recovered for Planning Enforcement breaches from the Courts and paid to that team was approximately £28,000 in this financial year to date.

3. Recommendations

That the report be noted.

4. Local Government (Access to Information) Act 1985

Legal staff and background documents are located at Alexandra House, 10 Station Road, London N22 7TR.

Report Authorised by: *Bernie Ryan*

Bernie Ryan
Assistant Head of Legal Services (Corporate and Litigation)

Contact Officer: **Joyce Golder, Deputy Principal Lawyer, Legal Services – Phone 0208 489 3803 (before 26th February 2010), Kerry Mure Legal Services – Phone 0208 489 2751 (after 26th February 2010)**

APPENDIX A

SPREADSHEET DETAILING OUTCOME OF PLANNING ENFORCEMENT
CASES FROM 1 APRIL 2009 TO FEBRUARY 2010

OUTCOME OF PLANNING ENFORCEMENT CASES FROM 1 APRIL 2009 TO FEBRUARY 2010

No	Visualfiles Number	Address of Property	Date Instructions were received by client	File Closed	Final hearing date and result of case	Total Costs sought	Total costs awarded	Comments
1	13765	39 Mannoek Road	07/11/2008	07/04/2009	7/4/09 - withdrawn following death of defendant.	N/A	N/A	
2	14246	58 Fortis Green Road, N10	04/12/2008	08/04/2009	Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
3	15130	2 Gladstone House, Gladstone Avenue, N22	04/02/2009	30/04/2009	Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
4	15129	26 Grove Park Road, N15	04/02/2009	30/04/2009	Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
5	14979	43 Rutland Gardens, London, N4	22/01/2009	30/04/2009	Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
6	16682	329 West Green Road, N15	30/06/1905	22/04/2009	22/4/09 - Prosecuted. Convicted and Fined £6000 and ordered to pay costs of £2500 and collection order and £15 victim surcharge.	£2,500	£2,500	Full costs awarded.
7	10159	29 Elm Park Ave	20/02/2008	20/04/2009	20/4/09 - Defendant convicted and a conditional discharge imposed and defendant ordered to pay costs of £2,500	£4,870.50	£2,500	No costs received to date from defendant.

No	Visualfiles Number	Address of Property	Date Instructions were received by client	File Closed	Final hearing date and result of case	Total Costs sought	Total costs awarded	Comments
8	15916	435 Lordship Lane	27/03/2009	20/04/2009	20/4/09 - Prosecution withdrawn as new evidence came to light.	N/A	N/A	No costs recouped.
9	12546	287 Hermitage Road, N4	01/08/2008	29/04/2009	29/4/09 - Prosecution withdrawn as new evidence comes to light.	N/A	N/A	No costs recouped.
10	14979	43 Rutland Gardens, London, N4	23/01/2009	27/04/2009	27/04/09 - Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
11	14649	16 Russell Avenue, N22	31/12/2008	12/05/2009	12/5/09 - Prosecution withdrawn as new evidence comes to light.	N/A	N/A	No costs recouped.
12	12042	66 Peabody Cotages	15/07/08	09/02/2009	11/05/09 - Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
13	15051	679 High Road, N17	27/01/2009	15/05/2009	15/5/09 - Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
14	14876	150 Park Lane	21/01/2009	22/06/2009	22/06/09 - Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
15	10613	14 Gordon Road, N11	26/03/2008	12/05/2008	3/6/09 - Charges withdrawn, as Council allowed Col.	N/A	N/A	No costs recouped.

No	Visualfiles Number	Address of Property	Date Instructions were received by client	File Closed	Final hearing date and result of case	Total Costs sought	Total costs awarded	Comments
16	15604	90 Trinity Road, N22	09/03/2009	20/07/2009	20/07/09. Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
17	17828	61 Shelbourne Road, N17	06/08/2009	02/12/2009	Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
18	10685	54 Effingham Road	01/04/2008	28/09/2009	28/09/2009 - Prosecuted and Convicted. £5,000 fine plus costs of £500 plus collection order and £15 victim surcharge.	£1,090	£500	£1000 received from defendant to date.
19	15605	72 Stroud Green Rd, N4	09/03/2009	10/11/2009	10/11/09 - Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
20	15744	9 The Broadway, N8	18/03/2009	27/11/2009	Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
21	18712	28 Broadway parade	23/09/2009	20/11/2009	9/11/09 - Prosecuted and fined £265 and ordered to pay costs of £200 plus collection order and victim surcharge.	N/A	N/A	£200 received to date.
22	15431	26 Mattison Road, N4	25/02/2009	20/11/2009	20/11/09 - Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.

No	Visualfiles Number	Address of Property	Date Instructions were received by client	File Closed	Final hearing date and result of case	Total Costs sought	Total costs awarded	Comments
23	16052	101 Lealand Road	27/03/2009	21/12/2009	21/12/09 - initial advice given from legal - decision not to proceed against defendant.	N/A	N/A	No costs recouped.
24	19206	2 Imperial Road	28/10/2009	25/01/2010	25/1/10 - Prosecution withdrawn following receipt of defence reps / new evidence	N/A	N/A	
25	17704	119 Warham Road, N4	29/07/2008	29/01/2010	18/1/09 - Prosecuted and Convicted. Fined £3000 and ordered to pay costs of £1708 and collection order and £15 victim surcharge.	£1,780	£1,708	
26	18713	320 Duke Mews	23/09/2009	19/01/2010	19/1/10 - Prosecuted. Convicted and given a 12 month conditional discharge. £270 costs awarded.	£500	£270	
27	14651	11 Burgoyne Road	13/12/2008	04/02/2010	4/2/10 - 2 x defendants convicted and fined £1000 fine each and ordered to pay £500 costs each.	£3,800	£1,000	
28	12957	80 Elmar Road	15/07/2008	23/02/2010	Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.
29	20120	21 Cumberton Road, N17	15/12/2009	23/02/2010	15/2/2010 - Prosecuted. Convicted and Fined. Satellite Dish £116 each (£232) and £329 (£658).	N/A	N/A	
30	15597	6 Earlham Grove	06/03/2009	23/02/2010	Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.

No	Visualfiles Number	Address of Property	Date Instructions were received by client	File Closed	Final hearing date and result of case	Total Costs sought	Total costs awarded	Comments
31	15743	845 High Road	18/03/2009	26/02/2010	Prosecution withdrawn as compliance and so caution offered and accepted by defendant.	N/A	N/A	Contribution to legal costs incurred paid to Council by defendant upon signing of caution.



Haringey Council

Agenda item:

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Planning Committee	On 8th March 2010
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Report Title: Planning applications reports for determination		
Report of: Niall Bolger Director of Urban Environment		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Wards(s) affected: All</td> <td style="width: 50%; padding: 5px;">Report for: Planning Committee</td> </tr> </table>	Wards(s) affected: All	Report for: Planning Committee
Wards(s) affected: All	Report for: Planning Committee	
1. Purpose		
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.		

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Planning Committee 8 March 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/2090

Ward: Highgate

Date received: 10/12/2009

Last amended date: N/A

Drawing number of plans: 1103/S01-07 incl.; 1103/AP01-07 incl.; 1103/AP 11, 12, 13, 14
(Additional Plans received 13/01/2010)

Address: 42 Stormont Road N6 4NP

Proposal: Demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof

Existing Use: Residential Dwelling House

Proposed Use: Residential Dwelling House

Applicant: Mr Russell Abrahams

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area Road Network: B Road

Officer contact:

Michelle Bradshaw

P: 0208 489 5280

E: michelle.bradshaw@haringey.gov.uk

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is located on the corner of Stormont Road and Denewood Road, N6 in the Highgate ward. The site is approximately 0.5 acres, being 69.50m long, having a frontage of 31.50m and an oblique boundary to the rear. The site is orientated north-west to south-east. The site is bordered by 40 Stormont Road and the private section of Denewood Road, which is separated from the house by a grass verge which forms part of the plot. The site is occupied by a two-storey detached interwar house with rooms in the roof.

Stormont Road and Denewood Road are predominantly residential in character with relatively large properties set on substantial grounds. There is no prevailing architectural style in the area, being a mix of Georgian, mock Georgian, Victorian, 20th Century and Contemporary designs. However there is a consistent palette of materials used in the locality including brick, clay tiled roofs and painted timber windows. The site is within the Bishops Sub-Area of Highgate Conservation Area.

PLANNING HISTORY

OLD/1976/1275 - Erection of garage & sun lounge & rebuilding of existing stores- Approved 12-11-76

HGY/2009/2091 - Conservation Area Consent for demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof - Pending

DETAILS OF PROPOSAL

This application is for planning permission for the demolition of the existing residential dwelling house and the erection of a two-storey dwelling house with rooms in the roof space.

The existing house was erected in 1923/4 and was among the last of the houses to be built in the street. A number of extensions have taken place since this time which has slightly altered the original character/ appearance of the property. The principle alteration has been the enlargement of the former garage and nursery wing at the north east corner of the house, with a new two storey block projecting back into the garden. Other alterations include replacing some of the original timber windows on the main façade with u-pvc windows. The existing house has an internal floor area of 5,945 sq ft.

It is proposed to demolish the existing house and replace it with a new dwelling. The area of the new house would be 7,875 sq ft. A second application for Conservation Area consent (HGY/2009/2091) is also simultaneously being assessed.

CONSULTATION

London Fire and Emergency Authority
Haringey Building Control
Haringey Conservation
Haringey Arboriculture and Allotments
Haringey Transportation
Haringey Waste Management
Ward Councillors
The Highgate Society
Highgate CAAC

Residents:

36 – 40 (e) Stormont Road, N6
39 – 43 (o) Stormont Road, N6
44 – 48 Sheldon Avenue, N6
10 – 20 (e) Denewood Road, N6
Flat a, 14 Denewood Road, N6

RESPONSES

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

Building Control - The proposed development can be considered acceptable for fire brigade access for fire fighting. Means of escape and other fire safety measures will be dealt with on deposit of a formal Building Regulation application.

Waste Management - The development consists of a 5 bedroom house, this property will therefore require a storage area of sufficient size to contain 1 x 360 litre refuse bin, 1 x 240 litre refuse bin, 2 x green recycling boxes, 1 x organic waste caddy and 1 x garden caddy and 1 x garden waste bag.

Transportation Team - The proposed dwelling is to replace the existing dwelling and will not result in a change of use or scale. There are no significant changes to the on-site parking and access arrangements. Therefore, there are no highway and transportation objections to the proposal.

Conservation – “No. 42 Stormont Road is located on a large corner site on the junction with Denewood Road, and lies within the Bishops Sub-Area of Highgate Conservation Area.

Some plots along Stormont Road were developed by builders and architects before Walter Quenelle became involved in 1914, and as a result it is less uniform in style than other nearby streets. No single architectural style is dominant and there are a variety of plot sizes. The road is gently curved, and runs between Hampstead Lane and Denewood Road. There are a variety of styles evident in the large detached houses, some Edwardian, some neo-Georgian, and some with a more distinctly Arts and Crafts character, with steeply pitched clay tile roofs, tall chimneys, and tile hung gables and porches, red facing brickwork and white painted wooden casement windows.

The Council’s UDP Policy CSV7 and planning guidance SPG2 and PPG15 resists the demolition of existing buildings where they make a positive contribution to the Conservation Area.

The existing building on site is a relatively plain detached house which is considered to be of no special architectural or historic interest, and to make a neutral contribution to the character and appearance of the conservation area.

The principle of a replacement house on this site is therefore valid, however Conservation Area Consent and planning permission will only be granted if the contribution of the proposed replacement building would be of more or equal benefit to the conservation area.

The footprint of the building fits into the urban context of the area, and relates to the existing urban grain of area addressing both street elevations on this corner site. When viewed from the public realm the overall height and bulk are comparable to that of the existing building

I consider that the proposed replacement building has considered the context of the site carefully. It is designed in the Arts and Craft style but does not directly imitate earlier houses on the street. Whilst the design is distinctive it does seek to harmonise with this context. It does not appear as a separate entity but as part of a larger whole which has a range of house styles in its established character and appearance.

The overall design in terms of its form, height, bulk and mass has been considered to relate well to its neighbours in the conservation area. I also consider that the detail design proposals carefully take regard of such matters as scale, height, form, massing, respect for traditional appearance of frontages, vertical or horizontal emphasis, and detail design (e.g. scale and spacing of window openings, and the nature and quality of materials). I therefore recommend permission is granted subject to conditions:

Approval of samples of all external facing materials

Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed elevations to Stormont Road and Denewood Road, at a scale of 1:50, illustrating the detailed design of all architectural features and facing materials, including design details of windows, entrance door, and typical roof details, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work. Reason for conditions; To ensure that the development is of a highest quality standard to preserve the character and appearance of Highgate Conservation Area in accordance with UDP Policies UD4, CSV1 and CSV5.

Informative: The applicant is advised that only the highest quality detail design and natural facing materials will be acceptable”

The Highgate Society - The Highgate Society provided a lengthy submission objecting on a number of grounds including: 1) Highgate Society despite previous discussions with the applicant/agents do not support the scheme 2) Disagree with the historical background detailed within the historic buildings report 3) Do not necessary oppose a rebuild however the new development should minimise its impact on this corner site 4) The description of 2-storey’s with rooms in roof should be read as 3-storeys 5) On sustainability grounds a refurbishment would be more acceptable 6) Appears to be two self-contained flats in roof when description states family dwelling 7) Increased floor area would

set a precedence for increased height and bulk within the conservation area generally 8) Design, scale, height bulk out of keeping with the character of the area 9) Proposed design is heavy pastiche of the Arts and Crafts style which is architecturally dishonest and should be deterred as degrading and damaging to the integrity of the Conservation Area.

The comments from the Highgate Society have been addressed within the analysis/assessment section of the report.

Residents - Letters of objection have been received from residents of the following properties: 22, 31, 32, 35, 36, 37b & 40 Stormont Road; 10, 12, 14, 16, 18, 20, 22 24 & 28 Denewood; 46 & 48 Sheldon Avenue; 40 York Rise, 46 Abbotshall Avenue, 47 St John's Villas, 2 Normandy Mansions. The objections are summarised as follows:

1. Excessive height, size, bulk and scale;
2. Design not in keeping with the character of the road;
3. The floor plans indicate the property is to have two self-contained flats in the roof with a separate entrance rather than 1 dwelling house/inappropriate for flats to be constructed;
4. The existing house could be refurbished rather than new build;
5. New 3 storey residence with a flat roof will change the character of the street and have a 'knock-on' effect;
6. Issues of parking;
7. Overdevelopment of the site;
8. 'Eye-sore' which bears no resemblance to adjacent family houses;
9. The building should start well back from the boundary;
10. Privacy of adjacent properties negatively affected by large windows;
11. Negatively impact the character of the conservation area;
12. The case for demolition in a conservation area is not made out by the applicant;
13. Levels and finished heights of the building unclear or streetscape plans;
14. Light loss to 40 Stormont Road and 16 Denewood Road;
15. The application description stating the development is 2 storeys is incorrect as the development is 3 storeys;
16. Greater footprint than existing dwelling;
17. The building proposed would be built up to the side boundary impacting on the existing grass verge and possibly affecting the future use and rights of way of pedestrians;
18. Not an environmentally friendly building;
19. Increase noise/pollution from swimming pool;
20. Is this a speculative development for resale or is it intended to be owner occupied?

Cllr Allison - raised a number of issues included in the list above

Berwin Leighton Paisner – were appointed by a number of local residents to make representations on their behalf. The issues raised by BLP area included in the list above.

RELEVANT PLANNING POLICY

National Planning Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG15	Planning and the Historic Environment

The London Plan

4B.11	London Built Environment
4B.12	Heritage Conservation

Haringey Unitary Development Plan (2006)

UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
CSV1	Development in Conservation Areas
CSV7	Demolition in Conservation Areas
OS17	Tree Protection, Tree Masses and Spines

Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance
SPG2	Conservation and Archaeology
SPG8b	Materials
SPG8c	Environmental Performance
SPG8d	Biodiversity, Landscaping & Trees
SPD	Housing

ANALYSIS/ASSESSMENT OF THE APPLICATION

The following issues will be discussed in the assessment report below: (1) Demolition, Conservation and Design Issues; (2) Amenity of Neighbours; (3) Trees and Landscaping; (4) Sustainability / Waste Management.

1. Demolition, Conservation and Design Issues

Policies PPG15, CSV7, SPG2 resist the demolition of existing buildings where they make a positive contribution to the Conservation Area.

The existing house was erected in 1923/4 and was among the last of the houses to be built in the street. A number of extensions have taken place since this time which has slightly altered the original character. The principle alteration has been the enlargement of the former garage and nursery wing at the north east corner of the house, with a new two storey block projecting back into the garden. Other

alterations include replacing some of the original timber windows on the main façade with u-pvc windows.

Haringey Conservation Officers have been involved in negotiations regarding the design of this scheme since pre-application and were consulted on this planning application submission. They state 'The existing building on site is a relatively plain, detached house which is considered to be of no special architectural or historic interest and to make a neutral contribution to the character and appearance of the conservation area. The principle of a replacement house on this site is therefore valid, however...planning permission will only be granted if the contribution of the proposed replacement building would be more or equal benefit to the conservation area'.

Policies UD3, UD4 and SPG1a require new developments to be of a high standard of design using good quality materials. In particular, they should respect the rhythm, form and massing, the height and scale and the historic heritage context of the site. The spatial and visual character of the development site and the surrounding area/street scene should be taken into consideration in the design of developments. Policy CSV1 and SPG2 require new developments in conservation areas to preserve and enhance the character of the locality.

The site is located within the Bishops Sub-area of the Highgate Conservation Area. Stormont Road and Denewood Road are residential streets consisting of relatively large properties set on substantial grounds. There is no single architectural style dominant and there are a variety of plot sizes in the locality. The styles exhibited in the road and those nearby include a mix of Georgian, neo-Georgian, Edwardian, Victorian, Arts and Crafts and 20th Century and Contemporary design.

The proposed dwelling will be designed in the Arts and Crafts style but will not directly imitate earlier houses on the street. Such buildings are seen elsewhere in Hampstead and Highgate and it shares some of the design characteristics of the nearby property at 25 Denewood Road which was designed by the same architectural firm. Conservation Officers state that 'while the design is distinctive it does seek to harmonise with this context. It does not appear as a separate entity but as part of a larger whole which has a range of house styles in its established character and appearance'. It should be noted that the property referred to above was granted planning permission on appeal to the Planning Inspectorate (Ref: T/APP/Y5420/A/98/1012748/P7) in March 1999 who considered that 'there are acceptable plans for the redevelopment of No. 25 Denewood Road which would enhance the Conservation Area'.

The proposed building will occupy approximately the same footprint as the existing building but will be set away from the neighbouring property at 40 Stormont Road. The front building line of the proposed dwelling reflects the front building line of the existing dwelling. In terms of height, bulk and massing plan no. 1103/AP12 shows the outline of the proposed against the existing building. This plan indicates that the overall height will not be significantly different from the current arrangement.

The proposed building will have a greater floor area (7,827sq ft) compared to the existing dwelling (5,549 sq ft) however although the new building is larger by area than the existing building the additional bulk largely occupies the area which is concealed from public view by the 'L' shaped plan of the existing building. The use of this space combined with the efficient use of the loft area enables more floor area to be accommodated within an envelope which presents similar dimensions to the front and side street elevations. Conservation Officers assert that 'the overall design in terms of its form, height, bulk and mass has been considered to relate well to its neighbours in the conservation area'.

The dwelling will be constructed of high quality traditional materials including Freshfield Lane multi brickwork with red gauged surrounds to windows and quoins. These will be laid in a narrow mortar bed in a traditional English bond. Creasing tiles and stone will be used for detailing and interest. The roof will consist of handmade clay tiles, hips and ridge bonnets. Window frames will be from sustainable hardwood with a natural finish with metal frame insets. Notwithstanding the details provided, a condition of consent will require full details of materials, including samples, to be submitted and approved prior to construction.

A number of residents and community groups including the Highgate Society and have raised concern regarding the proposed development. The majority of these concerns relate to design, bulk and mass which have been addressed above. A number of letters also refer to the use of the upper levels as self-contained flats. It is not the intension for this space to be used as separate units and a condition has been added to ensure this does not occur in the future. In addition, a condition of consent will be imposed removing 'permitted development rights' from the site in order to ensure any further extensions or significant alterations are subject to planning control. Other concerns raised have either been addressed in the 'Response' section or within the 'Assessment' section of this report.

While the amount of accommodation is greater than that of the existing dwelling the proposed replacement dwelling will sit comfortably in the context of the plot size and in addition the mass and scale, and overall design quality will be similar to dwellings in the immediate vicinity. As such the proposed replacement dwelling is considered to be in accordance with policies: UD4, UD3, CSV1, SPG1a and SPG2.

2. Amenity of Neighbours

Policy UD3 and SPD Housing state that the Council will require development proposals to demonstrate that there are no significant adverse impacts on residential amenity or other surrounding uses in terms of loss of daylight, sunlight, privacy, overlooking, aspect along with the avoidance of air, water, light and noise pollution, smell or nuisance. The development has been designed so as not to result in any significant overshadowing or loss of light or privacy to other dwellings adjacent to the site.

The previous scheme had a front building line consistent with that of the existing dwelling and the neighbouring property at No. 40 Stormont Road. While the rear building line of the proposed dwelling will project further into the garden closest to the southern boundary than the existing dwelling, it will only project some 1.40m further than the rear building line of No. 40. However, the siting of the dwelling within the plot means that there will be a greater gap between No. 40 and the proposed dwelling. In addition the part of the closest to No. 40 has a sloping roof, which slopes down to a single storey, as opposed to a double storey which currently exists. This minimises the impact of the proposed dwelling on this neighbouring property while also increasing the openness of the street scene. On the northern side the roof will slope down to a single storey, which will be the same height as the existing building abutting the verge of Denewood Road. The north elevation faces Denewood Road and has been consciously designed as a second frontage to respect its corner positioning. The elevation exhibits a single gable set between long roof slopes which descend to a single storey. The existing dwelling is single storey on this northern side of the site. While the design will mean the roofline is more prominent than the existing property it is not considered to have a significant detrimental impact on the outlook or amenity, including overshadowing, of neighbouring properties facing the site.

The internal layout of the proposed house has been designed to reduce the degree of overlooking. To the northern elevation facing Denewood Road the windows at first and second floor level are to an internal stair well. The applicant would not object should it be deemed necessary to condition that these windows be obscure glazed. To the southern elevation the windows at first floor level are to a dressing room and bathroom. At third floor level a small side window to a bedroom is proposed. These will not result in significant overlooking. To the rear, a balcony is proposed at first floor level. This does not extend further than the two single storey rear bays to either side and therefore will be screened by the hipped roofline of the pool area and kitchen and thus not result in significant overlooking. Overall, the application is considered to be in line with policy UD3, SPG3a and SPD Housing.

3. Trees and Landscaping

Policy OS17 and SPG8d seek to protect and improve the contribution of trees, trees masses and spines to local landscape character. The plans show that the rear garden will be landscaped to provide a Topiary lined lawn, herb garden, fruit garden and vegetable garden. A number of small trees/shrubs may be removed but the larger trees to the north and rear boundary will remain. New planting along the southern boundary is proposed and landscaping to the front forecourt. Conditions of consent will require full details of soft and hard landscaping are submitted to and approved in writing by the local planning authority prior to the commencement of works. Overall, the development is considered to comply with policy OS17 and SPG8d.

4. Sustainability and Waste Management

Policy UD2 requires sustainable design and construction to form an integral part of any scheme, requiring energy efficiency and renewable energy sourcing measures to be considered. In addition, the Council will seek that development schemes take into account, where feasible, the environmentally friendly materials, water conservation, recycling and sustainable urban drainage systems (SUDS).

The proposed building will be of modern construction in line with current building standards to ensure a much higher level of sustainability and energy efficiency than the existing dwelling. In addition, a ground source heat pump system will be introduced to serve under floor heating and use the swimming pool as a heat sink, solar thermal hot water generation from 6sqm of collectors in hidden position on the flat crown roof. The swimming pool could be heated by a micro-CHP unit (combined heat and power) which will provide heat for the pool whilst generating electricity to operate the associated pool equipment and supplement the energy supply of the house. Water conservation will be achieved by using rainwater harvesting to collect roof water for toilet flushing and supplementing water supply for the pool. The tank will be underground. As a result of the measure it is anticipated that the building will achieve a 25% improvement on the target carbon emission rate (TER) required. Overall, the development is considered to be acceptable in terms of sustainability in line with the London Plan and policy UD2 and SPG8c.

Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material. The development consists of a 5 bedroom house, this property will therefore require a storage area of sufficient size to contain 1 x 360 litre refuse bin, 1 x 240 litre refuse bin, 2 x green recycling boxes, 1 x organic waste caddy and 1 x garden caddy and 1 x garden waste bag. The application has been assessed by Council Waste Management Officers who have requested a condition be imposed requiring full details of the refuse storage area.

SUMMARY AND CONCLUSION

The overall design is considered to be of a high quality complementing the diverse range of architectural styles exhibited in Stormont Road. The bulk and scale is considered to be acceptable being similar in size and mass to other properties in the surrounding area. The proposal will not have a detrimental impact on the amenity of neighbouring residents. The development is found to be in line with the intent of National, Regional and Local Planning Policies including policy UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees' and SPD 'Housing' of

the Haringey Supplementary Planning Guidance (October 2006). On this basis, it is recommended that planning permission be GRANTED subject to conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No: HGY/2009/2090

Applicant's drawing No's: 1103/S01-07 incl.; 1103/AP01-07incl.;1103/AP 11,12,13,14

Subject to the following conditions:

IMPLEMENTATION

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 construction shall be commenced until precise details and samples of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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

4. Notwithstanding the application plans, elevations and sections, fully annotated and dimensioned elevation and section drawings of the proposed elevations to Stormont Road and Denewood Road, at a scale of 1:50, illustrating the detailed design of all architectural features and facing materials, including design details of windows, entrance door, and typical roof details, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work:

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

TREES, LANDSCAPING AND BOUNDARY TREATMENT

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

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

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

6. 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.

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

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

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

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

9. An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

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

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

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

WASTE MANAGMENT

14. 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.

RESTRICTION OF USE/FUTURE DEVELOPMENT

15. The development hereby approved shall be used as a single dwelling i.e. one residential unit and shall not at any time be occupied separately as more than one residential unit.

Reason: The sub-division of the property would result in the provision of two units of accommodation, out of keeping with the pattern of development in the locality.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

CONSTRUCTION

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

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

INFORMATIVE: The development will require a storage area of sufficient size to contain 1 x 360 litre refuse bin, 1 x 240 litre refuse bin, 2 x green recycling boxes, 1 x organic waste caddy and 1 x garden caddy and 1 x garden waste bag.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

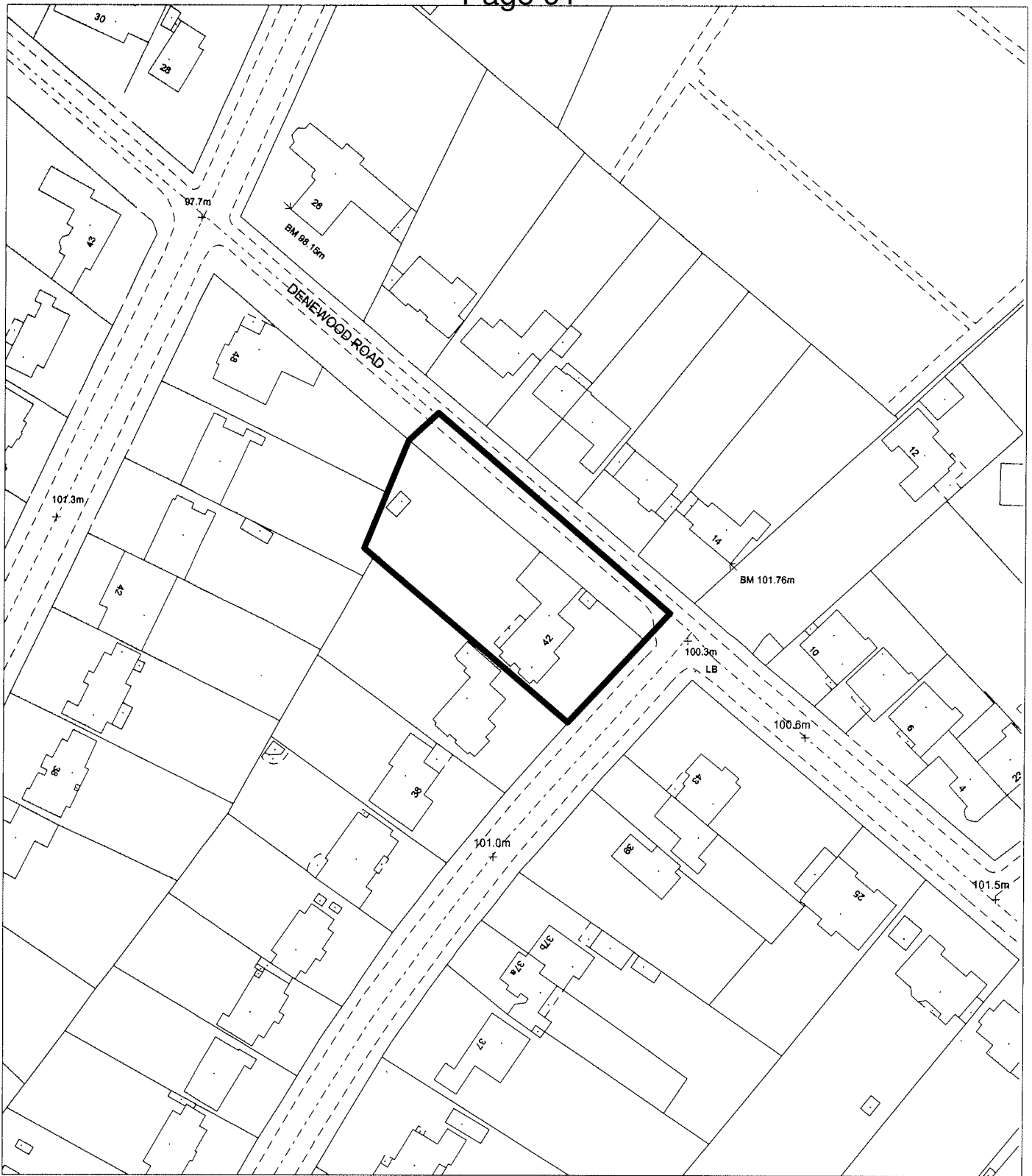
(a) The proposal is acceptable for the following reasons:

- I. The design, form, detailing and facing materials are considered acceptable;
- II. The proposal will preserve the character of the conservation area
- III. The development will not have any significant adverse impact on the amenity of neighbours
- IV. The scheme has been designed sensitively in terms of environmental and sustainability issues

(b) The proposal has been assessed against and found to comply with the intent of National, Regional and Local Planning Policies including Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas',

OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG2 'Conservation and Archaeology', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).

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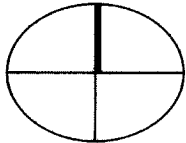
Site plan

42 Stormont Road N6

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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Planning Committee 8 March 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/2091

Ward: Highgate

Date received: 10/12/2009

Last amended date: N/A

Drawing number of plans: 1103/S01-07 incl.; 1103/AP01-07 incl.; 1103/AP 11, 12, 13, 14
(Additional Plans received 13/01/2010)

Address: 42 Stormont Road N6 4NP

Proposal: Conservation Area Consent for demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof

Existing Use: Residential Dwelling

Proposed Use: Residential Dwelling

Applicant: Mr Russell Abrahams

Ownership: Private

PLANNING DESIGNATIONS

Conservation Area Road Network: B Road

Officer Contact:

Michelle Bradshaw

P: 0208 489 5280

E: michelle.bradshaw@haringey.gov.uk

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

SITE AND SURROUNDINGS

The site is located on the corner of Stormont Road and Denewood Road, N6 in the Highgate ward. The site is approximately 0.5 acres, being 69.50m long, having a frontage of 31.50m and an oblique boundary to the rear. The site is orientated north-west to south-east. The site is bordered by 40 Stormont Road and the private section of Denewood Road, which is separated from the house by a grass verge which forms part of the plot. The site is occupied by a 2-storey detached interwar house with rooms in the roof.

Stormont Road and Denewood Road are predominantly residential in character with relatively large properties set on substantial grounds. There is no prevailing architectural style in the area, being a mix of Georgian, mock Georgian, Victorian, 20th Century and Contemporary designs. However there is a consistent palette of materials used in the locality including brick, clay tiled roofs and painted timber windows. The site is within the Bishops Sub-Area of Highgate Conservation Area.

PLANNING HISTORY

Planning OLD/1976/1275 GTD 12-11-76 42 Stormont Road - 2/8/76 Erection of garage & sun lounge & rebuilding of existing stores.

Planning HGY/2009/2090 PENDING --- 42 Stormont Road London - Demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof

Planning HGY/2009/2091 PENDING ---42 Stormont Road London - Conservation Area Consent for demolition of existing family dwelling and erection of two storey dwelling with rooms in the roof

DETAILS OF PROPOSAL

This application seeks Conservation Area Consent for the demolition of the existing dwelling and the construction of a two storey dwelling with rooms in roof.

CONSULTATION

Ward Councillors
Haringey Conservation
The Highgate Society
The Highgate CAAC

RESPONSES

As per full planning application HGY/2009/2090

RELEVANT PLANNING POLICY

National Planning Policy

PPG15 Planning and the Historic Environment

Haringey Unitary Development Plan (2006)

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

Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance and Design Statements
SPG2	Conservation and Archaeology

ANALYSIS/ASSESSMENT OF THE APPLICATION

PPG15 paragraph 4.27 states that “consent for demolition within a conservation area should not be granted unless there are acceptable and detailed plans for any redevelopment”. Therefore the merits of the proposal will be weighed against the merits of the existing property, to ensure that the development either enhances or has a neutral impact on the conservation area.

In regard to the demolition of the existing property, the existing house has been altered and extended in a number of unsympathetic ways and is of ‘average quality’. The existing dwelling is considered to be of ‘neutral’ value to the character of the conservation area. The existing property is of no special, local, historic or architectural interest sufficient to warrant refusing conservation area consent.

In respect of the replacement building the specific design detail of this new house has been assessed in this application HGY/2009/2090. It is considered that the footprint, bulk, mass and design of the replacement building is acceptable. The replacement building takes its design philosophy from the ‘Arts and Crafts’ style. Stormont Road and the nearby Denewood Road is characterised by a broad range of architectural styles; the street displays fine examples of Georgian, Mock-Georgian, Arts and Crafts, Victorian buildings along side modern housing from the 1970s to present day. The proposal will make a positive contribution to the architectural style of this road and overall will be in keeping with the street scene and the character of the area. The external facing materials of the proposed building are considered acceptable as they refer to the materials of the surrounding properties. Overall, the proposed replacement building will preserve the character and appearance of the Highgate Conservation Area.

SUMMARY AND CONCLUSION

The proposed demolition of this existing house in Highgate Conservation Area and replacement with a new two storey dwelling house with accommodation within the roof space is considered to be acceptable as the existing house is of no special local or historic architectural interest sufficient to warrant retention. Its replacement is of an appropriate bulk, mass and design, which will make a

positive contribution to the architectural style of the road and overall be in keeping with the street scene and the character of the area. The proposed replacement building will preserve the character and appearance of the Conservation Area and as such is considered to be consistent with policy UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology' of Haringey Supplementary Planning Guidance (October 2006).

RECOMMENDATION

GRANT CONSERVATION AREA CONSENT

Registered No: HGY/2009/2091

Applicant's drawing No's: 1103/S01-07 incl.; 1103/AP01-07 incl.; 1103/AP 11, 12, 13, 14 (Additional Plans received 13/01/2010)

Subject to the following conditions:

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

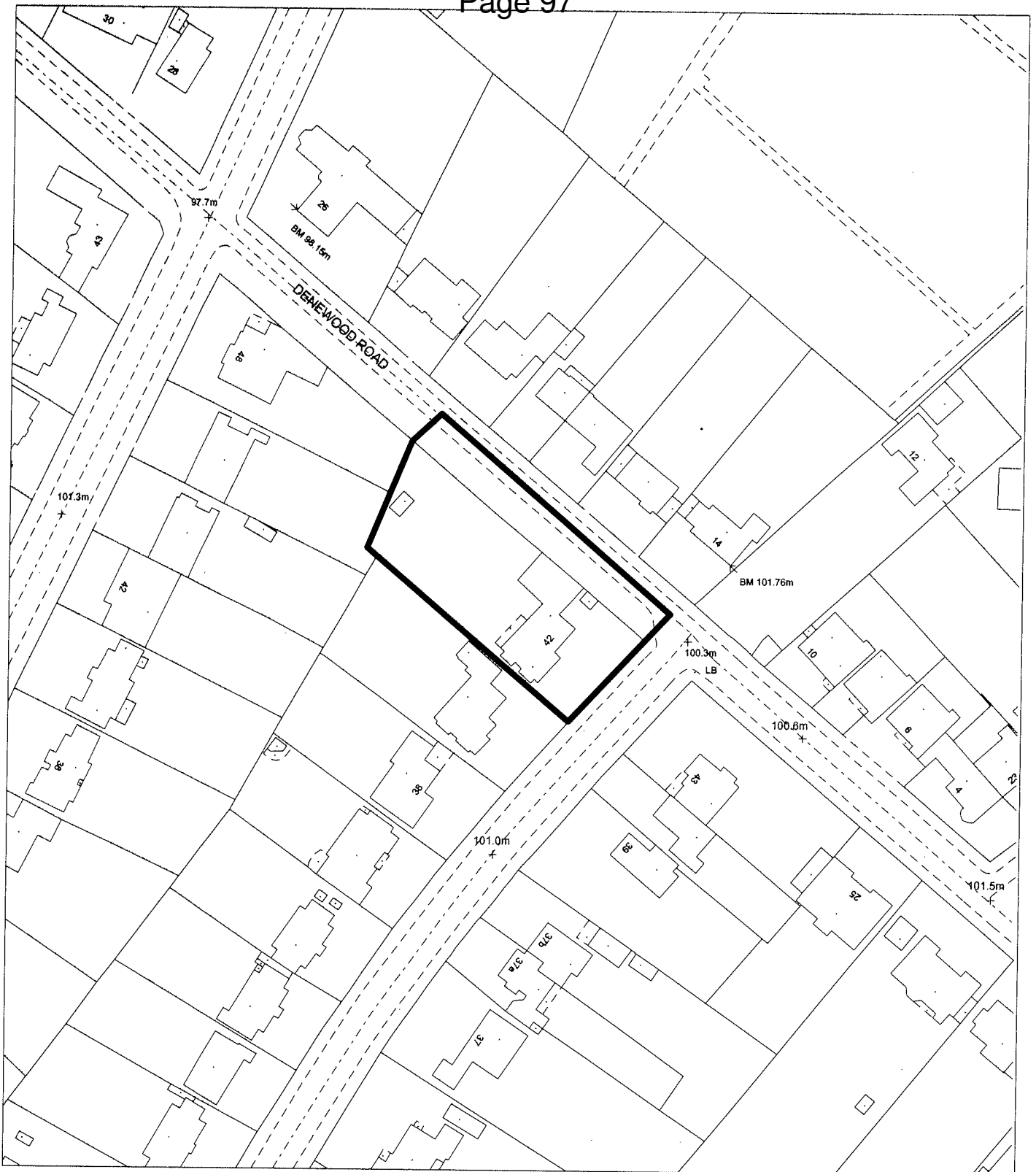
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works for redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

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

REASONS FOR APPROVAL

The proposed demolition of this existing house and replacement with a new two storey house with rooms at basement and loft level is considered to be of an appropriate bulk, mass and design; and will make a positive contribution to the architectural style of the road and overall be in keeping with the street scene and the character and appearance of the Conservation Area. The proposed replacement building will preserve the character and appearance of the Conservation Area and as such is considered to be consistent with Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance' and SPG2 'Conservation and Archaeology' of Haringey Supplementary Planning Guidance (October 2006).



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Site plan

42 Stormont Road N6

**Directorate of
Urban
Environment**

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

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	Date	08/03/2010

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Planning Committee 8 March 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1954

Ward: Bruce Grove

Date received: 17/11/2009

Last amended date: N / A

Drawing number of plans: 0858(PL)001, 101, 102, 300, 301; 105.01; 08/2936; 08/2936_ELEV

Address: Land to Rear of Eleanor Close N15

Proposal: Erection of 1 x 2 storey, 3 bedroom single dwellinghouse with private garden

Existing Use: Open Space

Proposed Use: C3 Residential

Applicant: Family Mosaic

Ownership: Family Mosaic – Housing Association

PLANNING DESIGNATIONS

Conservation Area

Road Network: Borough Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site is a small piece of land measuring 0.04ha in size located on the eastern side of Arnold Road in between two terrace blocks. The piece of land was originally designed as an open space as part of the Eleanor Close Estate and provided access between Arnold Road to Eleanor Close. Along the frontage of the site adjoining Arnold Road there is a high palisade fence; which now means that there is no cut-through from Arnold Road to Eleanor Close Estate. Inside the palisade fence there are a line of very high mature trees. Arnold Road is a residential road characterised largely by Victorian buildings. Eleanor Close Estate is a relatively new estate of 92 residential units, consisting of two and three storey terraces and blocks of flats, of which some of the residential dwellings have their rear gardens backing onto Arnold Road. The back of the Tottenham Garage building is visible from this site. The application site falls within the verge of Tottenham Green Conservation Area.

PLANNING HISTORY

No planning history

DETAILS OF PROPOSAL

The proposal is for the erection of a 1 two-storey, 3 bedroom dwellinghouse with private garden. The proposal will involve the demolition of a carport on site associated with 81 Eleanor Close.

CONSULTATION

Ward Councillors
Building Control
LBH – Transportation Group
Council’s Arboriculturist
37-92 Eleanor Close
2-36 Eleanor Close
1-57 Arnold Road
Tottenham CAAC

RESPONSES

Building Control – Access to the site is satisfactory for the proposed development.

London Fire and Emergency Planning Authority – The Brigade is satisfied.

Waste Management - This proposed development will require a storage area of sufficient size to accommodate 1 x 240 ltr refuse bin, 1 x green recycling box, 1 x organic waste caddy & 1 x garden waste bag.

Transportation – “The application site is located within the Seven Sisters CPZ, which is in force Mondays to Saturdays between 8:00am and 6:30pm. The site benefits from a good level of public transport with a PTAL level of 5 and has access to the majority of bus routes serving Tottenham High Road.

Furthermore, I note that an adequate level of parking has been proposed as part of the application and that the site is to be served by Eleanor Road, which is private. I therefore wish to confirm that there are no objections to the above proposal on highway and transportation grounds”.

Crime Prevention Officer – “Eleanor Close has a number of issues with anti-social behaviour and quality of life issues for its residents. A number of these issues can be linked to poor architectural design, such as the bin stores at communal entrances where drug taking regularly take place and poor definition of private and public space which leads to ownership and anti-social behaviour. My colleague, Eric Childs has also been approached by Family Mosaic Housing Association to suggest environmental changes to the estate that could improve it.

With these issues in mind, I cannot endorse your design for the space adjoining number 81 Eleanor Close. The design for the house looks appropriate, rather it is the amenity space that gives me concern. The existing space suffers from congregation issues from local youths including smoking and drinking - there is fresh litter to this effect. One small section of the palisade fencing has been bent over allowing a ready escape route from the estate should the youths be challenged. There is no clear ownership of the space which has led to clear abuse, similar to the amenity space at the entrance to the estate off Arnold Road. I question the value of retaining this amenity space when issues of ownership and poor natural surveillance are likely to continue. My personal preference would be to redevelop the entire "plot" into new housing and for effective removal of this amenity space" (comments provided directly to the applicant pre-submission).

Local Residents – A letter has been received from the resident of No 37 Arnold Road who raises concern about the impact of the proposal on the mature trees on site.

RELEVANT PLANNING POLICY

National Planning Guidance

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Guidance 15: Protecting Historic Environments

The London Plan -2008 (Incorporating Alterations)

Policy 3A.1 Increasing London's supply of housing
Policy 3A.2 Borough housing targets
Policy 3A.3 Maximising the potential of sites (London Plan Density Matrix)

Haringey Unitary Development Plan 2006

G1 Environment
G2 Development and Urban Design
G3 Housing Supply
UD3 General Principles
UD4 Quality Design
HSG1 New Housing Development
M10 Parking for Development
OS10 Other Open Space
OS17 Tree Protection, Tree Masses and Spines
OS15 Open space deficiency and development
CSV Development in Conservation Areas

Supplementary Planning Guidance

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

Principle of Residential Development

The application site is located in an established residential road with a variety of housing types ranging from the Victorian era up until the present. The proposal site is currently an open space which was originally designed, as part of the original Eleanor Close Estate development and also provided access from this estate to Arnold Road. A palisade fence has been erected along the frontage of this site, preventing direct access to the estate. As stated by the applicant this space has regularly attracted anti-social behaviour therefore resulting in the palisade fence being erected. The applicants therefore argue that this amenity space is dysfunctional and argue that the proposal to extend the terrace would have a positive effect on the Arnold Road street frontage. They also argue that residents do not use this existing green space and state that they are willing to improve amenity space/ green spaces elsewhere within the borough via contribution secured through a S106 agreement.

While the application site is located within an area of open space defiance (the lesser category/ 280 metre Open Space Deficiency Area), the public amenity value of this piece of land is limited given its relatively small size and given it is not highly overlook or actively used. This amenity value of this site derives from the visual gap created between the two terraces and the tree lined frontage onto Arnold Road.

Bearing these two points in mind and bearing in mind the proposal would meet the criteria set out in policy HSG1 'New Housing Development' on balance the principle of a dwelling on this site would be considered acceptable, subject to an acceptable design and subject to the visual gap not being eroded or the loss of the trees to the front of the site being lost.

Siting, Design & Layout

The proposed building will be two-storeys in height and will adjoin the windowless flank wall of 81 Eleanor Close. The building will be 10.5 metres in width and 6 metres in depth. The pitched roof will sit below the roof ridge of the adjoining property. The dwelling will be faced in yellow stock brick with some render along the front elevation; as well as similar roof tiles to the Eleanor Close properties. The property will front onto the estate and will have its garden facing Arnold Road.

The residential unit will have a gross internal floorspace of 108 sq.m and therefore meets the floorspace. The private amenity space will be well in excess of the 50sq.m required for a family size dwelling. The principle windows of this dwelling unit will have a east/ west facing aspects.

While the canopies to the nearby trees will cause some shading, the living room dining room will be dual aspect. Overall this new dwelling will provide an acceptable standard and quality of accommodation for future occupiers.

Impact on Residential Amenity

The proposed development has taken careful consideration in terms of its layout and design to ensure that the privacy and amenity of neighbouring occupiers are not adversely affected. The proposal will not adversely affect the amenities of the immediate properties (No 36 Arnold Road and No 81 Eleanor Close). As such the proposal is considered to be in accordance with policy UD3 and with sections 8.20-8.27 of the Housing SPD.

Impact on Conservation Area

Given the height of the footprint of the building is relatively small and set well back from the trees fronting onto Arnold Road the building will be discrete from the public. The gap maintained to the side of the building and backdrop of trees and greenery will help minimise/ soften its scale and bulk when viewed from Arnold Road.

On this basis it is considered that the proposal will preserve and enhance the character and appearance of the Conservation Area and as such the proposal is considered to be in accordance with policies CSV1 'Development in Conservation Areas' and SPG2 'Conservation and Archaeology'.

Transport and parking

One car parking space will be provided for this residential unit. As noted by the Transportation Officer, in his comments above, the site is well served by public transport with a high PTAL rating (5). As such the proposal will be self sufficient in terms of car parking provision and will not affect the car parking in the existing estate or on street car parking along Arnold Road.

Impact on trees

There are 7 no. mature trees on site (an oak, a poplar, 2 x maple, 2 x lime and a London plane) none of which are protected by way TPOs, but are protected by reason of being within a conservation area. The existing trees are high and have relatively wide trunks and are planted with little space between them. This results in a dense natural screen. The proposed dwelling will be 8.5m away from the trees along the rear boundary. The oak tree to the front of the site will be 7m away from the house.

Subject to the use of appropriate foundations and tree protective fencing the proposed dwelling can be constructed with no implications relating to loss or damage to the mature trees on site. However, in order to ensure that no harm is caused to the existing trees a number of conditions will be attached to permission to ensure that appropriate measures are taken during construction to safeguard their protection. The proposed development is therefore considered to be in accordance with the requirements of Policy OS17 of the adopted Unitary Development Plan and will not have a detrimental effect on the three existing trees.

SUMMARY AND CONCLUSION

The position, scale and detailing of the proposed dwelling is considered acceptable in relation to the neighbouring terraces and the existing mature trees on site. A gap will be retained between the proposal and the neighbouring terrace and as well the back drop of trees will help maintain a sense of openness and visual relief along Arnold Road. As such the proposal is considered acceptable for this site and will preserve the character and appearance of the Conservation Area. The proposal will not give rise to overlooking or loss of privacy to neighbouring occupiers. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD. Given the above this application is recommended for APPROVAL.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2009/1954

Applicant's drawing No.(s) 0858(PL)001, 101, 102, 300, 301; 105.01; 08/2936; 08/2936_ELEV

Subject to the following condition(s)

IMPLEMENTATION

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 new building 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.

RESTRICTION ON FUTURE EXTENSIONS

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

CONSTRUCTION WORK

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

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

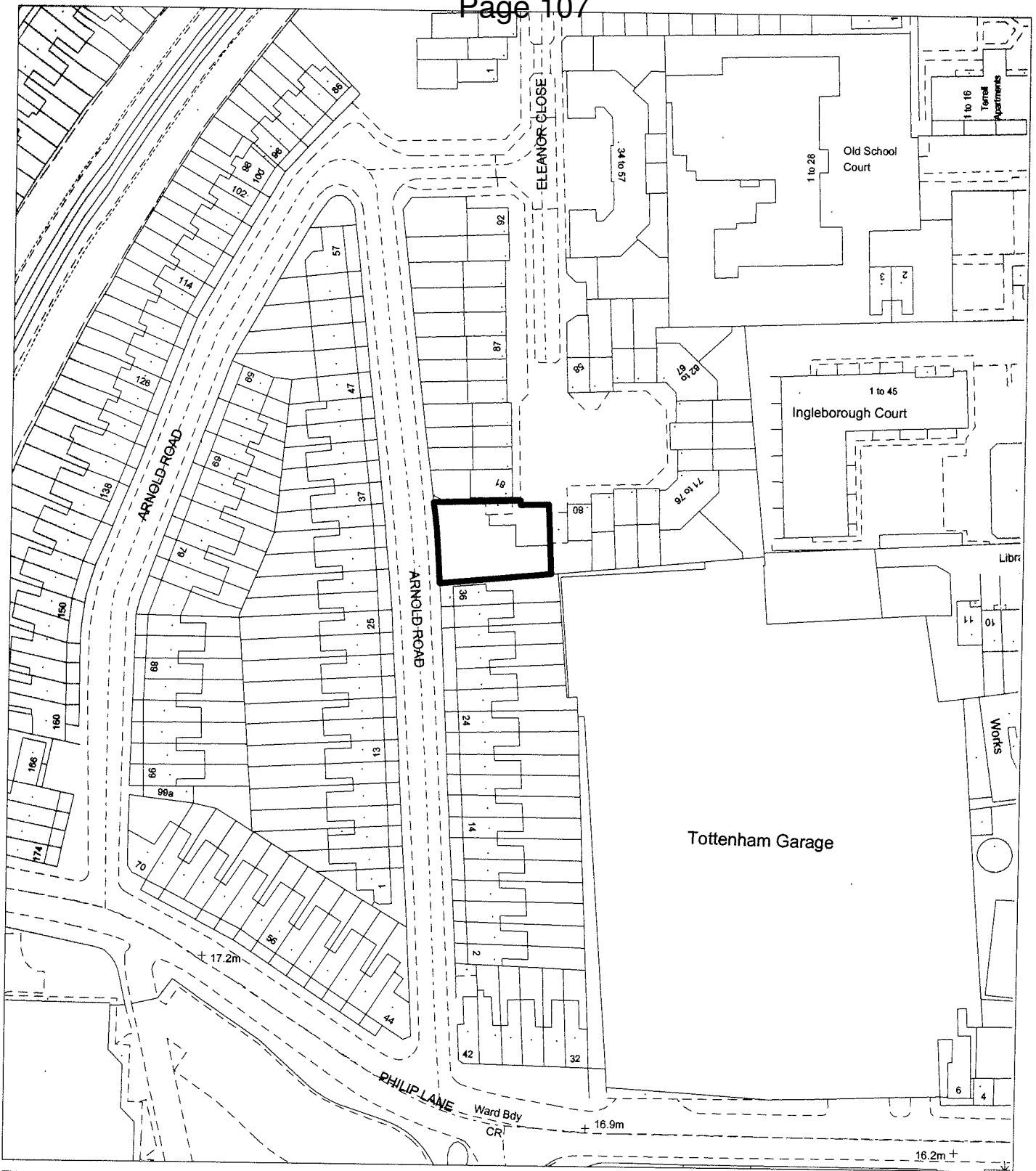
6. Prior to the commencement of the development and to the satisfaction of the Local Planning Authority, tree protective fencing shall be erected on site and thereafter be retained in place until the works are fully complete.

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

REASONS FOR APPROVAL

The position, scale and detailing of the proposed dwelling is considered acceptable in relation to the neighbouring terraces and the existing mature trees on site. A gap will be retained between the proposal and the neighbouring terrace and as well the back drop of trees will help maintain a sense of openness and visual relief along Arnold Road. As such the proposal is considered acceptable for this site and will preserve the character and appearance of the Conservation Area. The proposal will not give

rise to overlooking or loss of privacy to neighbouring occupiers. As such the proposal is considered to be in accordance with Policies UD3 'General Principles', UD4 'Quality Design', G10 'Conservation', CSV1 'Development in Conservation Areas', OS17 'Tree Protection, Tree Masses and Spines' of the adopted Haringey Unitary Development Plan 2006 and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.



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Site plan Land to Rear of Eleanor Close N15

**Directorate of
Urban
Environment**

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Planning Committee 8 March 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/2123

Ward: Bruce Grove

Date received: 16/12/2009

Last amended date: N / A

Drawing number of plans: 231 003D, 065A, 100D, 101D, 102C, 150B, 151B, 152B, 153B, 155; 10110001-101D, 101A, 105A, 106A, 107A, 108A, 109A; CD9807B PL-01, 02, 03; CD9807B; 29248 1, 2

Address: Land between Moira Close & Adams Road N17 6HZ

Proposal: Demolition of Broadwater Farm Primary School and William C Harvey Special School, and redevelopment of the site to provide a purpose-built two storey inclusive learning centre (520 places, primary age) to incorporate Broadwater Farm Primary, William C Harvey and Moselle School Special Schools with associated car parking, external landscaping and new pedestrian and vehicle access from Adams Road

Existing Use: D1 Education

Proposed Use: D1 Education

Applicant: Ms Laura Smeaton- Haringey Council, Children's Services

Ownership: Haringey Council

PLANNING DESIGNATIONS

Retrieved from GIS on 1
8/12/2009UNKNOWN
Road Network: B Road

Officer Contact: Matthew Gunning

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The site is a large site measuring 2.3ha in size located to the north of the Broadwater Farm Estate. The site is occupied by two schools: Broadwater Farm Primary, William C Harvey and also includes part of Moselle schools (the section of the site along Adams Road). All three schools have principal public frontage and access points onto Adams Road which runs East West along the southern boundary of the site. Moira Close runs along the eastern boundary of the site, while Broadwater Farm Children's

Centre adjoins the South-West corner of the site. Broadwater Farm Children's Centre is a modern building (complete in 2005 and a RIBA award winning scheme) which provides an inclusive nursery, a drop-in centre and in addition makes provision for children with special needs. This formed the first phase of the wider Inclusive Learning Campus.

To the north, east and west the site adjoins residential properties: 2- 3 storeys in height (Somerset Close and Lido Square). To the south of the site (on the southern side of Adams Road) are the tower blocks which make up Broadwater Farm Estate; which consist of 12 interconnected buildings named after a different World War II RAF aerodrome and which accommodate approximately 4000 people .The estate was built in the late 1960s.

Lordship Recreation Ground is located to the west of the site. The river Moselle runs through the centre of the parks and in addition cuts through a corner of the application site (Moselle school) where is culverted.

Within the application site itself, is an area of scrub woodland located along the North West corner of the site. This has been fenced off and partly managed as a habitat resource for the primary school, and is referred to as the 'Fox Forest'.

PLANNING HISTORY

HGY/1991/1373 - Erection of a single storey building for use as a day nursery for 3-5 year olds. – Approved 10-02-92

HGY/1992/0763 - Approval of building materials pursuant to planning permission dated 30th February 1991 for the erection of a classroom block. – Approved 21-07-92

DETAILS OF PROPOSAL

The proposal is for the demolition of Broadwater Farm Primary School (BWF) and William C Harvey Special School, and redevelopment of the site to provide a purpose-built two-storey inclusive learning centre with a gross internal floorspace of 5790sq.m to provide 520 places. The proposal will also provide associated car parking, external landscaping and new pedestrian and vehicle access from Adams Road.

The site boundary excludes the majority of the Moselle school site and its Annex (formerly the caretakers house), but includes a section of the site along Adams Road, which will provide car and minibus parking and service vehicle access for the new campus. The future use of the Moselle school building/ site is at this stage unclear.

The objective of the project is to create an inclusive learning centre for primary children, which will combine the existing Broadwater Farm mainstream school and the two adjacent special needs schools; William C Harvey and Moselle School. The secondary element of Moselle and WC Harvey are due to relocate to Woodside High by September 2011.

The accommodation schedule for the campus has been developed with reference to the Department for Children, Schools and Families (DCSF) building bulletins BB99 and BB102, which separately cover the Primary and special needs aspects of the accommodation respectively. The proposal will provide 420 primary school places (designed to meet BB99) and 100 special need's places (designed to meet BB102).

The number of special needs places will grow to 100 in total and it is intended to make places available for children who currently travel to schools outside Haringey. There will be approximately 160 staff.

It is intended that this new facility, along with other local services, will also benefit the whole community providing activities and services for local people of all ages. This might include breakfast clubs, homework clubs, all year-round childcare for children from 0 to 11, parenting support, employment, housing and benefit advice and new sports facilities.

CONSULTATION

Ward Councillors (Bruce Grove & West Green Road)
LBH - Building Control
LBH Arboricultural Officer
LBH - Cleansing
LBH - Transportation Group
LBH - Education - Children & Young Peoples Service
Crime Prevention Officer
Environment Agency
London Fire & Emergency Planning Authority
Flats 1-105 (c) Kenley, Gloucester Road
Flats 1-36 (c) Manston, Adams Road
Flats 1-29 (c) Marlesham, Adams Road
Flats 1-29 (c) Northolt, Griffin Road
9, 11, 15 Adams Road
157 Gloucester Road
1-8 (c) Grants Close
1-56 (c) Lido Square
257- 331 (o) Lordship Lane
1-60 (c) Moira Close
1-108 (c) Somerset Close

PRE-APPLICATION CONSULTATION

As outlined below a wide range of consultation exercises were carried out in 2009 to inform and consult those interested in the project and the broader community:

Tottenham and Seven Sisters Area Assembly (03/03/2009) - A consultation session was held as part of the area assembly and set out the proposals for the campus and sought views from local people on the broad concept of an Inclusive Learning Campus;

Drop-in sessions (on 05/05/2009 & 20/10/2009) held for parents and the local community;

Lordship Recreation Community Festival (12/09/2009) - Local community given the opportunity to see and comment on design;

Design Quality Indicator (DQI) workshops (26/02/2009 & 18/11/2009) with representatives from the schools and the community;

Dedicated web page (set up since early 2009) and dedicated e-mail address;

Broadwater Farm Neighbourhood Newsletter has been created and focuses primarily on the development of the Inclusive Learning Campus and has been used as a way of seeking views and feedback on the project (Three issues with the publication reaching more than 6,000 households);

MP & Members Briefings

Press Releases - to help publicise and promote the project, and engage local people;

Crime Prevention Design Officer (21/10/09) – Officer indicated that the scheme is well on its ways to achieving Secure by Design Certification.

Design Panel Presentation (2/11/2009) - The scheme was presented to the Design Panel who were generally supportive of the design approach and consider arrangement and approach successful in relation to site constraints. A summary of their comments is outlined below which are followed by a comment from the architect.

- Landscape - Careful handling of courtyard and transition spaces required
Comment: Areas already developed and will develop further with school input
- Sustainability - Community heating link insufficient
Comment: Planners support proposed approach of link, reduced CO2 and selected use of renewable.
- Roofs - green roof/modulation of roof for varied internal soffit.
Comment: Provision for future green roof to be made in design. Modulated roof no change proposed
- Query on internal circulation through central halls area
Comment: Layout meets school need for flexibility- no change proposed
- Borrowed light to ground floor corridors - develop approach
Comment: Already included and will develop further
- Materials - use of wider palette in addition to brick
Comment: Wider palette intended: including curtain walling, coloured glazing, cladding, brise soleil and sculptural elements to break up the building

RESPONSES

Environmental Agency - Remove their initial objection provided that the reviewed letter from Robert Cooper of Capita Symonds dated 27th January 2010, referenced RC/ag19958/cs/040815, forms part of this planning application, as an addendum to the Flood Risk Assessment (dated 10th December, referenced 2009CS/040815-001, Revision A) and provided their conditions are imposed on any planning permission granted.

Crime Prevention Officer – Has indicated that he has met with the Architects, Project Officer and School Staff and is impressed with their readiness to include the design principles and requirements contained within ACPO ‘Secured by Design’ (SBO) guidelines. Should this consultation and adherence to the security standards contained within SBD guidelines continue this project will achieve SBD certification.

London Fire & Emergency Planning Authority – Are satisfied with the proposal.

Transportation – To be reported at committee.

RELEVANT PLANNING POLICY

National Planning Policy

PPS 1: Sustainable Development & Climate Change

PPS 9: Biodiversity and Geological Conservation

PPS 10: Waste Management

PPG 13: Transport

PPG 17: Sports and Recreation

PPS 22: Renewable Energy

PPG 24: Planning and Noise

PPS 25: Development and Flood Risk

The London Plan – 2008

2A.1 Sustainability Criteria

3A.18 Protection and Enhancement of Social Infrastructure and Community Facilities

3A.24 Education Facilities

3A.25 Higher and Further Education

3C.21 Improving Conditions for Walking

3C.22 Improving Conditions for Cycling

3D.14 Biodiversity and Nature Conservation

4A.1 Tackling Climate Change

4A.2 Mitigating Climate Change

4A.3 Sustainable Design and Construction

4A.4 Energy Assessment

4A.5 Provision of Heating and Cooling Networks

4A.6 Decentralised Energy: Heating, Cooling and Power

4A.7 Renewable Energy

4A.11 Living Roofs and Walls

- 4A.12 Flooding
- 4A.13 Flood risk management
- 4B.15 Archaeology
- 4C.1 The strategic Importance of the Blue Ribbon Network

Adopted Unitary Development Plan, 2006

- Policy G1 Environment
- Policy G2: Development and Urban Design
- Policy G9 Community Wellbeing
- Policy UD2 Sustainable Design and Construction
- Policy UD3 General Principles
- Policy UD4 Quality Design
- Policy UD7 Waste Storage
- Policy ENV1 Flood Protection: Protection of Floodplain, Urban Washlands
- Policy ENV2 Surface Water Runoff
- Policy ENV3 Water Conservation
- Policy ENV6 Noise Pollution
- Policy ENV7 Air, Water and Light Pollution
- Policy ENV11 Contaminated Land
- Policy ENV13 Sustainable Waste Management
- Policy M3 New Development Location and Accessibility
- Policy M4 Pedestrian and Cyclists
- Policy M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
- Policy M10 Parking for Development
- Policy OS17 Tree Protection, Tree Masses and Spines

Supplementary Planning Guidance

- SPG1a Design Guidance and Design Statements
- SPG4 Access for All – Mobility Standards
- SPG5 Safety by Design
- SPG7a Vehicle and Pedestrian Movement
- SPG7b Travel Plan / SPG7c Transport Assessment
- SPG8b Materials
- SPG8c Environmental Performance
- SPG9 Sustainability Statement Guidance

Other

- CABE Design and Access Statements.
- The Mayor's Energy Strategy (February 2004)

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in respect of this application are considered to be: (1) the principle of development; (2) design, built form and layout; (3) trees, landscaping and open space; (4) transportation, parking and access (5) sustainability, renewable energy and environmental issues and (6) impact on residential amenity.

1 PRINCIPLE OF DEVELOPMENT

The site is well established for education purposes and has been used for such a purpose since the 1960s. However the original 1960s buildings on site are substandard and do not meet modern education needs. The original two-storey Broadwater Farm Primary School and William C Harvey (originally Broadwater Junior Training School) have many later single storey additions which have compromised the external circulation space in terms of management and use. Moselle school is distinctly separate and is single storey with the exception of a roof level greenhouse. Overall the existing building stock on site and the manner in which they are spread across the individual school sites provides a poor quality of environment with a lack of engagement with Adams Road and the Broadwater Farm Estate.

As outlined above the objective of the project is to create an inclusive learning centre for primary children, which will combine the existing Broadwater Farm mainstream school and the two adjacent special needs schools; as well as providing a link to the adjacent Children's centre.

This new learning campus through its layout and physical design will provide a high quality environment which will help stimulate, excite and inspire those attending the school with the additional benefit of providing a facility which can be used by the broader community. The proposed redevelopment of the site will provide a larger and more integrated area of external space to the rear of the site. The new building will also have a clear public frontage onto Adams Road.

The proposal will therefore be strongly in accordance with policy G9 'Community Well Being', which states that development should meet the boroughs needs for enhanced community facilities from population and household growth, with the objective of increasing the overall stock of good quality community facilities, especially in areas of shortage, and to improve existing facilities.

There will be an increase in the capacity of the school as a result of the proposed development; however this is not anticipated to be significant.

2 DESIGN, BUILT FORM & LAYOUT

Design & Built Form

Policy G2 'Development and Urban Design' and UD4 'Quality Design' states that development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment. The objectives of the policy are to promote high quality design which is sustainable in terms of form, function and impact, meeting the principles of inclusive design and supporting sustainable development.

The proposal is to provide a purpose-built two-storey building, consisting of a central building with two x two-storey wings: one sitting at 90 degrees to the main entrance building and the other at an angle greater than 90 degrees.

This central building and two side wings will be sited to reinforce an established building line on the northern side of Adams Road, and also facilitates a direct link (by way of a covered walkway) with the existing Children's Centre to the west. The positioning of the buildings is also set back from Adams Road (by 19m) so as to allow a mini-bus drop-off/pick up area to be created to the front of the site.

The central building or central zone will contain the larger scale spaces such as the hall, gym, dining hall and, a hydrotherapy pool, a library and double height reception space; while the key stage 1 teaching areas will occupy the west wing and key stage 2 the east wing. The creation of two separate teaching wings allow for these parts of the school to be easily closed off so that after hours/ weekend uses can be limited to this central area if required. These three parts of the building will partly enclose a communal space.

The form and siting of the replacement building has been influenced by the requirement to build whilst the existing schools continue on the site, but also a wish to provide a more integrated and larger area of external space to the rear of the site; in addition to protect the habitat area, 'Fox Forest' located within the north-west corner of the site.

The form, siting and design of the replacement building, in particular the central zone, has been designed to give the school a clear public face with a more welcoming presence/ positive relationship with Adams Road and the wider estate. The teaching wings are more private and secure and are located next to the open space as well as secure play/ sheltered play areas to the rear of the site. Both of the teaching wings will also include a first floor roof terrace areas, which can offer future flexibility as secure play, breakout and learning resource.

Materials

The design of the external appearance of the building and its three individual parts is in part influenced by the function of the space internally. The external appearance of the building will be made up of a variety of materials and will include buff stock brickwork, coloured aluminium rainwater cladding, aluminium framed/ timber composite double framed windows, aluminium framed curtain railing and doors, brise soleil and sculptural elements to break up the building. The building will have a flat roof surrounded by a modulated parapet wall. The will have a series of projecting rooflights which will provide natural light to the floors below.

While at this stage it is not proposed to incorporate a green roof on this building, the architects state that the provision for such a feature in the future will be incorporated in the design/ construction of the building. The LPA would welcome the provision of a green roof as it would provide a pleasant aspect for the occupiers the flats within Broadwater Estate who view this property.

Access

The key building entrances will have level thresholds and the entrance doors (some automatic) will comply with Building Regulation Part M. All glass doors / glazed screens will include manifestation at two heights. There will be two entrances to either side of the school, which will have careful signposting to avoid confusion

The approach entrance doors will have a level shared surface with the road and car parking bays. The reception area will comply with Part M detailing in regards multi-height counters and induction loops/communication aids etc.

The central facilities area of the school will have open access along their corridor routes with doors held open on electro-magnetic catches, whilst the KS1 and KS2 teaching wings will have secure access due to the nature of the children's security needs. Corridor widths will comply with BB102 in teaching areas with routes over 2.7m wide, whilst short access routes into offices for staff/visitor only areas will comply with Part M with 1.2m corridor widths. All doors will have 300mm clearance beyond their leading edge. All single door widths into classrooms/offices will have clear opening widths of 900mm with double (corridor) doors having clear opening widths of 800mm per leaf.

The upper floor levels of the school will be connected by stairs and two. Both lifts will be fire protected for evacuation and measure 1400mm deep x 2000mm wide to enable use by 2 wheelchair users and carers simultaneously with a 1100mm clear opening door width.

There will be no security access barriers to the main entrance as the school's approach is to set the boundary fence back behind the building line to encourage a sense of openness and normality rather than high fencing. In terms of pedestrian access to the site there will be two main pedestrian/cycle access points controlled by gates.

3 TREES, LANDSCAPING & OPEN SPACE

Trees

The existing site has substantial vegetation cover with circa 100 existing mature trees including those within the Fox Forest area to the north-west of the site. Along the front of the three school sites there are a combination of trees and hedging, in particular a small semi circular grassed area which contains a number of semi mature trees. Along the back boundaries of the site there are a number of trees, in particular along the boundary with Moira Close. There are no protected trees (TPOs) on site but rather the majority of trees are semi mature – young with no 'A Category' trees according to the BFILC 'Ecological and Arboricultural Assessment' January 2009. A landscape masterplan (prepared by Chris Blandford) has been submitted with the planning application and indicates that as many of the existing trees as possible will be retained.

Landscaping

The landscaping plan proposes a number of different landscape elements and useable external spaces: such as a central community area which will include a community space amphitheatre and community space sensory garden; a wildlife pond and horticultural area; external teaching area directly adjacent to classrooms; hard and soft play areas sand and water play area; as well as a multi use games area (MUGA).

The MUGA will be 37m x18.5m and will be positioned in the north-east corner of the site, next to Moira Close. This space will be externally lit and will be used until 21:00. In addition screen planting is proposed between the MUGA and the boundary with Moira Close. A condition will be placed on this consent requiring further details in respect of the fencing, surface and lighting associated with this proposed MUGA.

The space to the front of the school will have soft landscaping, additional tree planting a shared surface with varied surface treatments. As shown on Landscape Masterplan Drawing some of the existing trees to the front of the site will be retained with additional tree and shrub planting to provide a green edge to the front of the site.

Impact on Ecology

As part of the Screening Opinion submitted to the LPA a Phase 1 Ecology and Arboricultural assessment was submitted. In this study it is stated that no evidence of bat activity was recorded on site during the daytime inspection. One ash tree in the north of the site and a small number of trees within 'Fox Forest' copse are identified to have low-level potential to support roosting bats. All are recommended to be retained, however, where felling or selective lopping cannot be avoided, precautionary advance elevated inspection by a bat worker is recommended.

This Phase 1 report makes the following recommendations:

- Checks for reptiles and amphibians to be carried out before clearing site vegetation;
- Checks for presence of bats before any felling or lopping of trees;
- Checks for presence of bats before demolition of eight structures identified as having low level potential to support roosting bats;
- Further investigations for reptiles/ great crested newt if there is encroachment into the 'Fox Forest' area.

Overall it is accepted that the scheme has been well designed to minimise the loss of habitats, in particular through the retention of a high number of trees on site and the siting of the building away from Fox Forest'.

4 TRANSPORTATION, CAR PARKING & ACCESS

In accordance with the requirements of SPG7c a Transport Assessment has been prepared by Colin Buchanan. The Traffic Assessment provides an assessment of the likely traffic generation associated with the proposed development, an assessment of the impact of the development on the local road network and an assessment of the accessibility of the site.

Public Transport Accessibility

The application site is located within a low PTAL area of (1b).

Vehicle Accesses and Parking:

There will be four access points along Adams Road to the new campus. The two western access will operate as the public entry and exit with space for parking seven mini buses to park and drop off children while still maintaining a flow of traffic through the 'Arrivals' space. There will also be provision for three disabled visitor parking spaces to the front of the school. The majority of children with special educational needs will be dropped off and collected each day via mini bus. Staff parking (30 spaces) will be provided to the east of the site in front of Moselle School. This car park will have its own separate 'in' and 'out' access from Adams Road. Given the school is not located within an area of high public transport accessibility this level of car parking is considered acceptable. The refuse bins will be sited in an area directly adjacent to the car park

Traffic Generation

The proposed 'Inclusive Learning Centre Campus' will accommodate a total of 420 pupils and 100 SEN (Special Educational Needs) children and 150 staff. This would slightly increase (3%) the number of pupils from 505 to 520 and reduce (29%) staff numbers from 193 to 150.

Bearing in mind the presence of three schools on this site and bearing in mind the new purpose build inclusive learning centre will only lead to a very marginal increase in public numbers, the expected level of projected increase in vehicular trips would be minimal.

The use of this building for community use may increase the numbers of visitors to the site, and therefore traffic and car parking demand, however the new staff/visitor car park could accommodate visitors when staff leave work in the evening and when it is free at the weekend. Any overspill parking could be accommodated on adjacent roads.

It is deemed therefore that because of the very low level of projected increase in pupil numbers, together with the adequate car parking provision on site and the provision of a dedicated dropped off/ pick up area, the traffic impact of this development on the adjoining roads will not be significant.

Walking/ Cycling

Approximately 15 cycle stands are proposed to be local in a cycle storage area (of approximately 20 sqm) between the arrivals area and the servicing/delivery area.

5 SUSTAINABILITY, RENEWABLE ENERGY & ENVIRONMENTAL ISSUES

Sustainability

Policy G1 “Environment”, states that development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources. The objective of the policy is to facilitate developments which protect and enhance the environment and operate in a sustainable and environmentally friendly manner. The Council will seek to ensure development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage systems, permeable hard surfacing and green areas, biodiversity potential, energy efficient boiler systems.

In accordance with the requirement of SPG9 a ‘Sustainability Statement and Checklist’ has been submitted with this application. The proposals scores high on the Council’s sustainability checklist as the scheme incorporates a number of sustainable measures: namely by:

- Solar Thermal preheating hot water and hydrotherapy pool;
- Rainwater harvesting for wc’s and watering;
- Heat recovery to pool air system and some minor ventilation systems;
- Natural ventilation via night venting and wind chimneys;
- Exposed thermal mass to internal surfaces;
- Controlling solar heat gain via shading;
- Voltage optimisation;
- recycled/recycled materials in construction;
- on site recycling and composting facilities;
- Low energy and LED light fittings.

It is proposed that the development shall achieve a BREEAM excellent rating at a minimum.

Building Fabric/ Insulation./ Ventilation

The proposed building, which will be a concrete structure with flat roof slabs, will prove a high thermal mass/ high value thermal insulation values, air tightness and overall will achieve a high standard of energy performance to meet compliance with the new Part L2A Building Regulation Approved Document 2010.

While it is accepted that thermal mass, in conjunction with natural ventilation only offers limited capacity to moderate summertime temperatures the building will be designed to avoid the need to install an energy-hungry air-conditioning system at the time of construction or to retro fit in the future.

The proposed development will seek to optimise natural ventilation through the use of automatic and manual opening lights used in conjunction with vertical shafts terminating in natural ventilation turrets extending above the roof parapet. In addition night time cooling module to cool the structure by using the lower night time ambient temperatures that can then be used the following day to provide passive cooling.

Such measures will contribute to creating a 'passive' building in terms of energy demand and this will help reduce the overall carbon footprint of the building.

Connection to BWF estate community heating system

The proposal is to connect to the Broadwater Farm community heating system (a 4 year old plant). The scope of works and costings of this proposal have been carried out with Homes for Haringey. The availability of the community heating system (within 100m and with one public road crossing), has been identified as the preferred heat energy supply method for the development. The 1.6MW capacity is understood to be less than 45% utilised at present, leaving over 800kW available for new loads. The estimated total heating and domestic hot water load for this development would be in the order of 650kW.

The central district plant would increase in efficiency as utilisation increases, and scale economies with the natural gas contract tariff may be possible. Furthermore, any future developments of the central facility (for example, combined heat and power, renewable provision etc.) would enable subscriber participation in centralised carbon reduction measures, without further investment in, or disruption to, individual sites. This connection to the system would also maximise return on the investment in this community heating infrastructure.

The anticipated electrical power capacity required for the development is currently estimated at 225kVA. This would require a chargeable substation upgrade costing approximately £50,000.

Use of Renewable Energy

In accordance with the requirements of the London Plan, an assessment of the potential contribution of renewable energy technologies for this development was undertaken. In line with the London Renewable Toolkit, published by the GLA.

A list of potential renewable technologies were considered, namely: wind, photovoltaics, solar hot water systems, solar photo-voltaics biomass heating, biomass combined heat and power, ground sourced heating and ground sourced cooling. It is accept that the over-diversification of renewable technology on a single site can result in excessive complexity, commissioning difficulties, operational confusion and increased maintenance costs. The following technologies have been eliminated.

Biomass - With this development, the use of the central 'district' heating distribution system eliminates the need or the relevance of biomass as an on-site renewable energy source.

Solar Thermal - Panels are appropriate to situations where a consistently high domestic hot water demand can be predicted, or a consistent heating demand in summer periods exists.

Ground and Air Source Heat Pumps GSHP - Requires a very large area of suitable ground in which to install 'collector' pipes, and the capital cost of installation can be at least twice that of the equivalent capacity natural gas boiler plant.

Combined Heat and Power (CHP) - With this development, the use of the central 'district' heating distribution system eliminates any role for local, onsite CHP, and it may therefore be disregarded.

Wind - Wind velocity is unlikely to be sufficient to give a constant wind speed of about 12 m/s. The mean wind speed on the application site measured at 10m above ground is 4.5 m/s.

The following technologies have been included.

Voltage Optimisation (VO) - This is electrical energy saving technique, whereby a specialist optimisation device is installed in series with the mains electricity supply to site to give an optimum supply voltage for the site's equipment. This is an emerging technology in the UK.

Solar Photo-Voltaics ('PV') - The provision of PV solar panels for on-site renewable micro-generation will be incorporated in the proposal. However, as outlined in the energy report for this application, PV arrays and the associated controls remain expensive; even after receiving a 50% grant under one of the government sponsored finance schemes. As stated in the energy report accompanying this application further investigations, including an assessment of the shading effect of nearby buildings and trees, it is proposed to incorporate an array of approximately 25m² of solar photo-voltaic ('PV') panels on to the vertical south elevation of the building.. The estimated power yield is expected to be in the order of 3,000 kWh - 4,000kWh per year from the proposed 4kW nominal power output array.

The inclusion of PV solar panels will represent a relatively small contribution to the building's power needs. The economic case for installation of a PV array is strengthened when the availability of up to 50% grant finance for initial installation is coupled with the introduction of new 'Feed-In Tariffs' from April 2010. Provided certain conditions are met, these will enable the centre to derive an income from electricity generated for the own use, as well as an enhanced incentive to export unused power to the grid.

Flooding

A Flood Risk Assessment and Surface Water Drainage Strategy (prepared by Capita Symonds) was submitted with the application. The site falls within a flood zone 1 area (low probability -less than 1 in 1000 annual probability). Planning Policy Statement

PPS25 that there is no restriction to the development in zone 1 areas does not pose any risk.

The report shows that the three school sites each have a fully maintained and functional positive gravity surface water drainage system which discharges into the culverted section of the Moselle Brook at two locations. The current surface water discharge rates from the main school site was assessed and this rates was used to set the future discharges rates and required storm water attenuation features and volumes for the redevelopment.

The site investigation strongly recommends surface water runoff from the re-development should be piped away, due to the underlying London Clay strata and due to soakaway drainage not being fully effective on site. Taking account of the site constraints and to maintaining in part the current prescriptive discharge rates from the site into the Moselle culvert, by restricting the flows by 50% of the existing discharge rates a surface water drainage strategy was developed which included Sustainable Urban Drainage Systems, such as permeable paving and a rainwater harvesting system.

The assessment shows that by restricting the existing discharge rate by 50%, a 20% allowance for climate change on actual existing discharge rates and a further 30% for flood mitigation measures to the offsite receiving drainage network can be provided whilst ensuring that the attenuation and SUDS can be effectively incorporated into the site layout to provide this level of betterment above that of the existing site if not redeveloped.

It has also been shown that through possible proposed works to the future vacated Moselle School, a further betterment can be achieved of approximately 16% reduction in existing / surface water discharge which overall provides an approximate betterment of 66%.

The surface water drainage strategy shown included within the FRA is based on incorporating permeable materials; such as wooden decking, paving slabs with open joints, gravel path and additional areas of soft landscaping. These materials have been specified to reduce the impermeable areas of the site which generate surface water run off and also prove alternatives to discharging into the Moselle Brook. The increase areas of soft landscaping on site will also help reduce water run-off.

Additional information/ clarification was provided by the applicant to the Environmental Agency to address their concerns, therefore removing their objection to the proposal subject to appropriate conditions being imposed.

Environmental Impact Assessment

In line with the requirement of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 which requires urban development projects with a site area greater than 0.5 hectares, to submit a screening opinion to the LPA to assess the requirement for an Environmental Impact Assessment (EIA). A screening opinion was submitted to the LPA.

As the proposed redevelopment of this site involves a reduction in building coverage of the site and does not encroach into the area of scrubland, known as the Fox Forest, the LPA did not anticipate the environmental impacts to be significant and as such did not require an EIA to be submitted.

Archaeology

An archaeological assessment to identify the extent of the archaeological resource of the site and to assess the likely impacts of the proposal on that resource has been submitted with the application.

This assessment has shown that prior to the construction of the Broadwater Farm Estate during the late 1960s and 1970s the proposed development site remained as open fields. It was part of a recognisable block of land between Lordship Lane (A109) and a loop in the Moselle River that had survived relatively unaltered since at least the early 17th century. The Lordship Recreation Ground is the last remaining remnant of those fields.

There are no known archaeological sites or features within, or particularly close to, the proposed development area and the construction of the current schools, which involved potentially significant ground disturbance. Furthermore, the site is covered in a herringbone pattern of land drains that will also have caused extensive ground disturbance. The potential for previously undiscovered archaeological sites or features associated with the proposed development are considered low.

6 IMPACTS ON LOCAL RESIDENTIAL AMENITY/

Bearing in mind the existence of these three schools on this site, with their associated external play space; the proposed redevelopment of this site with a purpose build inclusive learning centre will not lead to an intensification in the use of this site and as such the proposal will not adversely affect the amenities of nearby residents. Overall the design and siting of the new school building and its various external play spaces have been well designed to minimise its impact on the residential amenities of nearby residents; in particular through the retention of trees and proposed additional planting along the boundaries with neighbouring residents.

As outlined above a MUGA will be positioned in the north-east corner of the site, next to Moira Close. This space will be externally lit and will be used until 21:00. Bearing in mind that there is already a hard surfaced play area already in this part of the site the principle of a MUGA space is considered acceptable. There are no windows on the rear elevation of the nearby blocks in Moira Close. In addition as shown on the proposed landscaping plan an additional screen planting is proposed between the MUGA and the boundary with Moira Close. A condition will be placed on this consent to limit the hours of use of the MUGA.

SUMMARY AND CONCLUSION

The proposed development will involve a comprehensive redevelopment of this site to provide a purpose-built inclusive learning centre with associated external play space and landscaping. The proposal will provide a high quality education facility which will provide enhances opportunities for teaching and learning, with wider benefits to the local community through opportunities for additional activity outside of normal school hours. The scheme has been designed sensitively in relationship to adjoining residential properties and the ecological area on site.

Having considered the proposal against the adopted Haringey Unitary Development Plan and adopted Supplementary Planning Guidance and taking into account other material considerations, Officers consider the proposed development to be acceptable and that planning permission should be granted subject to appropriate conditions.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2009/2123

Applicant's drawing No.(s) 231 003D, 065A, 100D, 101D, 102C, 150B, 151B, 152B, 153B, 155; 10110001-101D, 101A, 105A, 106A, 107A, 108A, 109A; CD9807B PL-01, 02, 03; CD9807B; 29248 1, 2

Subject to the following condition(s)

IMPLEMENTATION

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 and in the interest of the visual amenity of the area.

4. Notwithstanding any indication on the submitted drawings, details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The walls/gates/fencing/railings/enclosures shall be erected in accordance with the approved details following completion and occupation of the building hereby approved.

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

SITE LAYOUT/ NATURE COSERVATION

5. Notwithstanding any indication on the submitted drawings details and samples of the materials for those area to be treated by means of hard landscaping (permeable surface) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter the hard landscaping shall be carried out in accordance with the approved details following completion and occupation of the building hereby approved.

Reason: In order to retain control over the external appearance of the development and to provide a permeable surface for better surface water drainage on site.

6. Notwithstanding the details of landscaping plan a schedule 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. Thereafter the approved scheme of planting and landscaping (as shown on drawing 10110001-101-REVD) shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the completion of development. 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, shall be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure a satisfactory setting for the proposed development and in the interests of the visual amenity of the area.

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

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

8. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) CS/040815-001, Revision A, 10th December 2009 and the following mitigation measures detailed within the FRA:

- 1). Limiting the surface water run-off generated by the 1 in 100 year critical storm, taking into account the effects of climate change, to 86l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- 2). Provision of flood storage on site to attenuate all storm events up to and including the 1 in 100 year event, taking into account the effects of climate change.
- 3). Provision of suitable SUDS features including rainwater harvesting.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

9. The development shall not begin until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and to improve and protect water quality

10. 15. Prior to construction of the Multi Use Games Area (MUGA), details of the proposed, location, specification and operation of the floodlighting shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in complete accordance with the approved detail. The MUGA shall not be used other than between the hours of 08.00 and 21.00.

Reason: To ensure the proposed floodlighting shall not have a detrimental impact on neighbouring properties and their residential amenity.

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

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

TRANSPORTATION

12. Prior to the occupation the building hereby approved, 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 reduce reliance on private motor vehicles.

SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

13. No development shall take place until the applicant has submitted to the Local Planning Authority for approval an independently verified BREEAM report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the occupation of the development.

Reason: To ensure that the proposal complies with the principles of sustainable development

14. Prior to the implementation of the consent hereby approved details of on-site equipment for the provision of renewable power generation for the building shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that at least 20% of all energy requirements within the resulting development are sourced from renewable energy sources. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

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

CONSTRUCTION

15. No development hereby permitted shall commence until a Demolition Method Statement has been submitted to and approved by the Local Planning Authority. The statement shall include a methodology for demolition, mitigation for impacts arising from demolition (including dust and noise) and the named contractor(s). Thereafter, all demolition shall be undertaken in accordance with the approved statement unless otherwise agreed with the Local Planning Authority

Reason: In order to minimise the impact of the works on the amenities of neighbouring occupiers.

16. The construction works of the development hereby granted shall not be carried out before 0730 or after 1830 hours Monday to Friday or before 0800 or after 1300 hours on Saturday and not at all on Sundays or Bank Holidays.

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

17. Prior to the commencement of work a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

INFORMATIVE: In order to check that the proposed stormwater system meets the Environmental Agency requirements, the agency require that the following information be provided:

a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds and soakaways. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

b) Confirmation of the critical storm duration.

c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.

d) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.

e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.

f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

REASONS FOR APPROVAL

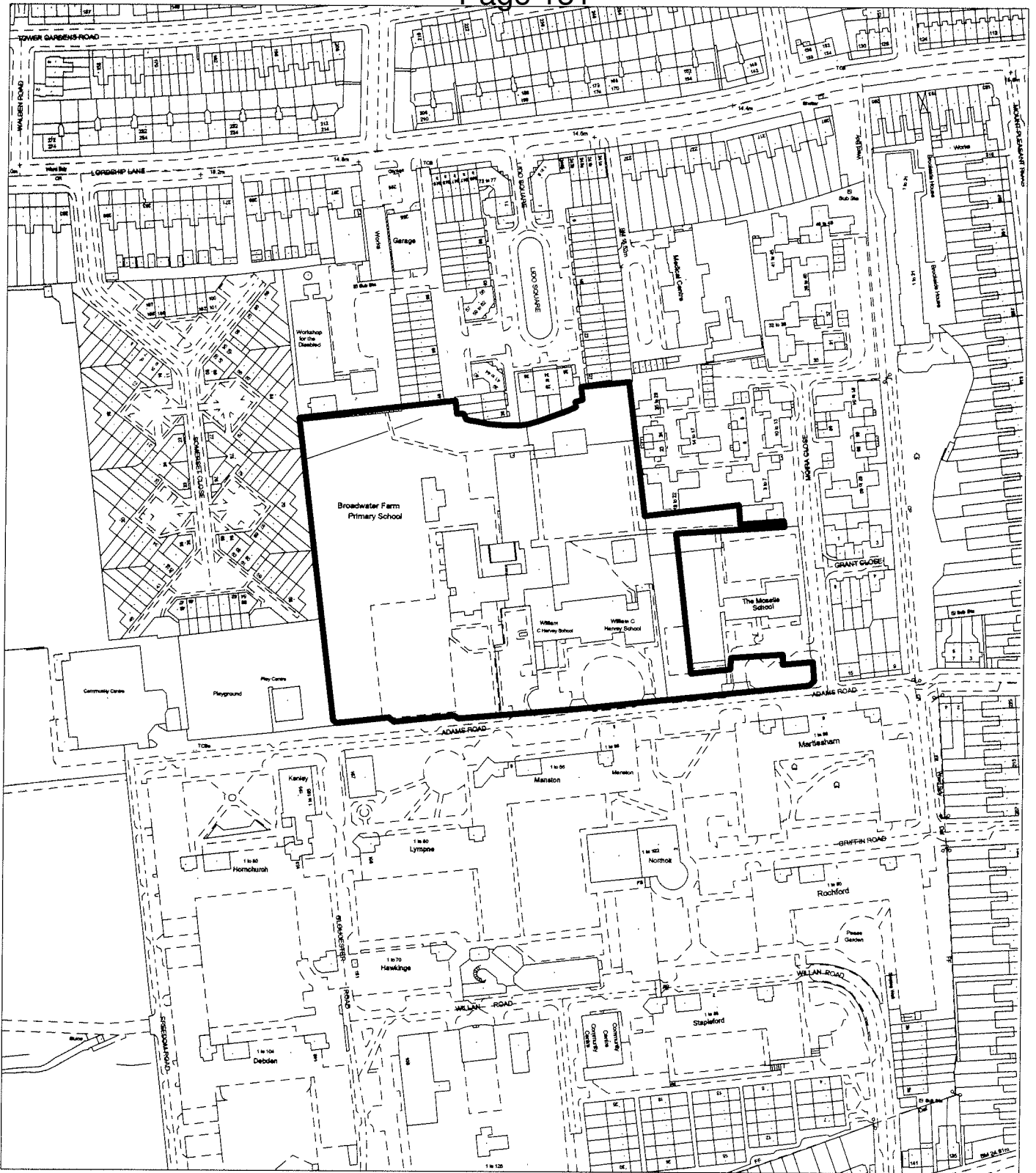
The reasons for the grant of planning permission are as follows:

(a) The proposal is acceptable for the following reasons:

l. The design, form, detailing and facing materials of this purpose-built inclusive learning centre and associated external play space and landscaping are considered acceptable;

- II. The proposal will deliver a significant amount of high-quality affordable extra care housing for the Borough; identified as a particular need;
- III. The proposal will provide a high quality education facility which will provide enhances opportunities for teaching and learning, with wider benefits to the local community;
- IV. The scheme has been designed sensitively in terms of environmental, ecological and sustainability issues and in terms of its relationship with neighbouring properties.

(b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following G1 'Environment', G2: 'Development and Urban Design', G9 'Community Wellbeing', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', ENV1 'Flood Protection: Protection of Floodplain, Urban Washlands', ENV2 'Surface Water Runoff' and OS17 'Tree Protection, Tree Masses and Spines' and supplementary planning guidance 'PG1a 'Design Guidance and Design Statements', SPG4 'Access for All - Mobility Standards', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG7b 'Travel Plan', SPG7c 'Transport Assessment', SPG8b 'Materials', SPG8c 'Environmental Performance' and SPG9 'Sustainability Statement Guidance'.



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Site plan

Land between Moira Close & Adams 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

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	Scale	1:2500
	Date	08/03/2010

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Planning Committee 8 March 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/1830

Ward: Bounds Green

Date received: 26/10/2009

Last amended date: N/A

Drawing number of plans: JW347-100 Rev A; 101 Rev A; 102 Rev A; 103 Rev B; 104 Rev B; 105 Rev B; 110 Rev B; 111

Address: Land rear of Corbett Grove N22 8DQ

Proposal: Erection of 6 x two and three storey three bedroom dwellinghouses with associated car parking (8 spaces) and landscaping

Existing Use: Vacant Land to the Rear of Corbett Grove

Proposed Use: Residential

Applicant: Mr Eisner

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions and S106 Legal Agreement

SITE AND SURROUNDINGS

The application site is a blackland site consisting of two separate parcels of land of irregular shape, located to the rear of the council flats of Corbett Grove. One piece of land is accessed off Bounds Green Road and the other off Imperial Road. The northern most part is 820m² and the southern part 1812m². The total site area is therefore 2632m². Behind the proposal site is the Hertford Loop Railway line. This railway land is designated as an Ecological Corridor. The land is currently vacant and overgrown with dense vegetation. The site is not located within a Conservation Area.

PLANNING HISTORY

Planning HGY/2009/0606 REF 02-06-09 Land rear of Corbett Grove London - Erection of 9 x two / three storey dwelling houses comprising 6 x 3 bedroom and 3 x 4 bedroom, with associated car parking (6 spaces) and landscaping.

DETAILS OF PROPOSAL

This application seeks planning permission for the erection of 4 x 2 storey three and bedroom dwelling houses and 2 x 3 storey three bedroom dwelling houses with associated car parking (8 spaces) and landscaping. The six dwellings will consist of two pairs of semi-detached dwellings and one pair of linked detached dwellings. The site is split into two areas, the northern most part being 540m² and the southern element being 1812m². The total site area is 2352m². The two separate parcels are separated by a green zone which is 1192m².

CONSULTATION

Thames Water
Network Rail
London Fire and Emergency Planning Authority

Haringey Transportation Team
Haringey Waste Management
Haringey Building Control

Ward Councillors

1 – 34 (c) Corbett Grove, N22
30 – 54 (e), 29 – 93 (o) Imperial Road, N22
69 – 117 (o) Bounds Green, N22
69a, 69b, 83a, 99a, 99b, 107 a – e (c), 117a Bounds Green Road, N22
1 – 9 (c) Trinity Court, Trinity Road, N22
1 – 20 (c) Barnes Court, Clarence Road, N22
85 – 89 (c), 89a, 90 Trinity Road, N22
1 – 9 (o), 2 – 12 (e) Whittington Road, N22
2 – 68 (e) Welsh Methodist Church, 1 – 47 (o) Palace Road, N22
1 – 6 (c) Bailey Close, N22
120 – 129 (c) Bailey Close, N22

RESPONSES

Network Rail

With reference to the protection of the railway, Network Rail has no objection in principle to the development and no further comments to make on the above application other than those returned to the original application ref. HGY/2009/0606 as detailed below which still apply.

The proposed development is located adjacent to a railway Light Maintenance Depot and as such the Developer should be aware that issues such as operational noise, vibration and lighting need to be taken into account.

With reference to the protection of the railway, NR has no objection in principle to the development but have some requirements which must be met, especially with the close proximity to the development of an electrified railway. The full lists of conditions are contained within the file and would be attached to planning consent should the application be granted permission.

- All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soak-aways must be located so as to discharge away from the railway infrastructure.
- All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.
- All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur.
- Security of the railway boundary will require to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Territory Outside Parties Engineer.
- Although the existing NR fence is adequate in preventing trespass there will inevitably be pressure from the new residents to soften or even attempt to alter its appearance. It should be noted that our fence should not be altered or moved in any way and nothing should be put in place to prevent us from maintaining our boundary fence as we are obliged to do so in law. It is our experience that most developments seek to provide their own boundary enclosure so as to avoid such future problems. It would also help to reduce the impact of railway noise. We would advise that the developer should provide a trespass proof fence adjacent to Network Rail's boundary (minimum 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged
- The Developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a

worst case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

Network Rail is required to recover all reasonable costs associated with facilitating these works.

It is realised that much of the above does not apply directly to the application but should be taken into consideration as appropriate. Nevertheless it gives a useful guide as to the considerations to be taken into account in relation to development adjacent to the railway. I would advise that in particular the boundary fencing and soundproofing should be the subject of conditions, the reasons for which can include the safety, operational needs and integrity of the railway. For the other matters we would be pleased if an informative could be attached to the decision notice.

Thames Water

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

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

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

London Fire and Emergency Planning Authority

London Fire Authority was initially not satisfied with the proposal due the plans being inadequate to assess the access requirements for the fire brigade. Since this time the applicant has advised (email 26th January) that they would provide domestic sprinkler protection to the northern part of the site in order to satisfy fire regulations and building regulations. The London Fire and Emergency Planning Authority have advised (email 27th January) that the provision of sprinklers to the British Standard would overcome the issues with fire brigade access to part of the site and agree that in the scheme appears ok in principle. A condition of consent will require further consultation and approval by LFEPA prior to the commencement of works.

Haringey Building Control

Building Control also advised that the plans did not clearly show access for fire fighting vehicles. Amended plans have now been provided and the issue is discussed above under comments from London Fire and Emergency Planning Authority.

Haringey Transportation Team

The site indicates a PTAL level of 4 and 5 across the site, which indicates a moderate to high level of Public Transport Accessibility to transport services. Also the area has not been identified within the Council's SPG as that renowned to have car parking pressure. The proposed development is located in an area within a short walking distance from Bounds Green Road which provides some bus services (some 10 two-way, bus trips per hour) for connections to Turnpike lane and Edgware Road. The application site is also within walking distance of both Bounds Green Underground Station and Bowes Road Network rail Station which provide services into London.

The applicant has proposed a total of 8 off street parking spaces this includes the provision of a 6.00m vehicle circulatory area which would be in accordance with the required standards in the 2006 Adopted UDP and would minimise the impact on both the parking and the adjoining highway network we have considered that the proposed development would not have any significant impact existing highway network.

The applicant has indicated that the southern end of the site will be accessed from Imperial Road (Housing Estate Road) It should be noted that as highway authority we would not be looking to adopt this section of highway as public highway maintainable at the public's expense. The access road for the development would not be adopted as public highway as it would only serve this relatively small residential development and does not form a link in the highway network or form a useful extension to an existing highway.

My one concern with regard to the above would be the length of the proposed pathway to link the car parking area to the two proposed semi detached dwellings at the north of the site, that a resident disabled resident would have traverse to gain access to the dwellings at the north of the site once they have parked up any vehicles in the car parking area, this would not be grounds for an objection on transport or highway grounds.

Subsequently the transportation and highway authority would not object to this application

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

Haringey Waste Management

Each house in this proposed development would require the bin storage area to be of sufficient size to accommodate the following; 1 x 240ltr refuse bin, 1 green recycling box, 1 x organic waste caddy & 1 garden waste bag.

I am however concerned about the access to these properties by the waste and recycling collection vehicles.

Block A will require access from Corbett Grove, as the exit onto Bounds Green Road is at the pedestrian crossing. RCV's cannot stop within the zigzags to make collections therefore the collections will have to be made from Corbett Grove, this being the case the maximum distance for the movement of waste or recycling with a wheelie bin is 25mtrs. It would appear from the drawings provided that the distance from the bin store is greater than this.

Block B&C are accessed from Imperial Road, Waste collection crews already experience server problems with the collections from the existing properties at the end of this close, if an entrance is to be formed at the end of Imperial Road some work will be required at the end of this road to ensure the RCV's can access the site unimpeded which is not the case at present when servicing the existing properties in Imperial Road.

The applicant provided the following comments: "In response to your comments with regard to the refuse collection point on Bounds Green Road, we have relocated the bin store for these properties to within the southern part of the site. It has been clearly demonstrated that a refuse truck can access and exit the site via Imperial Road in a forward gear; therefore all waste can be collected from within this area. It is not uncommon, particularly in gated communities, for residents to take their refuse to a location accessible for collection. An allocated bin store has been provided specifically for the sole use of these residents, which can be accessed via a pleasant, maintained area of soft landscaping to the middle section through which a path connects the two parts of the site. This section of land is under the same ownership, and will be fully maintained and subject to further details with regard to landscaping".

Haringey Waste Management Team provided the following comments in response to the above "The amended drawings show that the refuse and recycling for block A is now situated at the southern end of the site and that provision has been made to turn the collection vehicles around on the site which is fine.

However there is the problem that the distance from these houses to the bin store is considerably greater than the distance from the north end of the development to Bounds Green Road. From past experience I must advise you that rather than use the refuse storage facility the occupants of these houses will no doubt use the north exit and dump the refuse and recycling by the exit onto Bounds Green Road which is unacceptable.

The developer will need to put some form of agreement in place that the freeholder/ leaseholder signs which stipulate that the occupants are made aware where their refuse and recycling storage is and that they will not dump in Bounds Green Road. Once this agreement has been signed a copy of this signed document will need to be forwarded to Chris Collings contract monitoring officer Environmental Resources”.

The advice within the final paragraph will be added as a condition of consent.

RELEVANT PLANNING POLICY

National Planning Guidance

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

The London Plan

Haringey Unitary Development Plan (2006)

UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
UD10	Planning Obligations
HSG1	New housing developments
HSG4	Affordable housing
HSG10	Dwelling mix
M3	New Development Location and Accessibility
M10	Parking and Development
OS17	Tree Protection, Tree Masses and Spines

Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance
SPG5	Safety by Design
SPG7a	Vehicle and Pedestrian Movement
SPG8a	Waste and Recycling
SPG8b	Materials
SPG8c	Environmental Performance
SPG8d	Biodiversity, Landscaping & Trees
SPG10	The Negotiation, Management & Monitoring of Planning Obligations
SPG10c	Educational Needs Generated by New Housing Development
SPD	Housing

Government guidance on planning issues is set out in a series of Planning Policy Guidance Notes (PPGs). PPGs are currently in the process of being replaced with Planning Policy Statements (PPSs). PPS1, PPS3, PPG13, PPG15, PPG16, PPS22 and PPG24 are considered relevant in this case.

National Planning Policies

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

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

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

PPS 22 – Renewable Energy - PPS22 is intended to highlight the principles of the government following targets set in the Energy White Paper: "Our energy future: creating a low carbon economy". The PPS states that this can be achieved through the provision of renewable energy, improvements in energy efficiency and the development of combined heat and power.

Regional Planning Policies

The London Plan (2008)

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

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

Local Planning Policies

Haringey Unitary Development Plan (2006)

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in regards to this application are considered to be (1) Principle of Residential Use; (2) Density, Design and Layout and Overlooking/Privacy (3) Trees and Biodiversity (4) Access and Parking (5) Sustainability

(1) Principle of Residential Use

Policy HSG1 states that new housing developments will be permitted provided that the site is appropriate, having regard to the sequential approach which favours the redevelopment of existing housing sites or re-use of buildings, including empty properties. Policy HSG2 states that a change of use to housing will be considered provided the building can provide satisfactory living conditions.

The current proposed development has reduced the amount of accommodation being proposed compared to the previously refused scheme. The six residential units (as opposed to the previously proposed 9 units) is considered to be a more appropriate density for this backland site which is constrained by its position between the existing residential development on Corbett Grove and the Railway. As such, the principle of residential on this site is considered appropriate and in line with policy HSG2 and SPG3c.

(2) Density, Design and Layout & Overlooking and Privacy

The London Plan sets out a number of different density ranges to be achieved depending on the local context and public transport accessibility. The council considers the public transport accessibility level (PTAL) for this site to be 4 and 5 across the site. As such, on the basis that the site is within a suburban location with low level parking provision (less than 1 space per unit) the density range could be 250 – 350 hr/h.

The site is split into two areas, the northern most part being 540m² (0.054 ha) and the southern element being 1812m² (0.1812ha). The total site area is 2352m². The two separate parcels are separated by a green zone which is 1192m². As such the northern part of the site has a density of 148 habitable rooms per hectare (hr/ha) and the southern part of the site has a density of 88.30 hr/ha. As such, the scheme is below the specified density range set out in the

London Plan however, given this is a backland site, a lower density is considered to be appropriate. Furthermore, SPG3c states that density standards will not generally apply to backland sites.

However, density itself is not the key issue, but rather the manifestation of that density in terms of the quality of the development. The issues of height, bulk and mass, residential amenity and impact on the character of the area will be discussed below.

Policy UD4 relates to the overall design and scale of a development in regards to the site and the surrounding area. Policy UD3 relates to the impact of a development on the amenity of neighbouring properties and the locality generally.

The proposed development would consist of 4 x 3 bedroom dwellings of 2 storeys and 2 x 3 bedrooms of 3 storeys. The development would consist of 2 pairs of semi-detached dwelling and 2 x link-detached dwelling houses.

The previous scheme (HGY/2009/0606), refused in June 2009 was deemed to result in issues of overlooking to nearby residents on the Corbett Grove estate. The architects acknowledge this issue and have redesigned the current scheme with emphasis on scale and subservience in order to mitigate against issues of overlooking by inherent design.

The overall amount of development has been reduced from 9 to 6 units and the height of the buildings reduced from all 3 storey dwellings to 4 x 2 storey dwellings and 2 x 3 storey dwellings. The linear nature of the site requires a sensitive design in terms of bulk and window positioning. However it is considered that the dwellings now have suitable siting, orientation and internal layouts to overcome the issues of overlooking. On this basis the proposed development is considered to comply with policy UD3.

Policy HSG10 and SPD Housing states that the borough is in need of properties of all sizes however there is a particular need for large family dwellings. This development proposes to provide 6 x 3 bedroom dwelling houses. SPD Housing also states that 'where possible, family houses should be provided with back gardens which are safe for young children to play in. The minimum private garden space needed for a family dwelling is 50 sq. m'. Each of the dwellings is provided with private garden space of between 102sq.m and 166sq.m. As such, all dwellings provide more than double the minimum private amenity space as set out in the SPD. Furthermore, the land between the northern and southern part of the site provides additional communal amenity space for residents to use. Conditions of consent will ensure this area is appropriately landscaped and maintained in order to provide a useable and attractive space.

The design of the dwellings shall be assessed against policy UD2, UD4, SPG1a and SPG8b which state that any proposals for developments which require planning permission will be expected to be of high quality design. UD2 and SPG8b also states that the council will expect all development schemes to take

on board sustainable development and where possible take into account environmentally friendly materials, for global and local benefits. The proposed development is of a contemporary design and would be constructed of a mixture of materials including Autumn russet facing bricks at ground floor level, scratch proof render (amended from the original material which was fibre cement board) at first floor level and cedar boarding at second floor level. The roofs would be mono-pitched and have a sedum roof finish. Windows would be powder coated aluminium. It is noted on the plans that the cedar boarding is to be from sustainable forests. Overall, the materials are considered to be acceptable in line with policy UD2, UD4, SPG1a and SPG8b.

(3) Trees and Biodiversity

Policy OS6 state that the council will not permit development on or adjacent to sites of importance for nature conservation value or ecological importance unless there will be no adverse effect on the nature conservation value of the site and unless the importance of the development outweighs the nature conservation value of the site.

Policy SPG8d states that 'any development must protect the existing biodiversity in Haringey and where possible, seek to enhance and diversity this biodiversity.

The site is heavily overgrown and contains a number of trees as well as dense shrubbery across the entire site. The majority of the trees are self seeded and do not fulfil the criteria for TPO status, however cumulatively the green spaces are of some value, in that they act as a screen and provide privacy to the residents of Corbett Grove. This green buffer provides a barrier both visually and in terms of noise transfer from the nearby railway line to nearby residential premises.

The applicant has provided Ecological Report – Extended Phase 1 Habitat Survey carried out by Baker Shepherd and Gillespie Ecological Consultants. The recommendations of this report state that no further surveys of habitat are considered necessary for the site. The report does also state however that a further survey of the site for reptiles is recommended and further surveys of the trees are recommended in order to assess whether bats are roosting in any of the trees that are due to be removed.

Where possible features of ecological interest should be retained within the development proposals, for example some of the more mature trees along the eastern and western boundaries of the site could be kept, especially those with potential for roosting bats.

All vegetation removal should be undertaken outside of the breeding bird season (March to August inclusive).

Japanese knotweed is located in three patches in close proximity in the centre of the site. This would need to be dealt with appropriately in line with Environment Agency guidance.

Therefore, given these recommendations within the Ecology Report, a number of conditions would be required to ensure compliance with the above.

The SPG also encourages green roofs which are roofs intentionally vegetated to a greater or lesser degree. The Council will welcome any approach which allows for the provision of a green roof while at the same time ensuring that the development is not in conflict with any other policy within the UDP and which results in an aesthetically pleasing development which has some ecological value. The development proposes to incorporate green sedum roofs to all 6 residential dwellings.

Policy OS17 states that the Council will seek to protect and improve the contribution of trees, tree masses and spines to local landscape character by: ensuring that when unprotected trees are affected by development, a programme of tree replanting and replacement of at least equal amenity and ecological value and extent is provided. The development if approved would be conditioned to provide full details of a proposed landscaping scheme including those trees to be retained and removed, in order to ensure compliance with this policy. It is particularly important due to the large area of green space between the two sites, as if well designed and maintained could provide an attractive area for informal recreation and general amenity for the locality.

(4) Access and Parking

Policy M3 state that the Council will require that developments with high trip generating characteristics locate where public transport accessibility is high and the location and building design encourages cycling and walking so that all potential users, regardless of disability, age or gender can use them safely and easily. SPG7a Vehicle and Pedestrian Movements sets out specific guidelines on parking, highways, footways, garaging, access by refuse and emergency services, street trees, furniture and lighting etc.

The site is located within the northern part of the borough and indicates a PTAL level of 4 and 5 across the site due to its proximity to public transport option. The site is within 0.2 miles of the Bowes Park Railway Station and 0.35 miles of Alexandra Palace Railway station. In addition, Bounds Green tube station on the Piccadilly line is a 10 minute walk away. Bounds Green Road and Brownlow Road, near Bounds Green Station, provide a number of bus routes.

The scheme proposes a total of 8 off street parking spaces this includes the provision of a 6.00m vehicle circulatory area which would be in accordance with the required standards in the 2006 Adopted UDP and would minimise the impact on both the parking and the adjoining highway network and as such Haringey Transportation Team consider that the proposed development would not have any significant impact on the existing highway network.

The car parking area would be accessed from Imperial Road (Housing Estate Road). It should be noted that the highway authority would not be looking to adopt this section of highway as public highway maintainable at the public's expense, as it would only serve this relatively small residential development and

does not form a link in the highway network or form a useful extension to an existing highway.

Transportation has questioned walking distances from the northern part of the site to the car parking area. However due to their proximity to Bounds Green and the high PTAL rating at this part of the site (PTAL 5) it is considered appropriate for these dwellings to be car-free and encourage the use of sustainable modes of transport. Furthermore, there is ample space within the curtilage of each dwelling for the storage of bicycles. As such, the development is deemed to accord with M3 and SPG7a.

The London Fire Planning Authority have confirmed they are satisfied in principle with the use of domestic sprinkler system however would like full details and A1 plans submitted to them for approval. A conditions of consent will require full details be submitted to and approved in writing by the London Fire and Emergency Planning Authority and this written approval from LFPEA sent to the Local Planning Authority, prior to the commencement of works.

(5) Sustainability and Waste Management

Policy UD2 states the council will require development proposals to take into account, where appropriate a number of environmental considerations including but not limited to pollution effects, water and waste water infrastructure, energy efficiency and renewable energy, waste recycling and storage. In addition, the council will seek that development schemes take into account, where feasible: environmentally friendly materials, water conservation and recycling, sustainable drainage, biodiversity etc. SPG8c encourages the assessment of development in terms of their environmental performance and sustainability.

The dwellings are to comply with Code Level 3 of the Code for Sustainable Homes. The plans and Design and Access Statement indicate the use of solar water heat tubes on the roofs, timber boarding from sustainable forests and green sedum roofs. The windows are to be triple glazed. The kitchens are to be fitted with energy efficient white goods and kitchens and bathrooms fitted with water regulator taps and WC's to be dual flush. As such, the scheme is considered to be acceptable under policy UD2 and SPG8c.

SPG8a states that in any new development consideration should be give to how storage and collection of household and commercial waste and recyclable materials can best be incorporated.

The 2 link-detached dwellings to the southern end of the site are linked by the bin storage area. The 2 semi-detached dwellings to the southern end of the site each have a single bin store located in the front courtyard area. The northern two semi-detached properties originally had individual bins stores next to each dwelling however these were relocated to the southern end of the site following comments from Haringey Waste Management.

The waste storage provision is deemed acceptable in principles but would be subject to conditions that the developer put in place an agreement that the freeholder/ leaseholder signs which stipulate that the occupants are made aware where their refuse and recycling storage is and that they will not dump in Bounds Green Road. Once this agreement has been signed a copy of this signed document will need to be forwarded to Chris Collings contract monitoring officer Environmental Resources. On this basis, the development is deemed to be in line with policy UD7 and SPG8a.

(6) Planning Obligations – s106

1. An Education contribution of £49,380 based on the formula set out in SPG10c and the most up to date figures.
2. Administration charge of £2469 as required by SPG10a.

The total amount of s106 contribution would be £51,849

SUMMARY AND CONCLUSION

The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The overall amount of development on the site, footprint, bulk, mass and design of the buildings is now considered acceptable and has incorporated appropriate changes in response to the previously refused application. The amount of development proposed has been reduced from 9 dwellings to 6 dwellings and the building has now been designed to sit more comfortably with the site and to achieve an acceptable relationship with the adjoining properties. As such the proposed development is considered to be in accordance with policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD10 'Planning Obligations', HSG1 'New Housing Developments', M3 'New Development Location and Accessibility', M10 'Parking and Development', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006). On this basis, it is recommended that planning permission be GRANTED subject to conditions and s106 agreement.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY/2009/1830 and associated conditions and subject to a pre condition that the applicant shall first have entered into an agreement with Haringey Council under Section 106 of the Town and Country Planning Act 1990

(As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

1. An Education contribution of £49,380 based on the formula set out in SPG10c and the most up to date figures.
2. Administration charge of £2469 as required by SPG10a.

The total amount of s106 contribution would be £51,849

RECOMMENDATION 2

GRANT PERMISSION subject to conditions

Registered No: HGY/2009/1830

Applicant's drawing No's: JW347-100RevA; 101 RevA; 102 Rev A; 103 Rev B; 104 Rev B; 105 Rev B; 110 Rev B; 111

Subject to the following conditions:

EXPIRATION OF PERMISSION

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

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

IN ACCORDANCE WITH APPROVED PLANS

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

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

MATERIALS

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

LANDSCAPING

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

- (a) Those existing trees to be retained.
- (b) Those existing trees to be removed.
- (c) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- (d) Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Note: The landscaping scheme shall include the provision of one fruit tree per private garden and at least two fruit trees within the communal open space. 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. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

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

6. 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 retain control over the external appearance of the development in the interest of the visual amenity of the area.

BOUNDARY TREATMENT

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

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

EXTERNAL LIGHTING

8. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

WASTE MANAGEMENT

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

(a) Each house in this proposed development would require the bin storage area to be of sufficient size to accommodate the following: 1 x 240ltr refuse bin, 1 green recycling box, 1 x organic waste caddy and 1 x green waste bag.

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

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

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

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

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

(g) Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

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

(i) Full details of the waste storage areas including elevation plans, dimensions, and materials shall be provided to and approved by the local planning authority.

(j) The applicant shall provide a written legal agreement that the freeholder/leaseholder signs which stipulate that the occupants are made aware where their refuse and recycling storage is and that they will not dump in Bounds Green Road. Once this agreement has been signed and a copy of this signed document will need to be forwarded to Chris Collings contract monitoring officer Environmental Resources.

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

NOISE

10. The development hereby approved shall comply with BS8233 with regards to sound insulation and noise reduction.

Reason: In order to ensure satisfactory amenity of future residents of the development.

FIRE AND EMERGENCY

11. The applicant shall receive full approval from London Fire and Emergency Planning Authority (LFEPA) with regards to access for Fire Fighting purposes and the provision and location of dry risers etc, prior to the commencement of works.

Reason: To ensure the development complies with all LFEPA requirements

ECOLOGY

12. The applicant shall comply with the recommendations set out in the Habitat Survey, produced by Baker Shepherd Gillespie, dated May 2009.

Reason: To ensure the ecological impact of the development is minimised.

PERMITTED DEVELOPMENT

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

CONSTRUCTION

14. Details of the routing/management of the construction traffic shall be submitted to the Local Planning Authority, for approval, prior to the commencement of works.

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

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

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

INFORMATIVE - CRIME PREVENTION

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

INFORMATIVE – NAMING / NUMBERING

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

INFORMATIVE - THAMES WATER

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated

into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

INFORMATIVE – NETWORK RAIL

- All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soak aways must be located so as to discharge away from the railway infrastructure.
- All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.
- All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur.
- Security of the railway boundary will require to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Territory Outside Parties Engineer.
- Although the existing NR fence is adequate in preventing trespass there will inevitably be pressure from the new residents to soften or even attempt to alter its appearance. It should be noted that our fence should not be altered or moved in any way and nothing should be put in place to prevent us from maintaining our boundary fence as we are obliged to do so in law. It is our experience that most developments seek to provide their own boundary enclosure so as to avoid such future problems. It

would also help to reduce the impact of railway noise. We would advise that the developer should provide a trespass proof fence adjacent to Network Rail's boundary (minimum 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged

- The Developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

RECOMMENDATION 3

In the event that an agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended) is not signed by 8 May 2010 or within such extended time as the Council's Assistant Director (Planning and Regeneration) shall in his direction allow, the application shall be refused for the following reason:

The proposal fails to provide an Education contribution in accordance with the requirements set out in Supplementary Planning Guidance SPG10c of the Haringey Unitary Development Plan (2006).

RECOMMENDATION 4

In the event that the planning application is refused for the reason set out in recommendation 3 above, the Assistant Director (Planning Policy and Development), in consultation with the Chair of the Planning Applications Sub-Committee, is hereby authorised to approve any further application for planning permission which duplicates this planning application, provided that: -

- (i) there has not been any material change in circumstances relevant to planning considerations, and
- (ii) the further application for planning permission is submitted to and approved by the Assistant Director (Planning and Regeneration) within a period of no more than 12 months from the date of the refusal, and
- (iii) the relevant parties shall have entered into an agreement under section 106 of the Town and Country Planning Act (As Amended) as outlined above to secure the obligations specified therein.

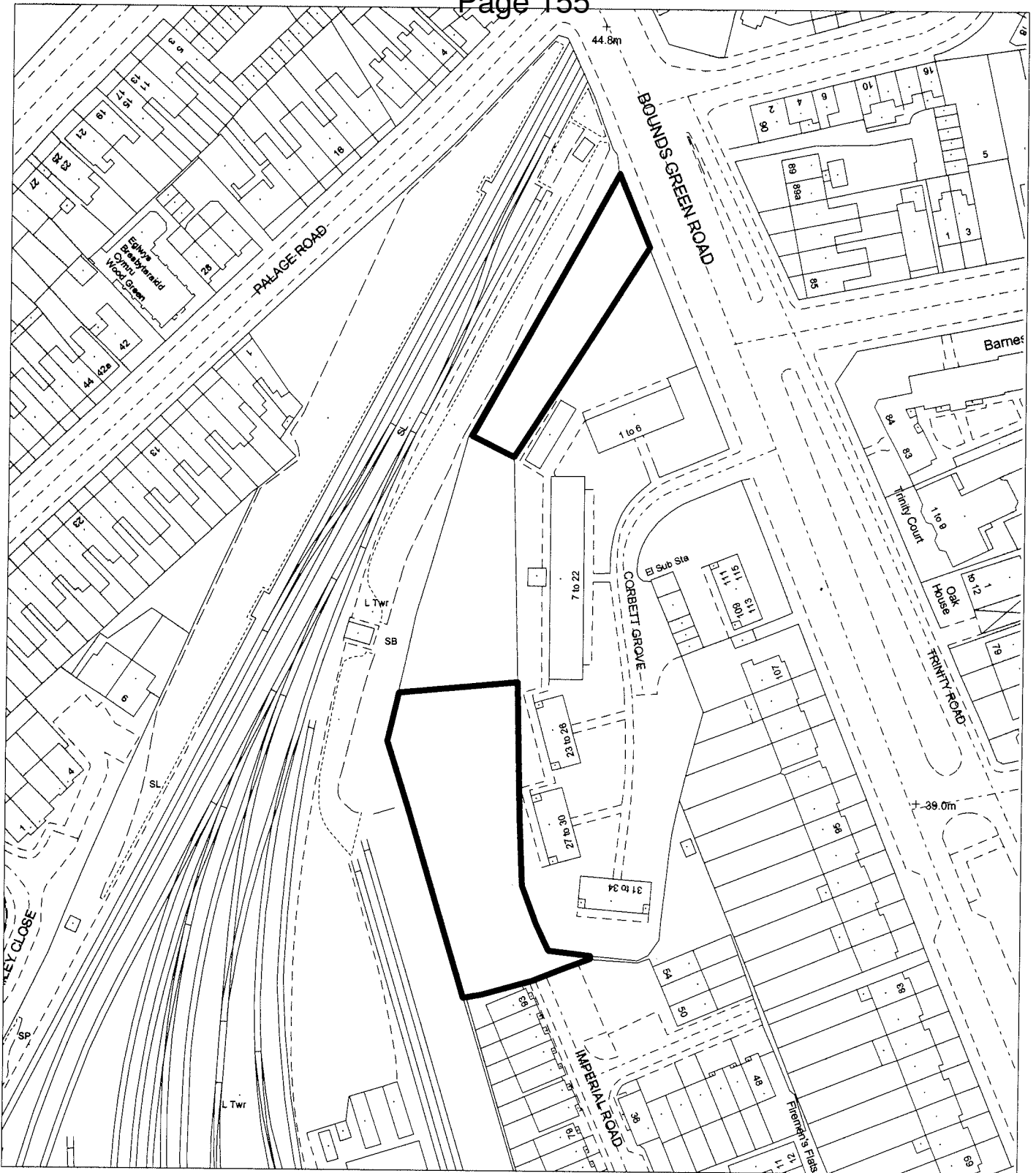
REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

- (a) The proposal is acceptable for the following reasons:

- I. The design, form, detailing and facing materials are considered acceptable;
- II. The scheme has been designed sensitively in terms of its relationship with neighbouring properties.

(b) The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD10 'Planning Obligations', HSG1 'New Housing Developments', M3 'New Development Location and Accessibility', M10 'Parking and Development', OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', SPG8a 'Waste and Recycling', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).



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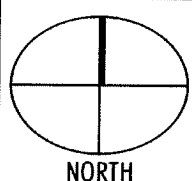
Site plan

Land rear of Corbett Grove N22

**Directorate of
Urban
Environment**

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

Tel 020 8489 0000
Fax 020 8489 5525

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Planning Committee 8 March 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/2128

Ward: Bounds Green

Date received: 17/12/2009

Last amended date: February 2010

Drawing number of plans: P(0) 100 Rev D, 001 Rev C; 002 Rev C; 003 Rev C; 004 Rev C; 005 Rev C; 010 Rev E; 011 Rev D; 012 Rev B; 020

Address: Aneurin Bevan House, Tredegar Road, N11 2QA

Proposal: Demolition of the existing two storey building and other associated structures and the erection of a new part two/part three storey residential development to provide 35 residential units plus construction of external parking, ancillary structures and landscaped areas.

Existing Use: Vacant Building – Formerly Short-Term Residential Accommodation

Proposed Use: Residential – Dwellings and Flats

Applicant: Family Mosaic

Ownership: London Borough of Haringey

PLANNING DESIGNATIONS

Road Network: Borough Road

Officer Contact: Michelle Bradshaw

RECOMMENDATION

GRANT PERMISSION subject to conditions and S106 Legal Agreement

SITE AND SURROUNDINGS

The site is located on Tredegar Road, off Park Road in Bounds Green, N11. The site has an area of 0.3865 hectares. It is accessed from Tredegar Road, a small single lane road which connects to Park Road to the north, which in turn connects to Bounds Green Road.

The surrounding area is predominantly residential. To the north is Park Court (Circa 1950), a three-storey apartment building, set on a raised lot about 1.5m higher than the proposal site. The properties along Tredegar Road are two storey flat roof terraces which each contain 4 flats. These buildings are circa 1970 and

are dated in appearance with the overall condition of these buildings being poor. A newer development consisting of two storey houses and three/four storey apartments, circa 1990, are located to the south of the site along Bailey Road. These properties are considerably lower than the present Aneurin Bevan House, with the floor level being approximately two meters lower. The site is not within a Conservation area.

PLANNING HISTORY

Planning HGY/1989/0841 GTD 26-09-89 Garages Adj Aneurin Bevan Tredegar Road London Demolition of existing garages and erection of two detached (4p) two bedroom and three(3P) two bedroom demountable bungalows including six car parking spaces.

DETAILS OF PROPOSAL

This application seeks planning permission for the demolition of the existing two storey building and other associated structures and the erection of a new part two/part three storey residential development to provide 35 residential units (7 x dwellings – 3 x 3 bed and 4 x 4 bed and 28 flats – 10 x 1 bed and 18 x 2 bed) plus construction of external parking (16 spaces), ancillary structures and landscaped areas.

CONSULTATION

London Fire and Emergency Planning Authority
Thames Water

Haringey Building Control
Haringey Transportation Team
Haringey Waste Management
Haringey Design and Conservation
Haringey Arboriculturalist
Haringey Strategic and Community Housing

Ward Councillors

Residents: 29 – 44 (e) Tredegar Road, N11
Residents: 1 – 16 (c) Tredegar Road, N11
Residents: 17 – 28 (c) Tredegar Road, N11
Residents: 1 – 18 (c) Park Court, Park Grove, N11
Residents: Flat 1 – 31 (c) Aneurin Bevan House, Tredegar Road, N11
Residents: 74 – 91 (c) Bailey Close, N11
Residents: 1 – 26 (c) Park Grove, N11
Residents: 67 – 87 (o) Durnsford Road, N11

RESPONSES

London Fire and Emergency Planning Authority

The Brigade is satisfied with the proposals. Other comments: Access road width should be a minimum of 3.70 metres and comply with Approved Document B5. Contact LFB Water Office for possible fire hydrant requirements wateroffice@london-fire.gov.uk or 0208 555 1200 ext 53269.

A condition of consent will require compliance with the above and full approval by LFEPA prior to the commencement of works.

Thames Water

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

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Water Comments

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

Haringey Housing

1. Affordable Housing Provision - The proposed development will yield over 50% of its units as affordable housing .The Site is situated in the west of the borough where relative to the east of the borough there is a low proportion of affordable rented accommodation. This development will deliver some much needed larger family sized accommodation. The

number of units provided will accord with the requirements of the Supplementary Planning Document (SPD) which states that the Council will seek to 'maximise the Provision of Affordable housing by requiring developments capable of providing 1 or more residential units to provide affordable housing to meet an overall borough wide target of 50% of habitable rooms. The scheme does comply with the adopted London Plan strategic target of 50% of Additional housing should be affordable.

2. Dwelling Mix - The proposed development will offer a good supply of much needed 3 & 4 bed roomed family units. It will yield in total 35 new homes; 7 x 3 & 4 bed houses, 10 x 1 bed and 12 x 2 bed flats. At present the Borough has an overriding shortage of 4 beds and over, particularly in this part of the borough.
3. Wheelchair Provision - The development complies with the SPD (10%) requirement and will yield 4 x wheel chair units 2 x 4 bed, 1 x 2 bed and 1 x 1 bed in total.
4. Conclusion - The Strategic and Community Housing service supports this scheme it will provide much needed affordable housing and wheel chair units in the west of the borough. It would be our preference to see the code for sustainable homes level increased to level 4 to ensure that it meets all grant requirements.

Haringey Building Control

The proposals for access for fire fighting vehicles is not considered acceptable without suitable turning facilities in the dead ends for fire appliances. Means of escape and other fire safety matters will be dealt with on deposit of a formal Building Regulation application.

NOTE: The London Fire and Emergency Planning Authority have advised that they are satisfied with the proposal. A condition of consent will require full compliance with LFEPA requirements prior to the commencement of works.

Haringey Waste Management

The refuse storage facility for block A will need to be of sufficient size to accommodate 4 x 1100ltr refuse bins and 2 x 1100 recycling bins.

The refuse storage facility for block B&C will need to be of sufficient size to accommodate 4 x 1100ltr refuse bins and 2 x 1100 recycling bins.

I note that the residents from the houses at the end of block A have a considerable distance to walk from their front door to the refuse storage area, it has been the case in the pass when this has encouraged the dumping of refuse on the pathways rather than walk the distance. It would be advisable to look at ways where by the store could be relocated to reduce this distance thus reducing the risk of dumping.

The houses have been provided with private gardens, which will naturally generate some garden waste, how will this waste be dealt with? Houses are normally provided with an organic and garden waste collection, in this case the distance for the transportation of the caddies and bags will probably exceed the 25mtr carrying distance but, I would like to see this given some consideration if the refuse store is to be re-sited.

The site has no provision for the refuse collection vehicles to turn around at or near the pickup points, please ensure that hammer heads are provided at the end of each roadway to prevent excessive reversing.

The applicant has amended the site plan to show a second refuse storage area would be provided closer to the houses within Block A. A plan showing vehicle tracks for refuse and emergency vehicles has been provided and agreed by Haringey Waste Management. As such, the above issues have been satisfactorily addressed.

Haringey Transportation Team

The site indicates a PTAL level of 4 across the site, which indicates a medium level of Public Transport Accessibility to transport services. Also the area has not been identified within the Council's SPG as that renowned to have car parking pressure. The proposed development is located in an area within a short walking distance from Bounds Green Road which provides some bus services (some 10 two-way, bus trips per hour) for connections to Turnpike lane and Edgware Road. The application site is also within walking distance of both Bounds Green Underground Station and Bowes Road Network Rail Station which provide services into 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. It is also deemed that the proposed conversion would not have any significant impact on the existing generated car trips or indeed car parking demand at this location.

The applicant has proposed a total of 16 off street parking spaces which is in excess of the required minimum standard of 12 spaces for a development consisting of mainly flatted units at a ratio of 0.333 as recommended in the 2006 Adopted UDP. This includes the provision of a 6.00m vehicle circulatory area which would be in accordance with the required standards in the 2006 Adopted UDP and would minimise the impact on both the parking and the adjoining highway network.

The applicant has indicated that the southern end of the site will be accessed from (Housing Estate Road). It should be noted that as highway authority we would not be looking to adopt this section of highway (Housing Estate Road) as public highway maintainable at the public's expense. The access road for the development would not be adopted as public highway as it would only serve this relatively small development and does not form a link in the highway network or

form a useful extension to an existing highway.

Site accessed via Park Grove 1) The accessing and egress of refuse and emergency vehicles via Park Grove and Tredegar Way. Tredegar Way is at present a cul-de-sac with on and is limited in width and would in transportation and highway's opinion could present some difficulties for refuse vehicles entering the site. 2) The turning areas indicated provide within the site has not been demonstrated to have sufficient turning area to ensue that refuse vehicles can arrive and leave in forward gear. The applicant is to provide drawings showing auto-track details for both refuse and emergency service vehicle indicating that they would be able to enter and exit the site via Tredegar Road and Park Grove.

Subsequently the transportation and highway authority would not object to this application. Informative - The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (Tel. 020 8489 5573) to arrange for the allocation of a suitable address.

A plan showing vehicle tracks for refuse and emergency vehicles has been provided and agreed by Haringey Waste Management. As such, the above issues have been satisfactorily addressed. The applicant notes and agrees with the non-adoption of the Housing Estate Road.

Resident: 17 Tredegar Road – Object to the proposal on the following grounds:

- 1) Significant increase in the number of people living in the immediate area. This will negatively affect existing residents and provide a poor quality of housing for new residents. Increased traffic and parking congestion
- 2) The proposal will be of overwhelmingly three storey units changing the character of the estate and creating a sense of overcrowding
- 3) Access to the site is via a narrow access lane. Traffic associated with the construction will be severely disrupting for existing residents

Planning Response:

- 1) While the proposed development would provide 35 units (7 houses and 28 flats) it is not considered to have a significant detrimental impact on the amenity of existing residents. The quality of accommodation provided by the proposed development is considered to be of a high standard. There is not deemed to be increased parking and congestion due to the proximity of the site to public transport and the provision of 16 on-site parking spaces.
- 2) The development is part 2 storey and part 3 storey. The surrounding development is also 2 and 3 storey buildings (Tredegar Road Flats – 2 storeys; Park Court – 3 Storey; Bailey Close - 2 and 3 storey). As such, the proposed height is not considered to have a detrimental impact on the character of the estate.
- 3) Traffic/disruption during the construction phase of a development is

not a planning issue. Standard conditions of consent will restrict hours of construction etc to minimise impact on neighbouring residents.

RELEVANT PLANNING POLICY

National Planning Guidance

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

The London Plan

Haringey Unitary Development Plan (2006)

UD1	Planning Statements
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
UD10	Planning Obligations
HSG1	New housing developments
HSG4	Affordable housing
HSG10	Dwelling mix
M3	New Development Location and Accessibility
M10	Parking and Development
OS17	Tree Protection, Tree Masses and Spines

Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance
SPG5	Safety by Design
SPG7a	Vehicle and Pedestrian Movement
SPG8b	Materials
SPG8c	Environmental Performance
SPG8d	Biodiversity, Landscaping & Trees
SPG10	The Negotiation, Management and Monitoring of Planning Obligations
SPG10c	Educational Needs Generated by New Housing Development
SPD	Housing

Government guidance on planning issues is set out in a series of Planning Policy Guidance Notes (PPGs). PPGs are currently in the process of being replaced with Planning Policy Statements (PPSs). PPS1, PPS3, PPG13, PPG15, PPG16, PPS22 and PPG24 are considered relevant in this case.

National Planning Policies

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

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

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

PPS 22 – Renewable Energy - PPS22 is intended to highlight the principles of the government following targets set in the Energy White Paper: "Our energy future: creating a low carbon economy". The PPS states that this can be achieved through the provision of renewable energy, improvements in energy efficiency and the development of combined heat and power.

Regional Planning Policies

The London Plan (2008) - The Development Plan for the area comprises the London Plan Consolidated with Alterations since 2004 (February 2008). The London Plan is a material consideration for local authorities when determining planning applications and reviewing their Unitary Development Plans. In order to respond to the existing and future housing demand, the London Plan has increased the housing provisions targets; seeking the provision of 30,500 additional homes per year across London. For Haringey, it estimates a capacity of a minimum of 6,800 new dwellings between 2007/8 and 2016/7 which equates to 680 per year.

Local Planning Policies

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

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in this case derive from the amount of development on the site and concern density, dwelling mix, design, height, bulk and massing, residential amenity, traffic generation and sustainability. Secondary issues include waste management, security and crime prevention, access and parking and trees and landscaping.

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

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

1. The Principle of Residential Development

The application seeks to use the site for residential purposes. Aneurin Bevan House was a building used for short term residential accommodation and thus the site has historically provided a residential use. The existing building has not been in use for some time and is currently vacant. It was not considered appropriate or feasible to refurbish the existing building therefore a new build residential scheme is deemed to be appropriate for the site.

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

The principle of the site's redevelopment for residential use is considered appropriate and in line with current national, regional and local planning policies related to housing need in the United Kingdom., including PPS1 – Delivering Sustainable Development, PPS3 – Housing, The London Plan – policies 3A.1, 3A.2, and 3A.4, and Haringey Unitary Development Plan HSG1 'New Housing Developments'.

2. Density

The London Plan sets out a number of different density ranges to be achieved depending on the local context and public transport accessibility. The council considers the public transport accessibility level (PTAL) for this site to be 4. As

such, on the basis that the site is within a suburban location with low level parking provision (less than 1 space per unit) the density range could be 250 – 350 hr/h.

The site has an area of 0.3685 hectares. With 106 habitable rooms, the density of the development would be 288 habitable rooms per hectare (hrh). As such, the scheme fall within the specified density range set out in the London Plan.

However, density itself is not the key issue, but rather the manifestation of that density in terms of the quality of the development. The issues of height, bulk and mass, residential amenity and impact on the character of the area will be discussed below.

3. Dwelling Mix

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

The scheme is divided into 3 blocks containing 35 units. Block A provides 5 x dwelling houses (3 x 3 bed and 2 x 4 bed) and 12 x flats (6 x 1 bed and 6 x 2 bed), Block B provides 16 (4 x 1 bed and 12 x 2 bed) flats and Block C consists of 2 x dwelling houses (2 x 4 bed). The Council's guidance for dwelling mix, SPD Housing section 7.2 states that the Housing Needs Survey (2007) identifies a short full of all sizes of accommodation. However, the requirement is most acute for affordable three and four bedroom properties. The scheme has provided 7 single dwelling houses which are all 3 and 4 bedroom properties, in line with the SPD guidance.

Figure 7.3 sets out the percentage dwelling mix for affordable housing as follows: 1 bed 19%, 2 bed 26%, 3 bed 27% and 4+ bed 28%. In this case the development would provide 29% 1 bed, 51% 2 bed, 9% 3 bed and 11% 4 bed units. On this basis, the affordable housing mix would provide an over provision of 1 and 2 bedroom units and an under provision of 3 and 4 bedroom units. However, given that the 3 and 4 bedroom units are houses rather than flats the development is deemed to be acceptable.

The London Plan and UDP Policy HSG4 and SPD Housing set out targets for affordable housing. The council will seek to negotiate an element of affordable housing on all housing sites capable of providing 10 or more units. The aim will be to achieve a borough wide target of 50% of habitable rooms as affordable housing depending on location, scheme details or site characteristics. Haringey Housing have confirmed their support for the scheme stating that the 'proposed development will yield over 50% of its units as affordable' which is considered appropriate given 'the site is situated in the west of the borough where relative to the east of the borough there is a low proportion of affordable rented accommodation'. In addition the scheme 'will deliver some much needed larger family sized accommodation'. The scheme complies with the London Plan which sets a strategic target of 50% of additional housing to be affordable.

The Housing SPD states that a mix of social rented and intermediate shared ownership is required to meet housing needs in the borough. As a starting point for negotiation, the Council will apply a borough wide target of 70% social rented and 30% intermediate shared ownership. However factors such as the existing proportion of social rented housing in the ward, suitability of the site and location for family housing, individual site costs etc should be taken into account. The scheme is to consist of affordable units broken down as follows: Affordable Rent a total of 19 units consisting of 7 x Houses (3 x 3 bed houses and 4 x 4 bed houses) and 12 flats (Flats in Block A - 6 x 1 bed flats and 6 x 2 bed flats). Shared Ownership a total of 16 units (All the flats within Block B - 4 x 1 bed and 12 x 2 bed flats). As a percentage the affordable rent units would equate to 54% while the shared ownership units would equate to 46%. This allocation is deemed to be acceptable and Haringey Housing support the scheme.

SPD Housing required 10% of homes to be designed to meet accessibility standards. The development complies with this requirement allocating 4 units as wheelchair accessible. These units are the 2 x 4 bedroom houses (Block C) and 1 x 1 bed and 1 x 2 bed Flats No. 11 and 12 (Block A). Haringey Housing supports this allocation.

4. Residential Amenity

Policy U3 and SPD Housing state that the Council will require development proposals to demonstrate that there are no significant adverse impacts on residential amenity or other surrounding uses in terms of loss of daylight, sunlight, privacy, overlooking, aspect along with the avoidance of air, water, light and noise, pollution, smell or nuisance.

The development has been designed so as not to result in any significant overshadowing, loss of light or privacy to other units within the development or to adjacent residential properties.

The site is surrounded by residential properties. To the north is Park Court, a three-storey apartment building, set on a raised lot about 1.5m higher than the proposal. This building is circa 1950. The properties along Tredegar Road are two storey flat roof terraces which contain 4 flats per building. These properties are circa 1970. A newer development consisting of two storey houses and three/four storey apartments, circa 1990, are located to the south of the site along Bailey Road. These properties are considerably lower than the present Aneurin Bevan House, with the floor level being approximately two meters lower than the Aneurin Bevan site.

The scheme has been designed to provide minimum 20m distances to the Park Court and Tredegar Road units. Furthermore, 10m distances to boundaries, adjacent Bailey court have also been provided, although no habitable room windows face onto the site from this development. This is indicated in the diagram within the 'Proposal' section of the Design and Access Statement.

The Housing SPD also provides guidelines on private and communal amenity space. It states that all new residential development should provide external amenity space and this should be appropriate to the needs of the likely occupants. Wherever possible, family houses should be provided with back gardens which are a minimum of 50 sqm. The 3 x 3 bedroom dwelling houses and 2 x 4 bedroom dwelling houses each have a 50 sqm rear garden. The semi-detached pair of 2 x 4 bedroom dwelling houses (Block C) has 75sq.m and 92sq.m respectively.

The Housing SPD states that for non-family or flatted developments, communal open space provided should be 50 sqm plus 5 sqm per additional unit over five units. Therefore, based on 28 non-family units the communal amenity space should be 165sq.m (50sqm plus 5sqm x 23 units). The development provides 260 sqm of shared garden which is well in excess of the minimum requirement.

In addition, the majority of the non-family units have also been provided with private amenity space in the form of gardens, balconies or roof terraces. Ten of the units have private balconies between 3 and 5 sq. m in size. Four of the units have terraces between 6 and 12 sqm in size. Four of the units have roof terraces of 20 sqm. Only 5 of the units (all five are 1 bed flats) do not benefit from private amenity space but have access to the communal amenity space.

Overall, the development is considered acceptable and in line with policies UD3 and SPD Housing.

5. Design - Height, Bulk and Massing

Policies UD3, UD4 and SPG1a require new development to be of a high standard of design using good quality materials. In particular, they should respect the rhythm, form and massing, the height and scale and the historic heritage context of the site. The spatial and visual character of the development site and the surrounding area/street scene should be taken into consideration in the design of developments.

The proposed buildings would be arranged in three distinct groups. Block A to the southern end of the site consisting of a three storey element consisting of flats and a two storey element consisting of single dwellings. Block B in the centre of the site is a three storey building consisting of flats. Block C to the northern end of the site consists of a pair of semi-detached dwellings.

A number of design amendments have been sought throughout the application process to align with advice from the Design Panel and also comply with advice from Planning Officers regarding materials and elevation design, given at the pre-application stage.

The development design originally exhibited both flat and pitched roofs, which the Design Panel viewed as 'overly complicated for such a small site' and encouraged a more uniform approach to roof treatment. Further recent negotiations have resulted in an amended design which now includes pitched

roofs across the whole development. (Plans - P(0)010 Rev D; 011 Rev C; 012 Rev B – 15/02/10).

Furthermore, the original design included large areas of render and coloured cladding and a fenestration pattern which included a variety of window sizes and arrangements which gave the perception of a greater degree of blank elevation. Officers negotiated with the architect to provide a design which included less render (now limited to the upper levels of flats and stair well features), coloured cladding was removed completely and the window size and design altered to reflect a more traditional form and the inclusion of soldier course brickwork for visual interest. The amended design is considered to provide an attractive scheme reflecting design elements exhibited by nearby buildings such as Park Court and thus be in keeping with the character of the locality.

The materials to be used in the development include multi-red brick with natural mortar, white render, tile roofs using grey slate effect tiles (eternity or similar), windows to be painted softwood timber. Doors to houses to be steel faced, painted SBD standard doors, entrance doors to flatted blocks to be SBD standard aluminium, flat entrance doors to be ply faced solid core doors. With regard to fencing, the separating fences between garden to be treated timber and the fences to street front to be galvanised steel. Vehicle access and hard standing to be permeable brick pavements with contrasting colour to identify parking bays etc. The junction with existing concrete to be made good. A condition of consent will require full details and material samples to be submitted and approved by the planning authority prior to the commencement of works. On this basis, the proposal is considered to accord with policy UD3 and SPG8b.

Overall the scheme is deemed to be acceptable in design terms, in line with the intent of policy UD3, UD4 and SPG1a.

6. Trees, Landscaping and Adjacent Open Space

Policy OS17 and SPG8d seek to protect and improve the contribution of trees, trees masses and spines to local landscape character.

Some trees on the site will need to be removed to facilitate redevelopment however wherever possible existing trees will be retained and protected during construction works. Conditions of consent will require full details of tree removal and retention, a tree protection plan and a complete landscaping and boundary treatment plan be submitted to and approved by the local planning authority, prior to commencement of construction works. Overall, it is envisaged that the total quantity and quality of green space within the site will be improved. On this basis, the scheme is deemed to comply with policy OS17 and SPG8d.

7. Traffic and Parking

PPG13 'Transport' notes paragraph 49 states that "The availability of car parking has a major influence on the means of transport people choose for their journeys".

Policy M10 states that the Council will apply its parking standards to restrain car use, to reduce congestion, to improve road safety, to give priority to essential users and peoples with disabilities, to improve the environment, to improve local accessibility and to encourage sustainable regeneration. Development proposals will be assessed against the parking standards set out in the UDP which are in turn assessed against the London Plan matrix.

Policy M3 states that the Council will require that developments with high trip generating characteristics locate where public transport accessibility is high; located where the need to travel by car will be reduces and use of public transport increased. Policy M3 along with SPG7a requires new proposals to have a building design and layout and location which encourage walking and cycling.

The applicant has proposed 16 car parking spaces at ground level and 35 cycle parking spaces. The Haringey Transportation Group has assessed the application and concluded that the majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site, given the PTAL rating of 4 due to close proximity to Bounds Green Tube Station and several bus services at Bounds Green Road.

The applicant has proposed a total of 16 off street parking spaces which is in excess of the required minimum standard of 12 spaces for a development consisting of mainly flatted units at a ratio of 0.333 as recommended in the 2006 Adopted UDP. This includes the provision of a 6.00m vehicle circulatory area which would be in accordance with the required standards in the 2006 Adopted UDP and would minimise the impact on both the parking and the adjoining highway network.

The Transportation Team have also advised that the road within the development would not be adopted. The applicant has agreed to this.

Overall the development is deemed to be acceptable and in line with the relevant policies.

8. Sustainability

Policy UD2 requires sustainable design and construction to form an integral part of any scheme, requiring energy efficiency and renewable energy sourcing measures to be considered. In addition, the Council will seek that development schemes take into account, where feasible, the environmentally friendly materials, water conservation, recycling and sustainable urban drainage systems (SUDS). Furthermore, residential development should achieve Code for Sustainable Homes Level 3 as a minimum but preferably Level 4 or above.

The London Plan requires developments to achieve a reduction in carbon dioxide emissions of 20% from onsite renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

The application is supported by a Sustainability Checklist, Energy Assessment Report and Code for Sustainable Homes – Pre Assessment Report.

The proposed development set to achieve a Code for Sustainable homes (CFSH) level 3. This rating requires a 25% improvement over Target Emission Rate as determined by the 2006 Building Regulation Standards. By virtue of providing 20% renewables, some properties actually achieve Code 4.

When taking into account energy efficiency measures through improvements on U-Values, low energy lighting, improved heating efficiencies and controls but excluding the imposition of renewable energy technologies, this gives the development a baseline of 92,437.62kg/CO₂/year. A 20% reduction (18,487.52kg/CO₂/year) would be met through generating electricity from photovoltaic cells. As a general rule most PV cells produce 1kWp per 8m². It is estimated that each house would require an array of between 1.1kWp and 1.85 kWp which is 9-15m² on each roof. With an approximate available roof area of 25m² this is ample space to provide the panels required. There is also ample space for PV provision for the flats. A condition of consent will require a detailed plan of the allocation and position of PV panels to ensure compliance with the 20% renewable requirement, to ensure the development is in line with local, regional and national targets on sustainability.

9. Waste Management

Policy UD7 requires all new development to include adequate provision for the storage and collection of waste and recyclable material and for large developments to produce a waste management plan. In addition, the Council will encourage, the allocation of space for composting in developments with gardens. Haringey Waste Management initially raised concern regarding the distance from Block A houses to the bin store and the manoeuvring of refuse vehicles within the site. The plans were amended to include an additional bin store area closer to the Block A dwellings and a vehicle track plan provided. Haringey Waste Management have confirmed that they are now satisfied with the scheme. On this basis, the development is considered to comply with policy UD7.

10. Safety, Security and Crime Prevention

Policy UD3 and SPG5 requires all new development to take into account the provisions of Circular 5/94 Planning Out Crime and the 'Secured by Design' initiative. This seeks to reduce the potential for crime by good design. The architects have been in contact with, and taken advice from, the Crime Prevention Officer who has informed the design at each stage. An informative will be attached as follows: "The residential buildings proposed by the development hereby authorised shall comply with BS8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles". Overall, the development is deemed to satisfy policy UD3 and SPG5.

The London Fire & Emergency Planning Authority (LFEPA) are satisfied with the proposal. The following condition will be attached: "Access road width should be a minimum of 3.70 metres and comply with Approved Document B5. Contact LFB Water Office for possible fire hydrant requirements wateroffice@london-fire.gov.uk or 0208 555 1200 ext 53269. The applicant shall get full approval from LFEPA prior to the commencement of works."

11. S. 106 Legal Agreement

Policy UD8 requires development, where appropriate, to be subject to a Section 106 agreement in order to secure appropriate benefits in line with guidance set out in SPG10 and SPG10c.

The Council is seeking the following s106 contributions:

1. Affordable housing based on 35 units, allocated as 16 Shared Ownership (4 x 1 bed flats and 12 x 2 bed flats) and 19 Affordable Rent (3 x 3 bed houses, 4 x 4 bed houses, 6 x 1 bed flats and 6 x 2 bed flats).
2. An Education contribution of £153,625 based on the formula set out in SPG10c and the most up to date figures.
3. Administration charge of £5,000 as required by SPG10a.

The total amount of s106 contribution would be £158, 625

SUMMARY AND CONCLUSION

The Council accepts the principle of residential use for this site. The proposed scheme will provide much need affordable and larger family units in the west of the borough. The design, height, bulk and scale is deemed to be acceptable. The proposed scheme will provide a quality development, with adequate amenity space and sustainability standards, while having no significant detrimental impact on the amenity of neighbouring properties. The scheme is found to be acceptable in terms of traffic generation, parking and pedestrian safety, in line with the intent of National, Regional and Local Planning Policies including policy UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' UD10 'Planning Obligations', HSG1 'New housing developments', HSG4 'Affordable Housing', HSG10 'Dwelling mix', M3 'New Development Location and Accessibility', M10 'Parking and Development', OS5 'Development Adjacent to Open Spaces' OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10e 'Improvements to public transport infrastructure and services' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006). On

this basis, it is recommended that planning permission be GRANTED subject to conditions and s106 legal agreement.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application reference number HGY/2009/2128 and associated conditions and subject to a pre condition that Acorn Limited shall first have entered into an agreement with Haringey Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

1. Affordable housing based on 35 units, allocated as 16 Shared Ownership (4 x 1 bed flats and 12 x 2 bed flats) and 19 Affordable Rent (3 x 3 bed houses, 4 x 4 bed houses, 6 x 1 bed flats and 6 x 2 bed flats).
2. An Education contribution of £153,625 based on the formula set out in SPG10c and the most up to date figures.
3. Administration charge of £5,000 as required by SPG10a.

The total amount of s106 contribution would be £158, 625

RECOMMENDATION 2

GRANT PERMISSION subject to the following conditions:

Registered No: HGY/2009/2128

Applicant's drawing No's: P(0)100 Rev D, 001 Rev C; 002 Rev C; 003 Rev C; 004 Rev C; 005 Rev C; 010 Rev E; 011 Rev D; 012 Rev B; 020

Subject to the following conditions:

EXPIRATION OF PERMISSION

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

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

IN ACCORDANCE WITH APPROVED PLANS

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

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

RENEWABLE ENERGY

3. A plan indicating the allocation and location of photovoltaic panels to the roof slopes and associated calculations showing compliance with the reduction of 20% CO₂ against the baseline calculation of 92,437.62kgCO₂/year, shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the units. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building, hereby approved.

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

MATERIALS

4. 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.

LANDSCAPING

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

- (a) Those existing trees to be retained.
- (b) Those existing trees to be removed.
- (c) Those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
- (d) Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Note: The landscaping scheme shall include the provision of one fruit tree per private

garden and at least two fruit trees within the communal open space. 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.

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

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

7. 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 retain control over the external appearance of the development in the interest of the visual amenity of the area.

BOUNDARY TREATMENT

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

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

EXTERNAL LIGHTING

9. Notwithstanding the details contained within the development hereby approved, full details of the artificial lighting scheme to the entrance, vehicular routes and parking areas, pedestrian routes and designated communal amenity space shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Reason: to ensure the satisfactory appearance of the development.

CENTRAL DISH/AERIAL SYSTEM

10. The proposed flats within the 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.

WASTE MANAGEMENT

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

(a) The refuse storage facility for block A will need to be of sufficient size to accommodate 4 x 1100ltr bins and 2 x 1100 recycling bins. If any of the bin enclosures are set behind security gates, keys or fobs will need to be provided to the refuse and recycling collectors.

(b) The refuse storage facility for block B and C will need to be of sufficient size to accommodate 4 x 1100ltr bins and 2 x 1100 recycling bins. If any of the bin enclosures are set behind security gates, keys or fobs will need to be provided to the refuse and recycling collectors.

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

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

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

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

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

(h) Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes.

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

(j) Full details of the waste storage areas including elevation plans, dimensions, and materials shall be provided to and approved by the local planning authority.

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

FIRE AND EMERGENCY

12. The Access road width should be a minimum of 3.70 metres and comply with Approved Document B5. Contact LFB Water Office for possible fire hydrant requirements wateroffice@london-fire.gov.uk or 0208 555 1200 ext 53269. The developer shall get full approval from London Fire and Emergency Planning Authority (LFEPA) with regards to access for Fire Fighting purposes and the provision and location of dry risers etc, prior to the commencement of works.

Reason: To ensure the development complies with all LFEPA requirements

PERMITTED DEVELOPMENT

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any part of Class A, B, D & E of Part 1 to Schedule 2 of that Order shall be carried out on site.

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

CONSTRUCTION

14. Details of the routing/management of the construction traffic shall be submitted to the Local Planning Authority, for approval, prior to the commencement of works.

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

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

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

INFORMATIVE – CRIME PREVENTION: The residential buildings proposed by the development hereby authorised shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the police requirement of 'Secured By Design' & 'Designing Out Crime' principles.

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

INFORMATIVE - CROSSOVER: In the event the proposed development requires a new crossover to be made over the footway, the necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 02084891316 to obtain a cost estimate & to arrange for the works to be carried out.

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

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the

erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

RECOMMENDATION 3

In the event that an agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended) is not signed by 17 March 2009 or within such extended time as the Council's Assistant Director (Planning and Regeneration) shall in his direction allow, the application shall be refused for the following reason:

The proposal fails to provide an Education and Highway works contribution in accordance with the requirements set out in Supplementary Planning Guidance SPG10c and SPG10e of the Haringey Unitary Development Plan (2006).

RECOMMENDATION 4

In the event that the planning application is refused for the reason set out in recommendation 3 above, the Assistant Director (Planning Policy and Development), in consultation with the Chair of the Planning Applications Sub-Committee, is hereby authorised to approve any further application for planning permission which duplicates this planning application, provided that: -

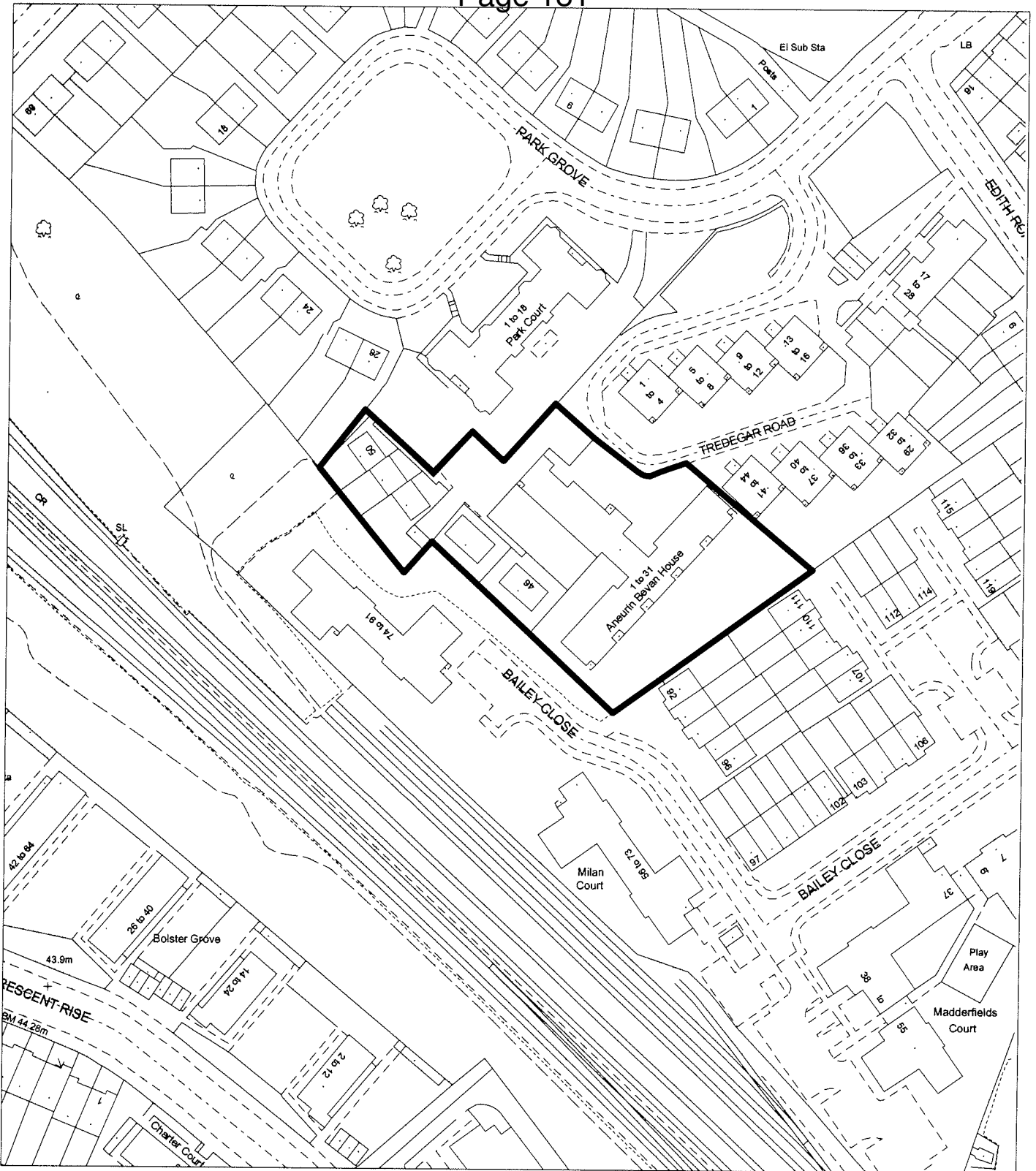
- (i) there has not been any material change in circumstances relevant to planning considerations, and
- (ii) the further application for planning permission is submitted to and approved by the Assistant Director (Planning and Regeneration) within a period of no more than 12 months from the date of the refusal, and
- (iii) the relevant parties shall have entered into an agreement under section 106 of the Town and Country Planning Act (As Amended) as outlined above to secure the obligations specified therein.

REASONS FOR APPROVAL

The reasons for the grant of planning permission are as follows:

- (a) The proposal is acceptable for the following reasons:
- I. The design, form, detailing and facing materials are considered acceptable;
 - II. The proposal will deliver a significant amount of high-quality affordable extra housing for the Borough; identified as a particular need;
 - III. The scheme has been designed sensitively in terms of environmental, ecological and sustainability issues and in terms of its relationship with neighbouring properties.

(b) The proposal has been assessed against and found to comply with the intent of Policies UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage' UD10 'Planning Obligations', HSG1 'New housing developments', HSG4 'Affordable Housing', HSG10 'Dwelling mix', M3 'New Development Location and Accessibility', M10 'Parking and Development', OS5 'Development Adjacent to Open Spaces' OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan (2006) and SPG1a 'Design Guidance', SPG5 'Safety by Design', SPG7a 'Vehicle and Pedestrian Movement', SPG8b 'Materials', SPG8c 'Environmental Performance', SPG8d 'Biodiversity, Landscaping & Trees', SPG10 'The Negotiation, Management and Monitoring of Planning Obligations', SPG10c 'Educational Needs Generated by New Housing Development', SPG10e 'Improvements to public transport infrastructure and services' and SPD 'Housing' of the Haringey Supplementary Planning Guidance (October 2006).



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Site plan

Aneurin Bevan House and 46 - 50 Tredegar Road N11

**Directorate of
Urban
Environment**

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Planning Committee 8 March 2010

Item No.

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2009/2140

Ward: White Hart Lane

Date received: 17/12/2009

Last amended date: N / A

Drawing number of plans: 09/0721/001, 002, 003, 004, 005 & 006

Address: 500 White Hart Lane N17 7NA

Proposal: Demolition of existing buildings (500 White Hart Lane and Hubert House) and erection of new steel clad light industrial unit (B1)

Existing Use: B8/Sui Genris

Proposed Use: B1 (Light Industry)

Applicant: MsEmma ViljoenTottenham Hotspur Football Club

Ownership: Private

PLANNING DESIGNATIONS

Road Network: Classified Road

Officer contact: Valerie Okeiyi

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The application site comprises two vacant commercial premises located on the northern side of White Hart Lane. The building known as 500 White Hart Lane is single storey with a pitched roof with hardstanding to the front and up until recently accommodated a timber and builders merchants use. The second building, Hubert House, is a part two part single storey derelict building thought to have most recently accommodated a vehicle repair centre. Herbert House sits directly east of the Bridisco site. The site is 0.9 hectares in size and falls within a Defined Employment Area. The site fronts two existing access points onto White Hart Lane. The site is bounded along its north and eastern sides by residential development (Devonshire Crescent & The Green). There is a public footpath running along the eastern boundary of the site, behind the back garden fences of these properties on Devonshire Crescent. There is a high grey coloured palisade fence, partially sitting above a brick wall, (altogether 1.9 metres in height) along the southern boundary of the site (the

site's frontage onto White Hart Lane). There is grassed area immediately in front of the site, and beyond this, a public footpath and a bus shelter. Along the eastern boundary of the site there is a high brick wall (3 metres approx.) which spans approximately 30 metres along the side of the site (up from the frontage onto White Hart Lane). The rest of the eastern perimeter of the site has a 3.15 metre high palisade fence. Immediately inside parts of this fence there is weathered plywood boarding attached.

PLANNING HISTORY

HGY/1990/1035- Change of use to open car storage - REF-20-11-90 -

HGY/2000/0085- -Erection of a single storey portal framed storage building - GTD-21-03-00-500

HGY/2002/1376- -Demolition of existing buildings and erection of two temporary - storage buildings comprising 4,047 square metres in total - GTD-10-12-02

HGY/2007/0115- -Erection of 2.12m high perimeter fencing - REF-06-03-07

HGY/2008/2057- Change of use of existing property to vehicle repairs / servicing and retention of extract duct system - GTD-09-12-08

OLD/1984/1779- Erection of new cold room - GTD-07-02-84-

OLD/1986/1777- Erection of two storey extension to provide additional office and cold storage facilities - GTD-19-09-86.

DETAILS OF PROPOSAL

The proposal is for the demolition of the existing buildings (500 White Hart Lane and Hubert House) and the erection of a new steel clad light industrial unit.

CONSULTATION

Transportation Group

Building Control

1-15 © The Green, Devonshire Hill Lane

1 – 31 (o) Devonshire Road

449-470 (e) White Hart Lane

2-48 (e) Devonshire Road

133-167 (o) Devonshire Hill Road

167a Devonshire Hill Lane

1-16 Butterfield Close, Devonshire Road

1-2 Butterfield Close, Devonshire Road

82-156 (e) Devonshire Hill Lane

169-177 (o) Devonshire Hill Lane

1-10 (c) Devonshire Gardens

492-498 (e) White Hart Lane

341, 343, 350 White Hart Lane

335-337 White Hart Lane

484-490 (e) White Hart Lane

11-24 © Devonshire Gardens

59-67 (o) Fenton Road

RESPONSES

Transportation Group - The site indicates a PTAL level of 2 across the site, which indicates a low level of accessibility to local transport facilities / services. Also the area has not been identified within the Council's SPG as that renowned to have car parking pressure.

The proposed development is adjacent to White Hart Lane which is served by the W3 busroute and provides some 10 two-way, bus trips per hour) for connections to Wood Green, Finsbury Park underground stations to the west and Northumberland Park and White Hart Lane British Rail Stations to the east which provides services into London.

We have subsequently considered that some visitors / employees travelling to the site would use sustainable travel modes for their journeys to and from the site. It is deemed that the proposed conversion would not have any significant impact on the existing generated car trips or indeed car parking demand at this location.

The applicant has proposed a total of 15 off street car parking spaces, plus an additional 2 disabled parking spaces which is in excess of the required standard as set out in the UDP, however it has been considered that due to the location of the site, its low PTAL rating, this higher level of parking provision would be acceptable to help mitigate parking issues.

This includes the provision of a 6.00m vehicle circulatory area which would be in accordance with the required standards in the 2006 Adopted UDP and would minimise the impact on both the parking and the adjoining highway network

The applicant has provided a service / loading bay at the rear of the site for the commercial element of the site which includes a vehicle turning area however it has not been demonstrated to have sufficient turning area that would enable delivery lorries to enter and leave the site in forward gear and 3 cycle racks under cover for the patrons/staff of the business aspect of this development on the ground floor

The applicant has indicated that larger service vehicles would be looking to service the proposed retail element of the application from the existing access road adjacent to the site which would be acceptable as it would not encourage servicing / deliveries from White Hart Lane.

The applicant proposes to provide some elements of tree planting to the frontage of the site between the back of the existing and the existing frontage of the development site. From transportation's and highway records this area is classified as public highway which is maintainable at Haringey Council expense and as such any work to be carried would have to be carried out under agreement with the Council.

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

- Provision of an additional 3 cycle racks to provide a total of 6 cycle racks;

INFORMATIVES

- A plan shall be submitted to demonstrate that delivery or similar servicing vehicles shall enter and leave the site in a forward gear to the Transportation Team
- A scheme for the management of construction traffic associated with implementing this scheme.

Waste management – Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected

London Fire Brigade - They are satisfied with the proposal

RELEVANT PLANNING POLICY

National Planning Guidance

PPS1	Delivering Sustainable Development (2005)
PPS 4	Planning for Economic Development
PPG 13	Transport
PPS 22:	Renewable Energy
PPG24	Planning and Noise

London Plan

3B.4 Strategic Industrial Location
3B.11 Improving employment opportunities for Londoners
4A.7 Renewable Energy

Haringey Unitary Development Plan (2006)

G1	Environment
UD2	Sustainable Design and Construction
UD3	General Principles
UD4	Quality Design
UD7	Waste Storage
ENV5	Noise Pollution
EMP3	Defined Employment Area – Employment Locations
EMP5	Promoting Employment Uses
M10	Parking for Development

Haringey Supplementary Planning Guidance (October 2006)

SPG1a	Design Guidance and Design Statements
SPG4	Access for All – Mobility Standards
SPG5	Safety by Design
SPG8a	Waste and Recycling
SPG7a	Vehicle and Pedestrian Movement
SPG7b	Travel Plans
SPG8a	Waste and Recycling
SPG8b	Materials
SPG8c	Environmental Performance
SPG9	Sustainability Statement – Including Checklist

ANALYSIS/ASSESSMENT OF THE APPLICATION

The main issues in respect of the re-development of this site are considered to be; (1) the principle of the redevelopment of the site; (2) built form, design and materials; (3) impact on residential amenity; (4) access and parking and (5) waste management.

The Principle of Redevelopment

Currently to the north of the site is Hubert House; a part two part single storey derelict building, which most recently accommodated a vehicle repair centre. No 500 White Hart Lane is located to the front of Hubert House and is a large warehouse building with a pitched roof, which most recently accommodated a timber and builders merchants use. The proposal will involve the demolition of both structures and the erection of a double height manufacturing space with an adjoining flat roofed single storey element to the side accommodating offices. The existing floor area is 1,124 sq. metres, while the proposed building will have a floor area of 2,069 sq. metres, which will include a 372 sq. metres of office space and 1,697 sq. metres of workshop. The net increase in floor area is therefore 945m.

The existing building has no architectural merit and appears rather unsightly as viewed from the street. Since the use of the site 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, parking, and provided the proposal does not adversely affect the amenities of nearby residents.

Built Form, Design and Materials

The proposal will include demolition of the existing buildings and replacement with a double height building that is adjoined by a single storey building along the eastern elevation. The building will be L shaped and occupy a similar footprint to existing buildings. The main section of the building will have a shallow dual pitch roof which will measure 8.8m at its highest point and 7.4m at its lowest point; while the height of the adjoining single storey element will be 3.2m. The single storey section of the building which will run along the eastern boundary of the site (stepped in 2m) will have a row of windows facing onto the side boundary. The south elevation will have a

row of windows while the rear elevation of the building will have a series of up and over service doors.

In terms of materials the building will be faced in profiled metal sheeting with a red facing brickwork plinth; while the roof will be profiled metal sheeting. The windows will be powder coated double glazed aluminium windows, while the entrance doors (up and over service doors) will be powder coated aluminium. The fencing will be in steel palisade. The existing buildings have no architectural merit and appears rather unsightly on site is in red facing brickwork with a corrugated asbestos cement roof with steel doors and crittall windows.

The bulk and scale of the proposed building is considered appropriate for the site bearing in the existing site coverage and building heights. The proposed building is reflective of the design of commercial buildings and the design of the building will have an acceptable frontage on the White Hart Lane.

Impact on Residential Amenity

The application site is located to the west of No's 1-7 Devonshire Gardens. The rear gardens of these properties back onto the public footpath which runs adjacent to the eastern boundary of the site. As discussed above the building has been designed so that the closest part to this boundary is single storey. The distance of the double height section of the building and the rear elevation of the closest property (No 7) is 22m.

Bearing in mind the height of the existing/ original buildings and the distance indicated above, the height of the proposed replacement building will be sensitive to it surrounding and relationship with this nearby residential terrace. As such the proposal will not have an adverse impact on the amenity of these properties in terms of overshadowing or loss of daylight/ sunlight.

Access and Parking

The applicant proposes a total of 15 off street car parking spaces, plus an additional 2 disabled parking spaces which will be in excess of the required standard as set out in the UDP; however it has been considered that due to the location of the site and its low PTAL rating, this higher level of parking provision would be acceptable to help mitigate parking issues. The proposed entrance will be via White Hart Lane, with servicing and deliveries taking place via the service road which runs along the western boundary of the site. The car and access arrangements are considered to be acceptable.

Waste Management

Further details are to be provided in the way of a condition to show that there is adequate bin storage/recycling at the site that is suitable for the scheme.

Sustainability

The applicant's have indicated that they will explore recycled materials and materials with low embodied energy. They also state that they will explore renewable energy and the use of SUDs, water saving devices, rainwater harvesting system and grey water recycling.

Given the specific policy requirement within the London Plan to require at least 20% of all energy requirements associated with the building and their use to be from an on site renewable energy source, the LPA will impose a condition requiring such renewable energy technology to be installed. Given the large expanse of roof to this building the use of Solar Photo-Voltaics ('PV') for on-site renewable micro-generation could be considered. The LPA will also impose a condition seeking the proposal to meet BREM 'very good' or 'excellence'.

SUMMARY AND CONCLUSION

The proposal is for the demolition of existing buildings (500 White Hart Lane and Hubert House) and the erection of a new steel clad light industrial unit. The siting, built form, design and appearance of this proposed industrial unit and its associated access points is considered acceptable. The proposal will not adversely affect the residential and visual amenities of nearby residents. As such the proposal is in accordance with policy UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', EMP3 'Defined Employment Area', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan (2006) and the Councils SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006). On this basis the application is recommended for APPROVAL; subject to conditions.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2009/2140

Applicant's drawing No.(s) 09/0721/001, 002, 003, 004, 005 & 006

Subject to the following condition(s)

IMPLEMENTATION

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

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

5. No development shall be commenced until precise details of the siting and design of all walls, gates, fencing, railings or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction

Reason: To ensure a satisfactory appearance to the development.

PARKING

6. Space shall be made available for the secure parking of 6 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.

WASTE STORAGE

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

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

SUSTAINABILITY/ ENERGY EFFICIENCY

8. Prior to the implementation of the consent hereby approved details of on-site equipment for the provision of renewable power generation for the building shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that at least 20% of all energy requirements within the resulting development are sourced from renewable energy sources. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process as agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building hereby approved.

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

9. The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) of 'Excellent' or 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the Local Planning Authority before any of the building hereby approved is first occupied.

Reason: To ensure that the proposal complies with the principles of sustainable development.

CONSTRUCTION

10. 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.

11. Prior to the commencement of work on site a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location

12. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the residential amenities of nearby occupiers and minimise danger and inconvenience to highway users

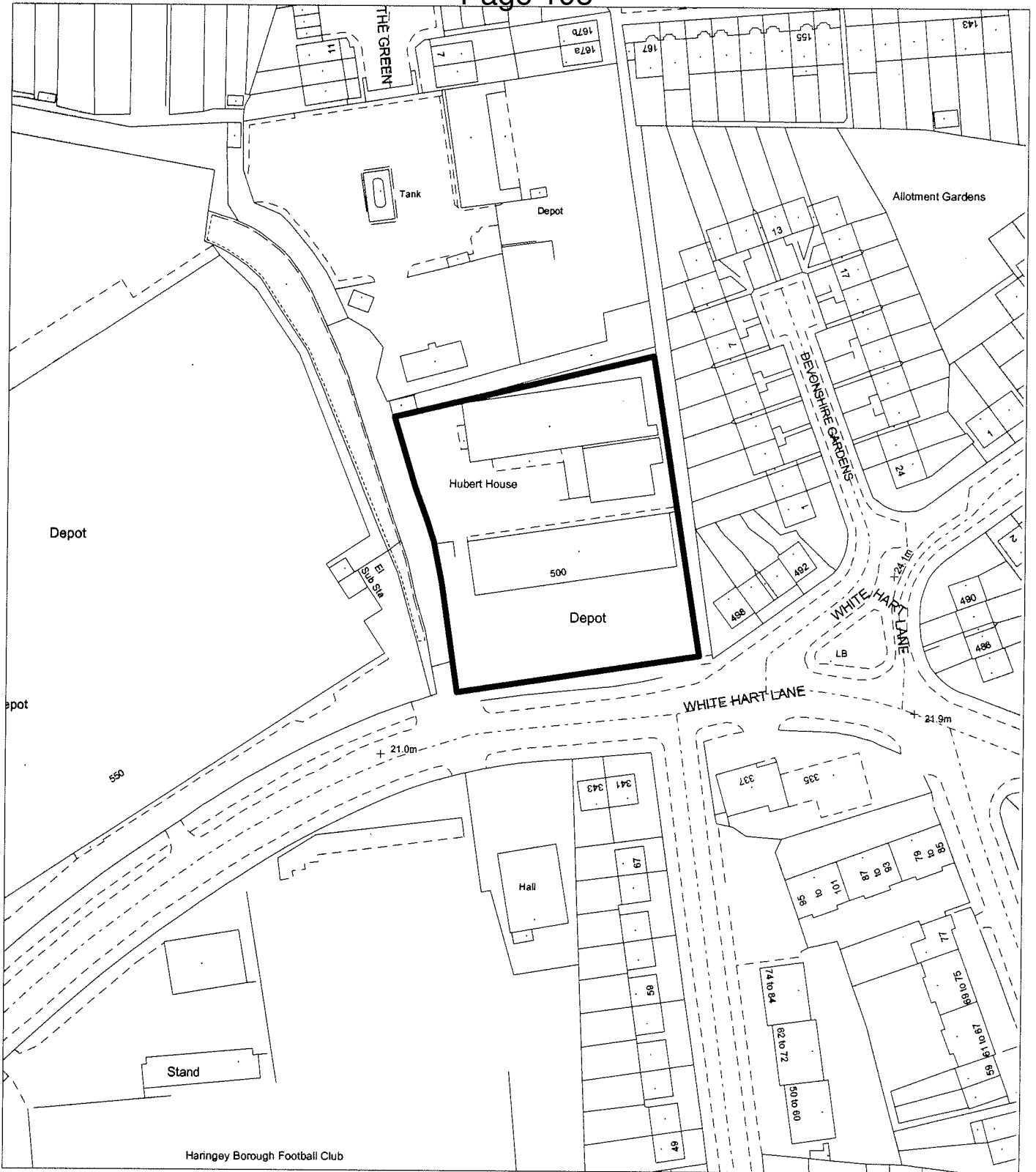
13. No development shall take place until site investigation detailing previous and existing land uses, potential land contamination, risk estimation and remediation work if required have been submitted to and approved in writing by the Local Planning Authority. Thereafter these works shall be carried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

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

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

REASON FOR APPROVAL

The siting, built form, design and external appearance of this proposed industrial unit and its associated access points is considered acceptable in context of the context of this employment site; the existing buildings on site and its relationship with nearby residential properties. The proposal will not adversely affect the residential and visual amenities of nearby residents. As such the proposal is in accordance with Policies UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', EMP3 'Defined Employment Area', EMP5 'Promoting Employment Uses' and M10 'Parking for Development' of the adopted Haringey Unitary Development Plan (2006) and the Councils SPG1a 'Design Guidance', SPG7a 'Vehicle and Pedestrian Movement', and SPG8b 'Materials' of the Haringey Supplementary Planning Guidance (October 2006).



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Site plan

500 White Hart Lane N17

Directorate of Urban Environment

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